



# SAN FRANCISCO PLANNING DEPARTMENT

## Memo to the Planning Commission

HEARING DATE: DECEMBER 2, 2010  
Continued from the September 30, 2010 Hearing

*Date:* November 22, 2010  
*Case No.:* 2009.0765DDV  
*Project Address:* **374 5<sup>th</sup> Street**  
*Permit Application:* 2010.02.23.6964  
*Zoning:* MUR (Mixed Use Residential)  
 85-X Height and Bulk District  
*Block/Lot:* 3753/008  
*Project Sponsor:* Vikas Hotel LLC  
 c/o Ilene Dick of Farella Braun + Martel, LLP  
 235 Montgomery Street, 17th floor  
 San Francisco, California 94104  
*Staff Contact:* Corey Teague – (415) 575-9081  
[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)  
*Recommendation:* **Take DR and Approve with Conditions**

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

Reception:  
**415.558.6378**

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Information:  
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### PROPOSED REVISIONS

The Planning Commission continued this case on September 30<sup>th</sup> after hearing public comment. Concerns were raised regarding the number of shared bathrooms, the size and number of shared kitchens, the size of the rooms in the residential hotel, and operational conditions.

In response to these concerns, the Project Sponsor revised the original plans in the following ways:

Feature	Original Plans	Revised Plans
Rooms	48	46
Shared Kitchens	One on 2 <sup>nd</sup> Floor One on 3 <sup>rd</sup> Floor	1 larger kitchen and dining room on the ground floor with additional cooking facilities and pantry space.
Private Bathrooms*	None	4 units with private full bathroom. 4 units with private toilet only.
Shared Bathrooms	10 toilets and showers	14 toilets and showers

\*All rooms include a wash basin.

These revisions were presented to the surrounding neighborhood during a community meeting on November 16 and a follow-up meeting on November 17. As of the date of this memo, the Project Sponsor and DR Requestors are continuing to work together to develop a set of mutually-accepted conditions.

Based on Commissioner comments, the Planning Department drafted the following conditions of approval to supplement the previously proposed conditions (see attached):

1. The Planning Department shall review the operations of the residential hotel at 374 5<sup>th</sup> Street six months after the final Certificate of Occupancy is issued, and shall present the results of such review to the Planning Commission.
2. Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

**The Planning Department recommends that the Planning Commission take DR and approve the project as revised and with the proposed conditions.**

**Attachments:**

Proposed Conditions of Approval  
Sponsor Materials  
Revised Plans

CT: G:\DOCUMENTS\ID\2009\374 5<sup>th</sup> S\PC Update Memo.doc



# SAN FRANCISCO PLANNING DEPARTMENT

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## ATTACHMENT A

### PROPOSED CONDITIONS OF APPROVAL

Case No. 2009.0765DDV for 374 5<sup>th</sup> Street

1. Surveillance cameras and appropriate lighting shall be installed and maintained on the building exterior at the following locations:
  - The corner of 5<sup>th</sup> Street and Clara Street,
  - The 5<sup>th</sup> Street entrance to the building,
  - The entry to the existing fire escapes,
  - Inside the building at all public corridors on both floors of occupancy,
  - All interior stairways, and
  - All entries to public use rooms (e.g. laundry, kitchen, bathrooms, etc.).
2. Permanent signage shall be installed at the entrance of the roof deck requesting that deck users be respectful of surrounding neighbors by limiting loud noises or other disturbing activities.
3. Permanent signage shall be installed at building exits requesting residents and guests to be respectful of surrounding neighbors by limiting loud noises, not littering, not blocking driveways, or engaging in any other disturbing activities.
4. Dependent on approval by the Department of Building Inspection, the center door on 5<sup>th</sup> Street shall be an exit-only door that prevents entry to the building from that door.
5. Dependent on approval by the Department of Building Inspection, a non-solid guard rail shall be installed on the disabled access ramp by the front entrance to enhance the visibility of that area from the front desk.
6. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed off pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
7. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
8. Violations of these conditions may be subject to enforcement under the Planning Code.

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November 22, 2010

*Via Messenger*

Honorable Ron Miguel, President  
San Francisco Planning Commission  
Scott Sanchez, Zoning Administrator  
1650 Mission, 4th Floor  
San Francisco, CA. 94103

Re: 374-5th Street: D.R. Request Case No. 2009.0765D  
374-5th Street: Variance Case No. 2009.0765V  
235 O'Farrell Street: Conditional Use authorization Case No. 2009.0288C  
Joint Hearing Date: December 2, 2010 (Continuance from September 30, 2010)

Dear President Miguel, Commissioners and Mr. Sanchez:

We represent Vikas Hotel, LLC ("Vikas"), the owner of the vacant mixed-use hotel building at 374-5<sup>th</sup> Street, and Rajputana Lodging, L.P. ("Rajputana"), the lessee of the vacant 5-story hotel located at 235 O'Farrell. On September 30, 2010, the Commission continued both matters to December 2, 2010 after hearing testimony on the Discretionary Review request for 374-5<sup>th</sup> Street. Because the hearing on 374-5<sup>th</sup> Street was continued, no hearing was held on the request for conditional use authorization for 235 O'Farrell. We respectfully request you consider the revised plans for 374-5<sup>th</sup> Street and this letter in addition to our September 22, 2010 letter and attachments to you regarding approval of both 374-5<sup>th</sup> Street and 235 O'Farrell.

The DR hearing was continued to allow the project sponsors to respond to the Commission's concerns about whether the room sizes of the SRO hotel were appropriate. Commissioners also expressed concerns about how the proposed SRO hotel would operate given the placement of bathrooms and separate kitchens on the two floors of occupancy. Lastly, the Commission wanted assurances that the corridors were adequate for tenants to safely move through the building, both for day-to-day activities and in the event of an emergency.

Since the hearing, Messrs. Patel and Devdhara, the owner/operators of 374-5<sup>th</sup> Street, and their design team, have substantially reconfigured the interior in direct response to Commissioners' concerns. Also since then, a survey of amenities of SRO hotels in the City was taken. Neighbors, including DR requestors, have been shown the revised plans.



Honorable Ron Miguel, President  
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Based on this new information and the revised plans for 374-5<sup>th</sup> Street, we continue to request that the Commission accept staff's recommendation to take DR, accept the revised plans, and impose only those conditions included in the Staff Report for the December 2, 2010 DR hearing.

### **THE NEW PLANS FOR THE HOTEL SUBSTANTIALLY IMPROVE TENANT AMENITIES.**

Since September 30<sup>th</sup>, Messrs. Patel and Devdhara and their architect have reworked the interior layout to vastly improve tenant quality of life and safety in the hotel. Attached as Exhibit A is a copy of the plans that show these revisions. Attached as Exhibit B is a chart of the differences between the plans considered on September 30<sup>th</sup> and the proposed revisions.

The interior layout has been significantly revised so that there are greater amenities for the tenants and better circulation of tenants on each floor and throughout the hotel. The improved amenities are:

1. Additional community bathroom facilities: Two (2) more community bathroom facilities were added per floor.
2. Private bathrooms: Four (4) rooms will have full private bathrooms (toilet and shower) and four (4) rooms will have private toilets. This results in only 36 rooms sharing common toilets and only 38 rooms sharing common showers.
3. One community kitchen: One large community kitchen on the ground floor with seating for up to 20 tenants. Significant storage area for dry food is provided. There are three (3) refrigerators. Food preparation for tenants is greatly improved by the addition of large countertops, three (3) separate stoves and sinks in the new community kitchen.

As to concerns about corridor width, Corey Teague of the Department confirmed with the San Francisco Fire Department that the existing corridors are code-compliant and do not impact travel and exiting in normal or emergency situations.

The changes to the hotel interior result in tenants having more direct access to more public bathrooms on each floor. By replacing the two smaller community kitchens on the resident floors with one large functional kitchen on the ground floor, there is more opportunity for tenants to interact with each other over preparation of and/or eating a meal, building a solid tenant community. This arrangement also has direct operational benefits. It results in management having direct eyes on the kitchen. With only one location for food preparation and eating, health and cleanliness risks are reduced.



Honorable Ron Miguel, President  
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Page 3

The Commission's September 30<sup>th</sup> comments helped focus the redesign of the interior to better serve tenants. The redesign also gives management more oversight of tenants in general and public uses like the community kitchen.

Based on the above, the changes incorporated into the revised design significantly improve the quality of housing that will be provided at 374-5<sup>th</sup> Street. For that reason, we request that if the Commission takes Discretionary Review, it accept the revised plans and it only impose those conditions recommended by staff.

### **374-5<sup>TH</sup> STREET ROOM SIZES AND AMENITIES EXCEED THE AVERAGE OF OVER 30 SRO HOTELS.**

In response to Commissioners' comments about the size of the SROs, Messrs. Patel and Devdhara conducted a survey of 34 residential hotels in the City, with an emphasis on those in SOMA. The results of the survey and explanatory notes are attached as Exhibit C.

The survey shows that the average SRO room in these hotels is 115 square feet, while 374-5<sup>th</sup> Street's average room size is 123 square feet.<sup>1</sup> The San Francisco Housing Code requires a minimum room size of 70 square feet for SROs. (See San Francisco Housing Code Section 503(b).) There are no Planning Code provisions governing minimum room size in an MUR district. Rather, the Planning Code provides only a maximum room size for an SRO, not a minimum.<sup>2</sup>

In addition to providing rooms of a size comparable to other SROs, 374-5<sup>th</sup> Street bests all of the survey hotels in terms of a full suite of amenities:

1. Number of rooms: 374-5<sup>th</sup> Street has 44 rooms; the average is 83.
2. Number of public bathrooms: 374-5<sup>th</sup> Street has 14 public bathrooms; the average is 12.
3. Ratio of rooms to public bathrooms: 374-5<sup>th</sup> Street's ratio is 2.4, the average is 6.
4. Community kitchens: Only 6 hotels of the 34, or 18%, have community kitchens.
5. Roof deck: Only one other hotel has a roof deck, or 3%.
6. Community rooms: Only 15 hotels, or 44%, provide 1 community room for tenants. 374-5<sup>th</sup> Street is providing two (2) community rooms, one on each floor of occupancy.

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<sup>1</sup> Rooms at 374-5<sup>th</sup> range in size from a 100 square foot corner unit to a 214 square foot corner unit.

<sup>2</sup> Planning Code Section 890.88(c) defines an SRO as including a "group housing room consisting of no more than one occupied room with a maximum gross floor area of 350 square feet and meeting the Housing Code's minimum floor area standards." (Emphases added). The proposed SRO rooms meet these standards.



Honorable Ron Miguel, President  
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This survey shows that 374-5<sup>th</sup> Street exceeds the amenities that are available at 34 of the City's SRO hotels. This survey is a representative sample of hotels that most resemble the tenants, hotel layout and the neighborhood of 374-5<sup>th</sup> Street. Given those common features, the revisions to 374-5<sup>th</sup> Street's interior surpass the amenities offered in these hotels. Tenant quality of life and safety, as well as management control, are enhanced by these changes.


**THE REVISED PLANS AND SURVEY RESULTS WERE RECENTLY SHARED WITH THE NEIGHBORS.**

Messrs. Patel and Devdhara met with the neighbors, including both DR requestors, on November 16, 2010, to share the revised plans and the survey results. Approximately 15 neighbors attended the meeting. A follow-up meeting was held with Mr. Salleh. Project sponsor representatives will meet again with Mr. Weeks prior to the December 2, 2010 hearing. That Messrs. Patel and Devdhara recently met (and continue to meet) with the neighbors prior to the December 2, 2010 hearing show their ongoing good faith in wanting to work with the broader community to ensure a safe, high-quality residential hotel at 374-5<sup>th</sup> Street.

**CONCLUSION**

Attached as Exhibit D are FAQ's that summarize the operators' backgrounds, the revised plans, and project outreach. Based on the above, we urge the Commission and the Zoning Administrator to approve the revised plans for 374-5<sup>th</sup> Street and the variance and the conditional use applications. If the Commission wishes to approve the DR request, we respectfully request it only impose those conditions recommended by staff. Please do not hesitate to contact me at (415) 954-4958 if you have any additional questions or concerns or would like to tour the site or otherwise meet before December 2, 2010.

Sincerely,

  
Ilene Dick *ew*

Attachments

cc: John Rahaim, Planning Director (via email)  
Corey Teague, Planner (via email)  
Aaron Hollister, Planner (via email)  
Sam Devdhara (via email)  
Sam Patel (via email)  
Azmeer Salleh (via email)  
Foster Weeks (via email)  
Steven Vettel (via email)  
Randy Shaw (via email)



Honorable Ron Miguel, President  
November 22, 2010  
Page 5

Bcc: Jaime Rossi, Barbary Coast Consulting  
Allie Herson, Barbary Coast Consulting

24896\2432331.1  
11/19/10



# **EXHIBIT A**



CLARA STREET

GROUND FLOOR PLAN

REVISIONS	BY

**MORA ARCHITECTS**  
PLANNING & ENGINEERING

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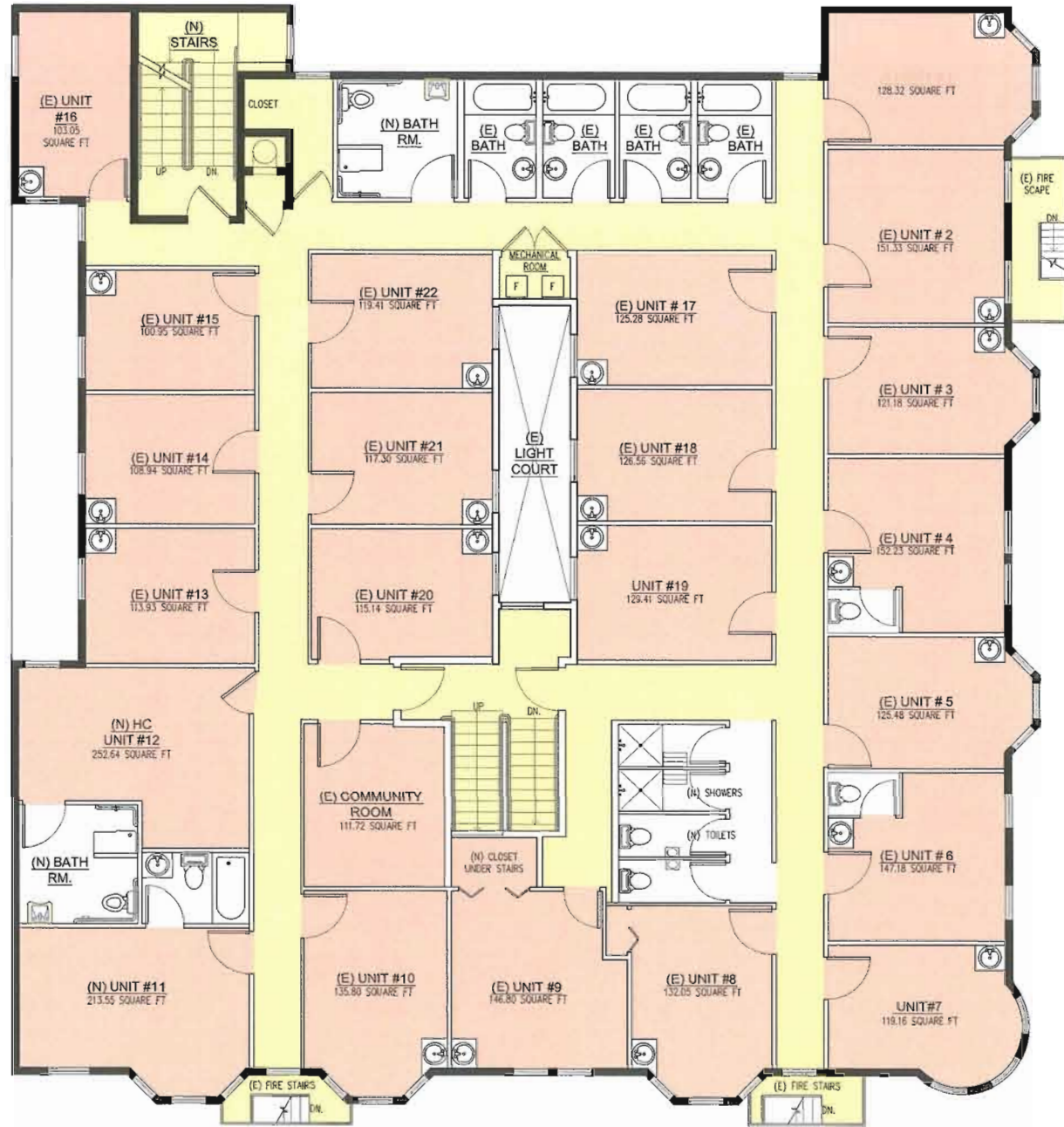
UNLEADED ARCHITECT  
OFFICE FOR ARCHITECTS  
C15322  
REN. 9/30/11  
STATE OF CALIFORNIA

FOR: INTERIOR REMODELING OF A HOTEL  
372 - 378 5TH STREET  
SAN FRANCISCO, CALIFORNIA 94103

DRAWINGS: PROPOSED GROUND FLOOR

DRAWN: E.V.  
CHECKED: P.A.I.  
DATE: 08-13-10  
SCALE: 1/4" = 1'-0"  
JOB NO.: 10106  
SHEET: **A8**  
OF 17 SHEETS

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SECOND & THIRD FLOOR PLAN

REVISIONS	BY

**MORA ARCHITECTS**  
PLANNING & ENGINEERING

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FAX: (415)431-8242  
e-mail: pmoraarch@aol.com

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for, all dimensions shown on these drawings. Dimensions shown on these drawings are approximate and subject to change without notice. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

**INTERIOR REMODELING**  
OF A HOTEL  
FOR:  
372 - 378 5TH STREET  
SAN FRANCISCO, CALIFORNIA 94103

DRAWINGS:  
PROPOSED  
SECOND FLOOR

DRAWN: E.V.  
CHECKED: P.M.  
DATE: 08-13-10  
SCALE: 1/4"=1'-0"  
JOB NO.: 10105  
SHEET:

**A9**

OF 17 SHEETS



REVISION	BY
<b>MORA ARCHITECTS</b> PROJECT & DESIGN ARCHITECTS	
<small>144 VALLEJO STREET          SAN FRANCISCO, CA 94133          TEL: 415.331.4400          FAX: 415.331.2992          WWW.MORAARCHITECTS.COM</small>	
<b>INTERIOR REMODELING</b> OF A HOTEL FOR: 372 378.5TH STREET SAN FRANCISCO, CALIFORNIA 94103	
OWNER:	EV
DESIGNER:	PM
DATE:	06-13-10
SCALE:	1/4" = 1'-0"
DATE:	10/10/10
<b>A10</b>	
<small>10' x 34.500"</small>	

REVISIONS	BY
REVISION	5/18/10

**MORA ARCHITECTS**  
PLANNING & ENGINEERING



116 WALNUT STREET  
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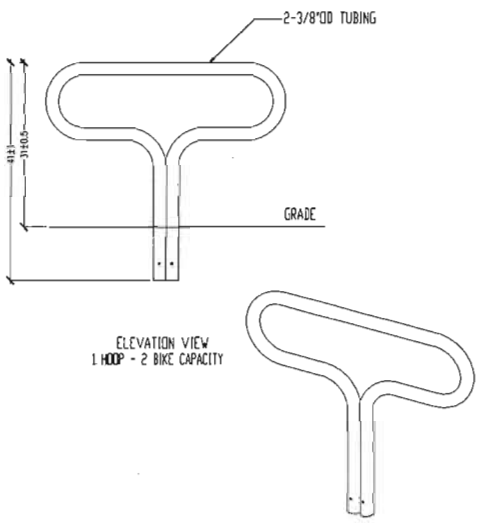
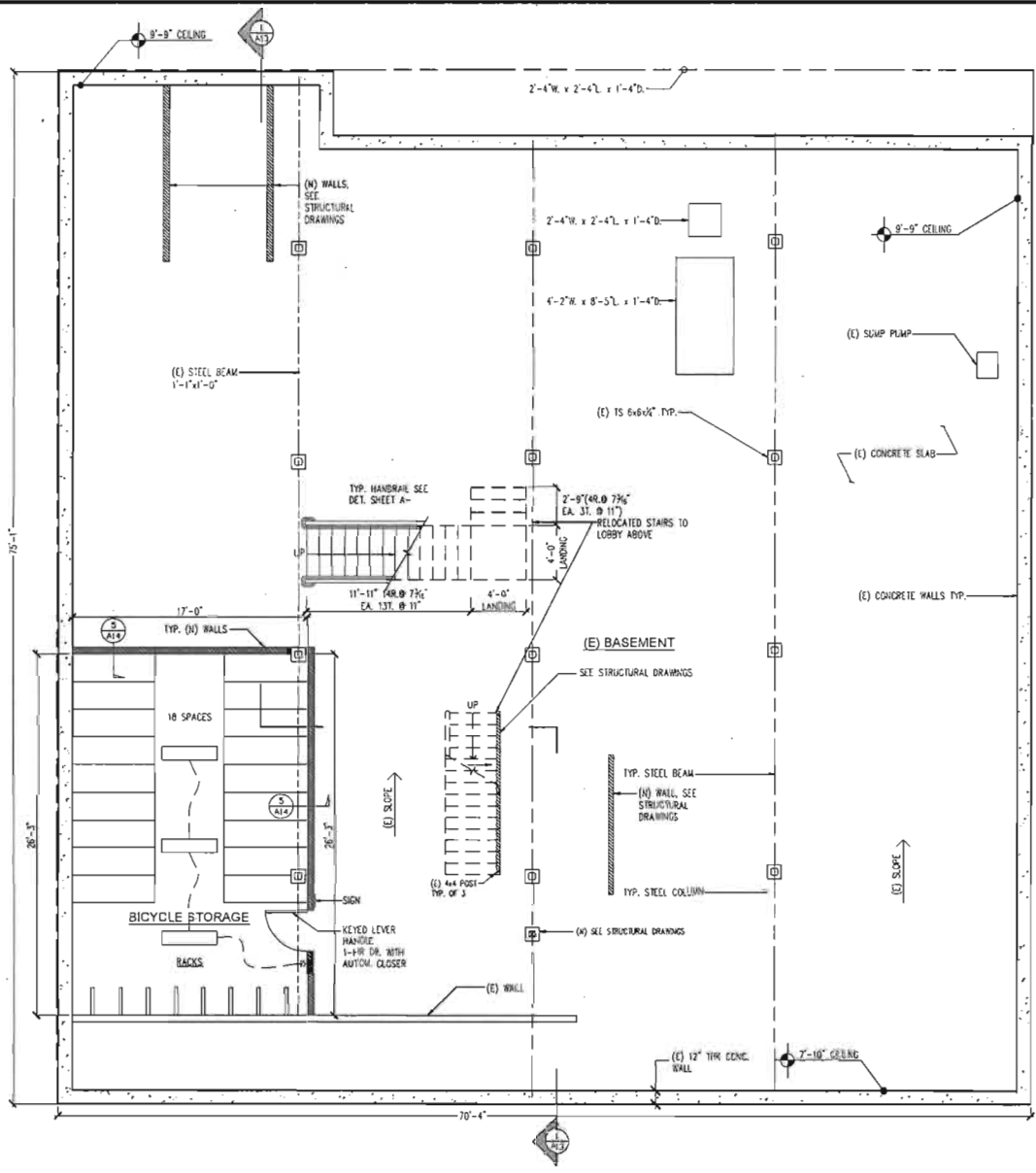
**INTERIOR REMODELING**  
OF A HOTEL  
FOR:

372 - 378 5TH STREET  
SAN FRANCISCO, CALIFORNIA 94103

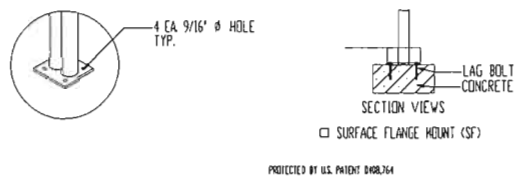
**PROPOSED BASEMENT**

DRAWN: E.V.  
CHECKED: P.M.  
DATE: 08-13-10  
SCALE: 1/4"=1'-0"  
JOB NO.: 10106  
SHEET:

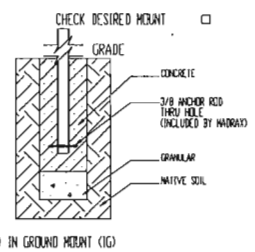
**A7**  
OF 17 SHEETS



**HADRAX DIVISION**  
TRILARY, INC.  
1088 LINCOLN DRIVE  
VAUXHALL, VI 53597  
PH: (608) 448-7930, FX: (608) 849-1088, F: (608) 849-1081  
WWW.HADRAX.COM, E-MAIL: SALES@HADRAX.COM



- NOTES:**
- INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  - CONSULTANT TO SELECT COLOR/FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
  - SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.



PRODUCT: KY2-IG(SF)  
DESCRIPTION: RETRAC II BIKE RACK  
DATE: 8-5-02  
ENG: TLG

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2 BIKE RACK, 2 BIKE CAPACITY, SURFACE OR IN-GROUND MOUNT N.T.S.

1 PROPOSED BASEMENT FLOOR PLAN

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

**N.O.T.E.S.**

1. IF WHEELCHAIR TURNING AREA ENDOACHES UNDER LAYOUT, THEN 8" MAXIMUM ENDOACHMENT UNDER LAYOUT UP TO 29" ABOVE THE FLOOR CLEAR IS ALLOWED.
2. 40" MAX. FROM FINISH FLOOR AT OPERABLE PART FOR ONE OF EACH DISPENSING DEVICE AND TRASH RECEPTACLE.
3. ALL ACCESSIBLE STALL DOORS SHALL BE SELF-CLOSING AND HAVE HANDLES ON BOTH SIDES, AND LEVER/LATCH OR OPEN LOOP LOCKING HARDWARE.
4. WHERE SIX OR MORE STALLS ARE PROVIDED WITHIN A MULTIPLE ACCOMMODATION TOILET ROOM AT LEAST ONE SEMIAMBULANT STALL SHALL BE PROVIDED AS PER 1105B.7.1.4, TITLE 24.
5. DOORS OTHER THAN DOORS TO ACCESSIBLE STALL MAY ENDOACH ON 60" DIA. CLEAR TURNING AREA NO MORE THAN 12".
6. DOORS MUST COMPLY WITH TITLE 24 SECTION 1004.
7. FLOORS SHALL HAVE A SMOOTH NON-ABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES. WALLS WITH WATER CLOSET COMPARTMENTS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48 INCHES.

LEGEND	DESCRIPTION
	(E) WALL
	(N) WALL
	1 HR. WALL
	OVERHEAD CONSTRUCTION
	LIGHT & MOTION ACTIVATED
	EXHAUST FAN
	RECESSED LIGHT FIXT., TYP.
	DUPLEX RECEPTACLE
	4' FLUORESCENT FIXTURE FOR (2) LAMPS
	LIGHT SWITCH
	DUPLEX RECEPTACLE, THREE WAY
	GROUND FAULT INTERRUPTING TYPE

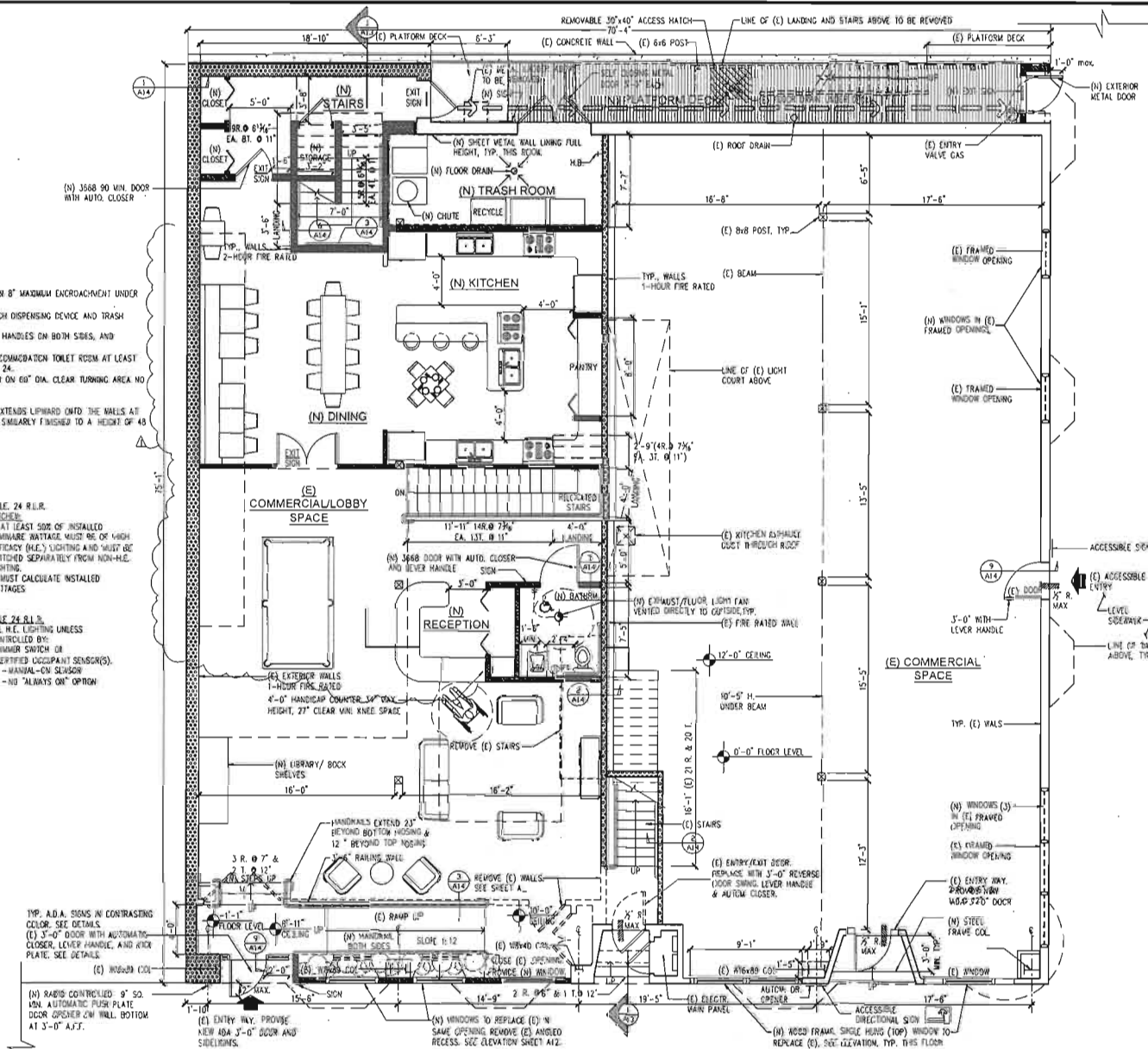
**TITLE 24 R.E.R. RECESSED:**  
 - AT LEAST 50% OF INSTALLED LUMINAIRE WATTAGE MUST BE OR V-HIGH EFFICACY (H.E.) LIGHTING AND MUST BE SWITCHED SEPARATELY FROM NON-H.E. LIGHTING.  
 - MUST CALCULATE INSTALLED WATTAGES

**TITLE 24 S.I.S.**  
 ALL N.E. LIGHTING UNLESS CONTROLLED BY:  
 - DIMMER SWITCH OR  
 - CERTIFIED OCCUPANT SENSOR(S).  
 - MANUAL-ON SENSOR  
 - NO "ALWAYS ON" OPTION

**WINDOW NOTES**

1. ALL WINDOWS TO BE REPLACED, OR PROVIDED WITH SHALL BE WOOD FRAME DOUBLE HUNG TO MATCH EXISTING OR AS SHOWN OTHERWISE.
2. VERIFY WINDOW SIZE, PROVIDE TO MATCH (E) IN FLOORS ABOVE.
3. NEW WINDOWS CUT SHEET TO BE PROVIDED BY CONTRACTOR/OWNER FOR APPROVAL.

WASH DOOR MAY HAVE A KEYED DEADBOLT, WITH NO OTHER LOCK OR LATCH, WITH AN ADJACENT SIGN IN 1 IN. LETTERS STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". BOTH LEAVES OF PAIR OF DOORS MUST BE FREE TO SWING WHEN UNLOCKED



**1 PROPOSED GROUND FLOOR PLAN** SCALE: 1/4"=1'-0"

REVISION	BY
REVISION	5/18/10
A.P.C. COMMENTS (1/1/10)	

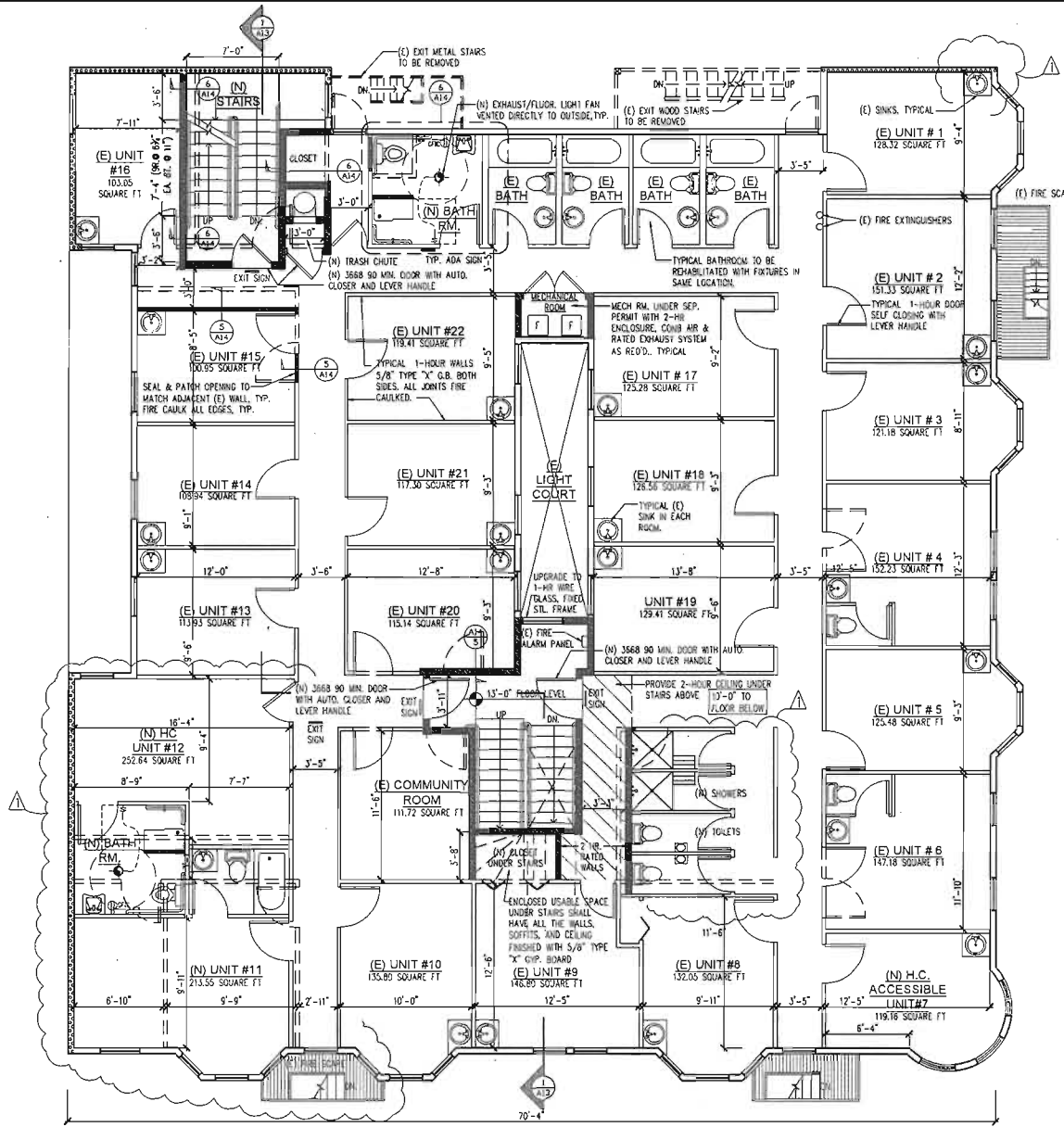
**MORA ARCHITECTS**  
 PLANNING | INTERIORS

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**INTERIOR REMODELING**  
 OF A HOTEL  
 FOR  
 372 - 378 5TH STREET  
 SAN FRANCISCO, CALIFORNIA 94103

DESIGNER	PROPOSED GROUND FLOOR
DRAWN	E.V.
CHECKED	P.W.
DATE	06-15-10
SCALE	1/4"=1'-0"
JOB NO.	10106
SHEET	A8



1 PROPOSED SECOND FLOOR PLAN SCALE: 1/4"=1'-0"

NOTE:  
 1. ALL (E) WALLS ARE SHOWN TO FACE OF STUDS, TO BE COVERED WITH 1/2" TYPE "X" GYPSUM BOARD THROUGHOUT.  
 2. ALL LIGHTING AND ELECTRICAL UNDER SEPARATE PERMIT

NOTE:  
 PREVIOUS (E) GUEST ROOMS TO BE CONVERTED TO (N) SPO/GRUP HOUSING UNITS, REHABILITATED WITH (N) MECHANICAL AND ELECTRICAL SYSTEMS, PROVIDED UNDER SEPARATE PERMIT.

LEGEND	DESCRIPTION
(E) WALL	(E) WALL
(N) WALL	(N) WALL
(N) 1 HR. WALL	(N) 1 HR. WALL
OVERHEAD CONSTRUCTION	OVERHEAD CONSTRUCTION
LIGHT + MOTION ACTIVATED	LIGHT + MOTION ACTIVATED
EXHAUST FAN	EXHAUST FAN
RECESSED LIGHT FIXT., TYP.	RECESSED LIGHT FIXT., TYP.
DUPLEX RECEPTACLE	DUPLEX RECEPTACLE
4' FLUORESCENT FIXTURE FOR (2) LAMPS	4' FLUORESCENT FIXTURE FOR (2) LAMPS
LIGHT SWITCH	LIGHT SWITCH
LIGHT SWITCH, THREE-WAY	LIGHT SWITCH, THREE-WAY
DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTING TYPE	DUPLEX RECEPTACLE, GROUND FAULT INTERRUPTING TYPE

REVISIONS	BY
REVISION	5/18/10
P.C. COMMENTS	11/1/10

**MORA ARCHITECTS**  
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 FAX: 415.398.1101 • 832.62  
 WWW: MORAARCHITECTS.COM



INTERIOR REMODELING  
 OF A HOTEL  
 FOR:  
 372 - 378 5TH STREET  
 SAN FRANCISCO, CALIFORNIA, 94103

DRAWING:  
 PROPOSED  
 SECOND FLOOR

DRAWN: E.V.  
 CHECKED: P.A.M.  
 DATE: 06-13-10  
 SCALE: 1/4"=1'-0"  
 JOB NO.: 10105  
 SHEET:

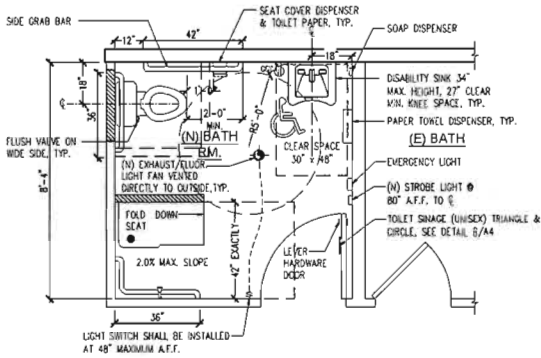
A9

**NOTE:**  
THE INSTALLATION HEIGHT TO THE OPERABLE PARTS WILL NOT EXCEED 40" FOR THE FOLLOWING FEATURES IN THE NEW BATHROOM:

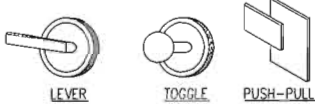
- SEAT COVER DISPENSER
- PAPER TOWEL DISPENSER
- SOAP DISPENSER
- BOTTOM EDGE OF MIRROR SURFACE (NOT JUST THE FRAME)

**SINK NOTE:**

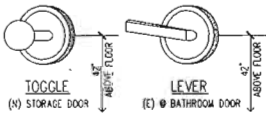
29" MIN. A.F.F. TO UNDERSIDE AT FRONT, 8" MIN. DEPTH AT 27" MIN. A.F.F. (29" MIN. A.F.F. RECOMMENDED)—SINCE FIXTURES WHICH MEET THE RECOMMENDED REQUIREMENT ARE READILY AVAILABLE, THIS CLEARANCE WILL BE REGULATED FOR ALL PUBLIC PROJECTS UNDER THE JURISDICTION OF THE CITY.



**2 TYPICAL ACCESSIBLE BATHROOM**  
SCALE: 1/2"=1'-0"



**NOTE:**  
HAND ACTIVATED LATCHING AND LOCKING DOOR ALONG A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE DOOR HARDWARE.



**NOTE:**  
HAND ACTIVATED LATCHING AND LOCKING DOOR ALONG A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE DOOR HARDWARE.

**MAX. DOOR CLOSER PRESSURES**

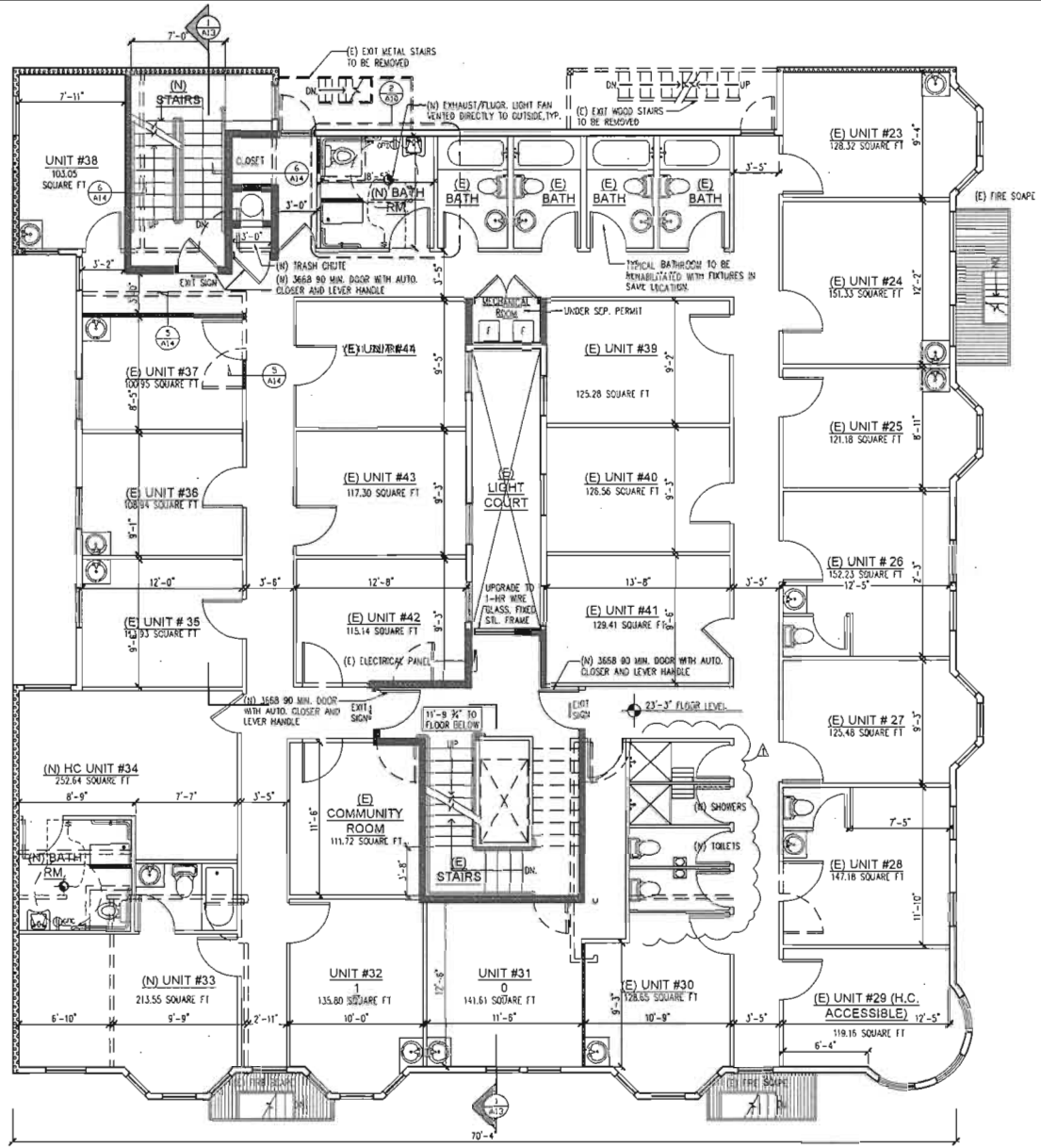
- 5.0 LBS. INTERIOR
- 8.5 LBS. EXTERIOR
- 15.0 LBS. FIRE

(UP TO 15LBS. MAX. FORCE NECESSARY FOR DOOR TO CLOSE & LATCH)

THE SNEEP PERIOD AT THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES THE DOOR WILL TAKE AT LEAST 3 SECONDS TO ONE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR (ADAAG 4.13.10)

**3 DOOR HARDWARE DETAILS NOTES**

N.T.S.



**1 PROPOSED THIRD FLOOR PLAN**

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

REVISIONS	BY
REVISION	6/18/10
P.C. COMMENTS	11/1/10

**MORA ARCHITECTS**  
PLANNING & ENGINEERS



118 PALMWOOD STREET  
SAN FRANCISCO, CA 94103  
TEL: (415) 434-1188  
FAX: (415) 434-1892  
www.moraarchitects.com

**INTERIOR REMODELING**  
OF A HOTEL  
FOR  
372-378 5TH STREET  
SAN FRANCISCO, CALIFORNIA 94103

DRAWN:	E.V.
CHECKED:	P.M.
DATE:	08-13-10
SCALE:	1/4"=1'-0"
JOB NO.:	10106
SHEET:	A10

OF 17 SHEETS



## **EXHIBIT B**

**374 5<sup>TH</sup> STREET**  
**Differences between DR Plans and Proposed Revisions**

<b>FEATURE</b>	<b>DR PLANS</b>	<b>REVISED PLANS</b>	<b>COMMENT</b>
<b>Number of rooms</b>	46	44	Decreased number of rooms to accommodate better community amenities.
<b>Room amenities</b>	Fully furnished with bed, dresser, mirror, chair, nightstand, vanity and wash basin; fully telephone, cable and internet ready; thermostat control in each room.	No change	
<b>Kitchens</b>	2 community kitchens	1 larger community kitchen on the ground floor complete with 3 ranges, 3 double sinks and 3 refrigerators for storage, cooking, food preparation and cleaning; substantial private food storage cabinets for tenants; and a sit down dining room adjacent to kitchen facilities with seating.	New layout accommodates a larger number of tenants for food preparation, storage and/or eating than 2 separate community kitchens. Community kitchens are not required by Building, Housing or Planning Code for group housing.
<b>Private Bathrooms</b>	No private bathrooms	4 new full private full bathrooms (toilets and showers) 4 new half bathrooms (toilets)	Private bathrooms are not required by the Building, Housing or Planning Codes for group housing.
<b>Community bath facilities (showers and toilets)</b>	10 toilets and showers (5/floor) (2 accessible/floor)	14 toilets and showers (7/floor) Result: -36 rooms share common toilet facilities -38 rooms share common showers	The DR plans exceeded Building Code requirements for common bath/toilet facilities by 4 times; the revised plans further increase this ratio.

# **EXHIBIT C**

374 5th Street

SRO Room and Amenities Comparison Survey Results

	NAME	AREA	AVERAGE ROOM SIZE	NO. OF ROOMS	TOTAL BATHROOMS	PUBLIC BATHROOMS	PRIVATE BATHROOMS	ROOM/PUBLIC BATH RATIO	KITCHEN	ROOF DECK	COMMUNITY SPACE	SOURCE	HOW MANAGED
1	ALLEN HOTEL	MISSION	125	64	15	15	0	4.27	NO	NO	YES	MANAGER	ML
2	CROWN HOTEL	MISSION	120	54	8	8	0	6.75	NO	NO	NO	OWNER	PRIVATE
3	MISSION HOTEL	MISSION	110	248	62	34	28	4.00	NO	NO	NO	OWNER	ML
4	ROYAN HOTEL	MISSION	120	87	48	9	39	1.81	NO	NO	YES	OWNER	ML
5	SUNRISE HOTEL	MISSION	132	72	42	0	72	1.00	NO	NO	NO	OWNER	PRIVATE
6	SIXTEENTH ST HOTEL	MISSION	110	54	8	8	0	6.75	NO	NO	NO	OWNER	PRIVATE
7	BAKER HOTEL	NORTH BEACH	158	63	20	20	0	3.15	NO	NO	NO	OWNER	PRIVATE
8	CAL DRAKE ARMS	NORTH BEACH	120	56	12	8	4	4.67	NO	NO	NO	OWNER	ML
9	EUROPA HOTEL	NORTH BEACH	144	75	20	20	0	3.75	NO	NO	YES	OWNER	PRIVATE
10	JULIAN HOTEL	NORTH BEACH	100	95	12	12	0	7.92	NO	NO	NO	MANAGER	PRIVATE
11	ALDER HOTEL	SOMA	90	125	16	16	0	7.81	NO	NO	NO	OWNER	ML
12	ALKAIN HOTEL	SOMA	120	56	6	6	0	9.33	NO	NO	NO	OWNER	PRIVATE
13	AUBURN HOTEL	SOMA	110	79	10	10	0	7.90	NO	NO	NO	MANAGER	PRIVATE
14	BALDWIN HOUSE HOTEL	SOMA	95	194	28	28	0	6.93	YES	NO	YES	OWNER	PRIVATE
15	CW HOTEL	SOMA	120	60	10	10	0	6.00	NO	NO	NO	OWNER	PRIVATE
16	DESMOND HOTEL	SOMA	115	32	4	4	0	8.00	NO	NO	NO	MANAGER	PRIVATE
17	LAWRENCE HOTEL	SOMA	115	42	5	5	0	8.40	NO	NO	NO	OWNER	PRIVATE
18	OAKWOOD HOTEL	SOMA	90	70	10	8	8	4.38	NO	NO	NO	OWNER	PRIVATE
19	ORLANDO HOTEL	SOMA	110	52	8	8	0	6.50	NO	NO	NO	OWNER	PRIVATE
20	PARK HOTEL	SOMA	120	48	6	6	0	8.00	NO	NO	NO	OWNER	PRIVATE
21	RAMAN HOTEL	SOMA	120	85	14	14	0	6.07	YES	YES	YES	OWNER	ML
22	SENECA HOTEL	SOMA	100	204	28	28	0	7.29	NO	NO	YES	OWNER	ML
23	SHARON HOTEL	SOMA	110	38	4	4	0	9.50	YES	NO	YES	OWNER	PRIVATE
24	SOMA INN	SOMA	120	42	6	6	0	7.00	YES	NO	YES	OWNER	PRIVATE
25	WINSOR HOTEL	SOMA	125	60	8	8	0	7.50	NO	NO	NO	OWNER	PRIVATE
26	ARANDA HOTEL	TENDERLOIN	95	110	26	20	6	4.23	YES	NO	YES	MANAGER	ML
27	BOSTON HOTEL	TENDERLOIN	100	32	4	4	0	8.00	NO	NO	NO	OWNER	PRIVATE
28	COLUMBIA HOTEL	TENDERLOIN	105	138	28	28	0	4.93	NO	NO	YES	MANAGER	PRIVATE
29	CORONADO HOTEL	TENDERLOIN	110	70	10	10	0	7.00	NO	NO	YES	OWNER	ML
30	DAHLIA HOTEL	TENDERLOIN	110	52	6	6	0	8.67	NO	NO	NO	OWNER	PRIVATE
31	JEFFERSON HOTEL	TENDERLOIN	110	111	16	16	0	6.94	NO	NO	YES	OWNER	ML
32	MENTONE HOTEL	TENDERLOIN	140	71	71	0	71	1.00	YES	NO	YES	OWNER	ML
33	PIERRE HOTEL	TENDERLOIN	135	87	87	0	87	1.00	NO	NO	YES	OWNER	ML
34	VINCENT HOTEL	TENDERLOIN	110	103	18	18	0	5.72	NO	NO	YES	MANAGER	ML
	<b>TOTAL</b>		<b>3914</b>	<b>2829</b>	<b>676</b>	<b>397</b>	<b>315</b>	<b>202.15</b>	<b>6</b>	<b>1</b>	<b>15</b>		
	<b>AVERAGE</b>		<b>1.15</b>	<b>83</b>	<b>20</b>	<b>12</b>	<b>9</b>	<b>5.95</b>					

35	374 5TH ST	SOMA	123	44	18	14	4	2.44	YES	YES	YES	OWNER	
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Note: ML = Master leased

## SAN FRANCISCO SRO HOTELS SURVEY DETAILS

### ABOUT THE SURVEY:

- The survey was conducted on November 11, 2010. All survey results were obtained through a personal conversation with the hotel owner or manager.
- All hotels surveyed fall under the HCO.
- Hotels were selected for the survey from the Tenderloin Housing Clinic's listed SROs, buildings owned by the project sponsors, and from the Independent Hotel Owners and Operators Association's database. They were selected at random and with the intention to provide more examples in the SOMA.
- For survey purposes, all bathrooms in the hotel (private and communal) were counted for total bathrooms.

### TRENDS:

- **Room size:** Rooms at 374 5th would be on average larger than other SROs.
- **Room number:** The number of rooms proposed at 374 5th would be on average less than other SROs.
- **Bathrooms:** The number of both public and private bathrooms at 374 5th would be slightly below average, but much higher than SROs with comparable room numbers. It would have on average more total public bathrooms than other SROs. Less than one-third of the SROs offer private bathrooms (374 5<sup>th</sup> would have eight private bathrooms, half of which would have only private toilets).
- **Kitchen:** Less than one-fifth of the hotels surveyed have a communal kitchen (374 5<sup>th</sup> would have a community kitchen).
- **Roof deck:** 374 5th would be one of the few SROs with a roof deck in the city.
- **Community area:** Less than half of the hotels surveyed have one communal area, and no SROs surveyed have more than one community area (374 5th would have two community areas).
- **Management:** 13 hotels are master leased and 21 are privately managed (374 5th would be privately managed).
- **Bike rack:** No SROs surveyed have a bike rack (374 5<sup>th</sup> would have a bike rack for 16 bikes).
- **Front desk:** All hotels have a desk that is open 24/7 (374 5th would have a desk that is open 24/7).

## **EXHIBIT D**

## 374 5<sup>TH</sup> STREET FAQs

### How can we ensure the SRO will be a good neighbor?

- Project sponsors Sam Patel and Sam Devdhara will personally manage the property. Sam Patel has over 30 years experience in managing hotels, and was appointed by the Board of Supervisors and remains an active member to the San Francisco SRO Health & Safety Task Force 12 years ago. He's also president of Independent Hotel Owners and Operators Association (IHOOA).
- Sam Devdhara will be the main operator of 374 5<sup>th</sup> Street. He is also on SF's IHOOA Board, and was elected the Asian American Hotel Owners Association's (AAHOA) Director at Large in 2006-2009. In 2007, he received the AAHOA Chairman's Special Recognition Award and has been AAHOA's North Pacific Regional Director since 2009. For over 15 years, he has leased and operated numerous hotels in the Bay Area, including the Alder Hotel on 6<sup>th</sup> Street, turning it from an inoperable hotel with 105 rooms out of code, to a fully functioning SRO to revive the City's affordable housing stock. He also turned around the Baldwin House Hotel on 6<sup>th</sup> Street, rehabilitating the hotel for tenants and neighbors. An experienced SRO operator, he also has experience owning and operating full service hotels, including a Holiday Inn, Hampton Inn, and Quality Inn.
- The project sponsors have agreed to meet with neighbors on a quarterly basis to address any concerns and maintain an active presence in the neighborhood.
- The SRO will perform background checks on all possible residents.

### How does this SRO offer more communal uses to tenants than other SROs?

- **Kitchens:** The Building and Housing Codes do not require community kitchens for group housing, but the project sponsors are providing one large kitchen. After the Discretionary Review hearing, the project sponsor revised plans to further increase space for the kitchen, dining area and pantry.
- **Bathrooms:** The original plans included five communal bathrooms and shower facilities for each floor, which exceeded the Building Code requirements for baths and showers by four times. After the DR hearing, project sponsors further increased this ratio by adding four communal showers and toilets, four private showers and toilets, and four private toilets to decrease communal use and increase privacy for select rooms.
- **Roof deck:** A rarity to SROs, the 1,450 square foot deck will make this project one of the few SROs in the city to offer a deck and provide additional community space.
- **Community rooms:** Two community rooms will be located on each floor to enhance tenants' quality of life.

### How do the individual rooms compare to other SROs' rooms?

- The rooms are affordable by design and include 16 bike parking spaces, which are a rarity at an SRO.
- The rooms average over 120 square feet, which substantially exceed the Housing Code requirement of 70 square feet.

## 374 5<sup>TH</sup> STREET FAQs

- Each room will be fully furnished with a bed, dresser, mirror, chair, nightstand, phone jack, vanity with a washbin, TV cable, and internet cable. Each unit will also be individually controlled with a thermostat.

### How has the neighborhood been engaged throughout this process?

Project sponsors have held four community meetings with the neighbors over the last eight months. In these meetings, the project sponsors presented 15 operating and maintenance conditions that would ensure 374 5<sup>th</sup> Street is a safe and beneficial neighbor. Since the four community meetings, project sponsors have also agreed to an additional four conditions that would further strengthen their relationship with the neighborhood. The project sponsors are committed to working with the neighbors to ensure reasonable measures are put in place that will make 374 5<sup>th</sup> Street a place that the whole neighborhood can take pride in.