



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 30, 2010

Date: September 23, 2010
Case No.: **2010.0045C**
Project Address: **380-398 Randolph Street**
Zoning: NC-1 (Neighborhood Commercial, Cluster)
40-X Height and Bulk District
Block/Lot: 7088/051
Project Sponsor: Joseph Kong
1290 24th Avenue
San Francisco, CA 94122
Staff Contact: Sophie Hayward – (415) 558-6372
sophie.hayward@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposed project includes the construction of a new, three-story, mixed-use structure on the existing paved parking lot. As proposed, the new building would provide two retail spaces at the ground level, eight residential units with eight off-street, below grade parking spaces, and an 18-room Residential Care Facility that can accommodate up to 36 occupants. No portion of the proposed project is a Formula Retail use.

SITE DESCRIPTION AND PRESENT USE

The Project site is on the north side of Randolph Street, between and adjacent to Ramsell and Victoria Streets in the Ocean View neighborhood. The project site is within an NC-1 Zoning District, and a 40-X Height and Bulk district. The subject lot (Assessor's Block 7088, Lot 051) measures a total of approximately 7,500 square feet. Lot 051 is a corner lot, and is currently a paved parking lot with approximately 75' of frontage along Ramsell Street, and 100' of street frontage on Randolph Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the site contains a mix of uses, primarily in one- to two-story residential buildings on Victoria and Ramsell Streets and 2- and 3-story mixed-use buildings along Randolph Street with ground floor retail and commercial uses. The Project site is within the Ocean View Neighborhood, near 19th Avenue, and is well served by multiple transit lines, including the MUNI Routes 88 (bus) and M (train). The subject property is across the street and up the block from the Ocean View branch of the San Francisco Public Library.

ENVIRONMENTAL REVIEW

The proposed project has been determined Categorically Exempt. A Class 32 Certificate of Exemption for the proposed project on August 23, 2010.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 10, 2010	September 8, 2010	22 days
Posted Notice	20 days	September 10, 2010	September 10, 2010	20 days
Mailed Notice	20 days	September 10, 2010	September 10, 2010	20 days

PUBLIC COMMENT

- The Department is not aware of any opposition to this project. Staff has received one letter of support for the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- The proposed project is an in-fill, mixed-use project on an existing under utilized surface parking lot. The project proposes two retail spaces that may enhance future opportunities for business in the immediate neighborhood.
- The proposed project proposes eight residential housing units, one of which would be an affordable unit. In addition, the project proposes to provide an 18-room Residential Care Facility that can accommodate up to 36 occupants.
- Currently, there is not a proposed sign program on file with the Planning Department for the proposed retail spaces. Any proposed signage will be subject to the review and approval of the Planning Department.
- The proposed retail spaces are not Formula Retail uses and are intended to serve the immediate neighborhood. The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow for the development of a lot that measures approximately 7,500 square feet, with specific findings regarding the design of the facades and the proposed new building's massing. In addition, in order to allow a Residential Care Facility on the Subject Lot, the project requires conditional use authorization by the Planning Commission.

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 proposed project would replace an under utilized surface parking lot with housing and retail uses;
- The project includes neighborhood-serving retail uses at the ground floor;
- The District is well served by transit, therefore potential customers should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion
Block Book Map
Sanborn Map
Aerial Photographs
CU Application
Environmental Determination
Photographs
Reduced Plans

Attachment Checklist

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

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

Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 415) | <input 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: SEPTEMBER 30, 2010

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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 710.11, 710.81, 121.1 OF THE PLANNING CODE TO FOR THE CONSTRUCTION OF A THREE-STORY, MIXED-USE BUILDING WITH GROUND FLOOR COMMERCIAL, EIGHT RESIDENTIAL UNITS WITH EIGHT OFF-STREET PARKING SPACES, AND AN 18-ROOM RESIDENTIAL CARE FACILITY THAT ACCOMODATES UP TO 36 OCCUPANTS, WITHIN THE NC-1 (CLUSTER, NEIGHBORHOOD COMMERCIAL) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 21, 2010, Joseph Kong (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 710.11, 710.81, and 121.1 of the Planning Code to construct a three-story mixed-use building with ground floor commercial space, eight residential units, eight off-street parking spaces, and an 18-room Residential Care Facility within the NC-1 (Cluster, Neighborhood Commercial) District and a 40-X Height and Bulk District.

On September 30, 2010, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010. 0045C.

The Project was determined by the Department to be Categorically Exempt from the California Environmental Quality Act ("CEQA") as a Class 32 exemption under CEQA Guidelines as described in the determination contained in the Planning Department files for this project. The Certificate of Exemption was issued on August 23, 2010. The Commission has reviewed and concurs with said determination.

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. 2010.0045C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project site is on the north side of Randolph Street, between and adjacent to Ramsell and Victoria Streets in the Ocean View neighborhood. The project site is within an NC-1 Zoning District, and a 40-X Height and Bulk district. The subject lot (Assessor's Block 7088, Lot 051) measures a total of approximately 7,500 square feet. Lot 051 is a corner lot, and is currently a paved parking lot with approximately 75' of frontage along Ramsell Street, and 100' of street frontage on Randolph Street.
3. **Surrounding Properties and Neighborhood.** The area surrounding the site contains a mix of uses, primarily in one- to two-story residential buildings on Victoria and Ramsell Streets and 2- and 3-story mixed-use buildings along Randolph Street with ground floor retail and commercial uses. The Project site is within the Ocean View Neighborhood, near 19th Avenue, and is well served by multiple transit lines, including the MUNI Routes 88 (bus) and M (train). The subject properties are across the street and up the block from the Ocean View branch of the San Francisco Public Library.
4. **Project Description.** The applicant proposes to construct a three-story, mixed-use structure on the existing paved parking lot. As proposed, the new building would provide two retail spaces at the ground level, eight residential units with eight off-street, below grade parking, and an 18-room Residential Care Facility that can accommodate up to 36 occupants. No portion of the proposed project is a Formula Retail use. As proposed, the project requires a change of use; Section 312-neighborhood notification was conducted in conjunction with the Conditional Use Authorization notification process. The proposed retail spaces are intended to be neighborhood-serving uses, and together would measure approximately 970 square feet.

The subject site is well served by public transit so that future residents and potential customers will not adversely affect the traffic flow.

5. **Public Comment.** The Department has received one letter in support of the proposed 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. **Lot Size.** Planning Code Section 710.11 states that a Conditional Use Authorization is required for development on lots that measure 5,000 square feet and greater, as defined by Planning Code Sections 790.56 and 121. Planning Code Section 121.1 also requires separate findings that the mass and façade of the proposed new structure are compatible with the existing scale of the district, and that the façade of the proposed development be compatible with design features of adjacent facades that contribute to the positive visual quality of the commercial district.

The subject lot is large in size, and is currently occupied by a vacant parking lot. The proposed construction of a new mixed-use building with two retail spaces with frontage along Randolph Street, as well as an 18-room Residential Care Facility on the second story with eight residential units on the third story requires Conditional Use Authorization to approve the development on a lot that measures approximately 7,500 square feet. The proposed new structure has been designed to be compatible and complimentary to the surrounding district.

- B. **Large Institutions.** Planning Code Section 710.81 states that a Conditional Use Authorization is required to approve uses classified as “Large Institutions”, as defined by Planning Code Section 790.50, when such institutions are located on floors above the ground level.

The proposed new structure includes an 18-room Residential Care Facility, with lounge and staff areas located on the ground level, and sleeping rooms and bathrooms located on the second story. This Conditional Use Authorization includes approval for the proposed Residential Care use, which is defined as a Large Institution.

- C. **Rear Yard Requirement in the NC-1 District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet.

The proposed project provides a rear yard that measures 18’8” in length, equal to 25% of the total depth of the lot, which measures 75’ deep along Ramsell Street.

- D. **Parking.** Section 151 of the Planning Code requires one off-street parking for every residential dwelling unit, no off-street parking for the proposed Residential Care Facility, and no off-street parking for the retail spaces.

The Subject Property proposes eight off-street parking spaces in a ratio of one to one off-street parking for the proposed eight residential units.

- E. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. The proposed retail spaces do not have specific tenants as of this writing. Any proposed signage will be subject to the review and approval of the Planning Department.
- F. **Open Space.** Planning Code Section 135 requires that one hundred feet of private usable open space be provided for each unit, or that common usable open space be provided for the eight units in a ration of 1.33 of the base requirement of 100 square feet. If common open space is provided, a minimum of 1,064 square feet must be provided for the eight residential units.

The proposed project provides 1,875 square feet of common open space, which satisfies the requirements outlined in Section 135 of the Planning Code.

- G. **Affordable Housing Program.** Planning Code Section 415¹ (formerly Code Section 315) sets forth the requirements and procedures for the Affordable Housing Program. On February 2, 2010, the Board of Supervisors adopted Interim Controls contained in Board of Supervisors' Resolution No. 36-10 (BOS File No.100047) entitled "Planning Code – Interim Controls Related to Affordable Housing Requirements" (the "Affordable Housing Ordinance"), the requirements of the Interim Controls apply to this Project. Under Planning Code Section 415.3 (formerly Code Section 315.3), these requirements would apply to projects that consist of five or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. Pursuant to Planning Code Section 415.5 (formerly Code Section 315.6), the Project is required to provide 15% of the proposed dwelling units as affordable if the Project is eligible for and selects the on-site alternative.

The Project Sponsor has demonstrated that it is eligible for the on-site alternative under Planning Code Section 415.5 (formerly Code Section 315.6), and has submitted a Declaration of Intent to satisfy the requirements of the Affordable Housing Ordinance by providing the affordable housing on-site instead of payment of the Affordable Housing Fee. In order for the project sponsor to be eligible for the on-site option under the Interim Controls, the project sponsor must submit an 'Affidavit to Establish Eligibility for Alternative to Affordable Housing Fee' to the Planning Department 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. The project sponsor submitted such Affidavit on September 21, 2010. The EE application was submitted on July 26, 2010. One unit (one, one-bedroom unit) of the eight units provided will be affordable units. If the Project becomes ineligible to meet its Affordable Housing Program obligation on-site, it must pay the Affordable Housing Fee with interest, if applicable.

¹ On May 18, 2010 the Board of Supervisors Ordinance No. 108-10 (Board of Supervisors File No. 091275). Ordinance No. 08-10 created a new Article IV in the Planning Code and changed the numbering of most development fees including the fee in the Affordable Housing Program. When Ordinance No. 108-10 becomes effective (on or about June 25, 2010, the Affordable Housing Program will become Planning Code Section 415 et seq. All references herein to Section 315 shall then mean Section 415.

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 proposed project will replace and under utilized surface parking lot with a mixed-use building that would provide diverse housing types (both residential dwelling units and a Residential Care Facility), as well as neighborhood-serving commercial space at the ground floor.

- 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 proposed project will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. The proposal is to construct a three-story, mixed-use building that provides eight residential units with 1:1 off-street parking, an 18-room Residential Care Facility, and retail space at the ground level. The project is designed to be compatible with the surrounding area.

- 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;

Accessibility and traffic patterns will not be significantly altered as a result of the proposed project. The project site is well served by MUNI, and the project provides 1:1 off-street parking for the eight residential units.

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

The proposed uses will not result in noxious or offensive emissions such as noise, glare, dust, or odor.

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

The landscaping, screening, open space, and parking areas were designed to be compatible with the surrounding area. The rear yard and open space have been designed in order to be practical, usable, and to complement the overall appearance of the proposed new structure.

- 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 proposed project is consistent with the stated purposes of NC-1 Districts in that the proposed new building will include commercial space at the ground floor, thus providing a convenience service for the immediately surrounding neighborhoods during daytime hours. The proposed residential units as well as the Residential Care Facility are on the upper stories, which is consistent with the purpose of the NC-1 Zoning District.

8. **Planning Code Section 121.1** establishes additional 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 mass and facade of the proposed structure are compatible with the existing scale of the district.

The proposed new structure will be an improvement over the existing surface parking lot. The mass and façade are compatible with the scale of the surrounding commercial and residential districts.

- B. The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

The façade of the proposed structure, including the retail spaces, were designed to be compatible with nearby facades in order to contribute to the positive visual quality of the district.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The commercial space in the proposed project is provided at the ground level, while residential uses – including seven market rate units, one below market rate unit, and an 18-room Residential Care Facility will be provided on the upper stories. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will provide new commercial activity and will enhance the diverse economic base of the City.

OBJECTIVE 6:

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

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

Policy 6.2:

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

The proposed retail spaces proposed for the ground level are conducive to small, local business enterprises and entrepreneurship.

10. **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 subject property is located within an NC-1 zoning district. The proposed construction of a new mixed-use building with commercial on the ground floor, eight new dwelling units, including one below market rate unit, and a Residential Care Facility, will increase the number of neighborhood-serving retail stores and customer base for existing and proposed 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 proposed project would conserve existing neighborhood character by providing attractive in-fill housing, as well as provide a Residential Care Facility, which together complement and enhance existing housing without a net loss of commercial or residential space.

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

No housing is removed for this Project. The proposed project provides one Below Market Rate unit among the eight proposed residential dwelling units.

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

The site is on Randolph Street and is well served by transit. The proposed project provides eight off-street parking spaces for eight residential units.

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

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

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

- 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. The Project does not have an impact on open spaces.

11. 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.
12. 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. 2010.0045C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application as received on **January 21, 2010** and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this 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 September 30, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 30, 2010

Exhibit A

Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Section 710.11, 710.81 and 121.1 of the Planning Code to allow the construction of a new mixed-use building that contains eight market rate residential units with eight off-street parking spaces, and one 18-room Residential Care facility that accommodates up to 36 occupants, with commercial space at the ground floor, within the NC-1 (Neighborhood Commercial with one-story of commercial uses) District and a 40-X Height and Bulk District, in general conformance with plans filed with the Application as received on **January 21, 2010** and stamped "EXHIBIT B" included in the docket for **Case No. 2010.0045C**, reviewed and approved by the Commission on September 30, 2010.
2. Prior to the issuance of the Building Permit for the Project the Zoning Administrator shall approve and order the recordation of a notice in the Official Records of the Recorder of the City and County of San Francisco for the premises (Assessor's Block 7088, Lot 051), 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.
3. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$250 a day in accordance with Planning Code Section 176.
4. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
5. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
6. Signs and exterior lighting for the businesses at the ground story shall be reviewed and approved by the Planning Department before they are installed.

Below Market Rate Units (BMR Units)

1. **Number of Required Units.** Pursuant to Planning Code Section 415.5 (formerly Code Section 315.6), the Project is required to provide 15% of the proposed dwelling units as affordable to qualifying households ("BMR Units"). The Project contains eight units; therefore, one BMR unit is required. The Project Sponsor will fulfill this requirement by providing the one BMR units on-

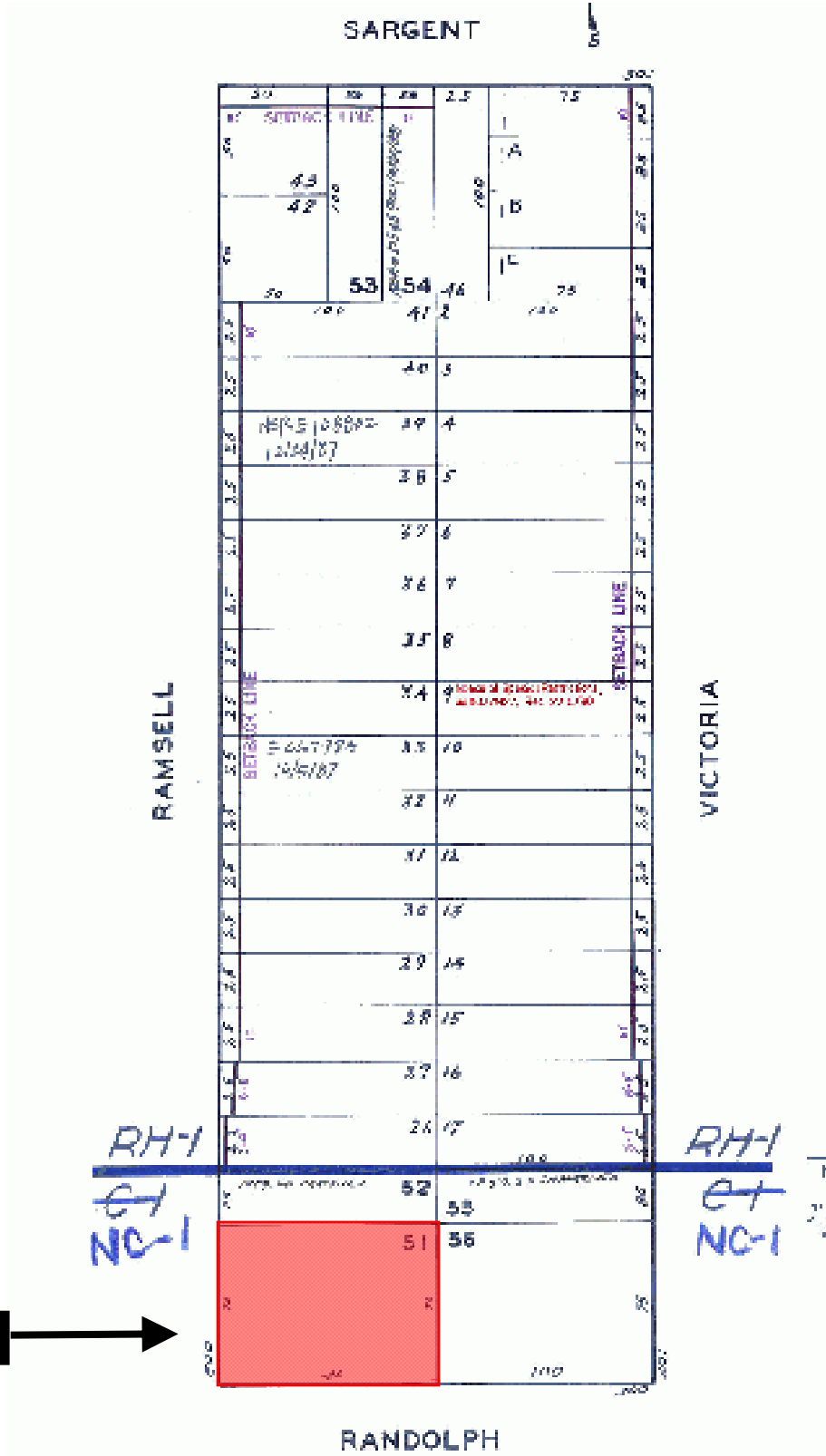
site. If the number of market-rate units change, the number of required BMR units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing.

2. **Unit Mix.** The Project contains five one-bedroom and three two-bedroom units; therefore, the required BMR unit will be a one-bedroom unit. If the market-rate unit mix changes, the BMR unit mix will be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing.
3. **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.
4. **Phasing.** If any building permit is issued for partial phasing 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.
5. **Duration.** Under Planning Code Section 415.8 (formerly Code Section 315.7), all units constructed pursuant to Section 415.5 (formerly Code Section 315.6) must remain affordable to qualifying households for the life of the project.
6. **Other Conditions.** The Project is subject to the requirements of the Affordable Housing Program under Section 415 et seq. of the Planning Code (formerly Code Section 315) including the Interim Controls contained in Board of Supervisors' Resolution No. 36-10 (BOS File No. 100047) entitled "Planning Code – Interim Controls Related to Affordable Housing Requirements" adopted on February 2, 2010 and the terms of the Residential 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 415 (formerly Code Section 315) (collectively the "Affordable 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.
 - a. The BMR unit(s) 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 unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) shall be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) shall be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. Other specific standards for on-site units are outline in the Procedures Manual.

- b. If the units in the building are offered for sale, the BMR unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of one hundred (100) percent of the median income for the City and County of San Francisco as defined in the Affordable Housing Ordinance, Section 401 (formerly Code Section 315.1), an amount that translates to ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size" derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) 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 units, 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 401 (formerly Code Section 315.1), an amount that translates to fifty-five (55) percent of Area Median Income under the income table called Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco. The qualifying household income limits and maximum monthly rent for BMR units shall be calculated by Mayor's Office of Housing.
- 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.
- g. The Project Sponsor has demonstrated that it is eligible for the on-site alternative under Planning Code Section 415.5 (formerly Code Section 315.6) instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit to Establish Eligibility for Alternative to Affordable Housing Fee* to the Planning Department 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 applicant's failure to comply with the requirements of Planning Code Section 415 et seq. (formerly Code Section 315) 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 shall pay the Affordable Housing Fee prior to issuance of the first site or building permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first 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. 0107-10.)
 - j. **Future Applicable Controls:** If the Interim Controls contained in Board of Supervisors Resolution No. 36-10 (BOS File No. 100047) entitled "Planning Code – Interim Controls Related to Affordable Housing Requirements" or permanent controls in substantially similar form to those contained in BOS File No. 100046 entitled "Planning Code – Amending Inclusionary Housing Ordinance" proposing amendments to Planning Code Section 415 et seq. (formerly Code Section 315) (collectively "applicable future controls") are approved by the Board of Supervisors 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 provisions of Planning Code Section 415 et seq. (formerly Code Section 315).
7. 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.

Parcel Map



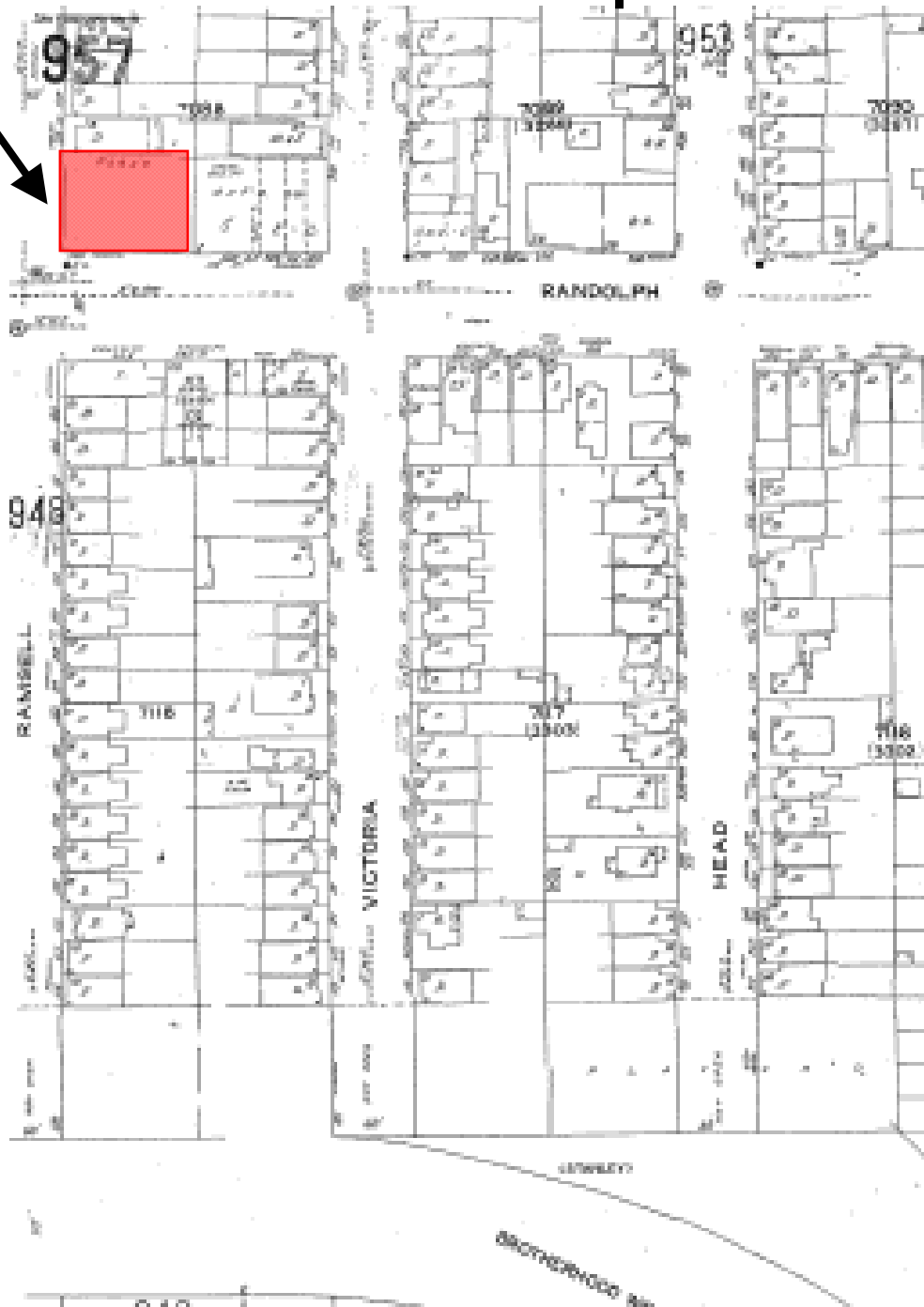
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0045C
380-398 Randolph Street

SUBJECT PROPERTY

Sanborn Map*



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



Aerial Photo



SUBJECT PROPERTY

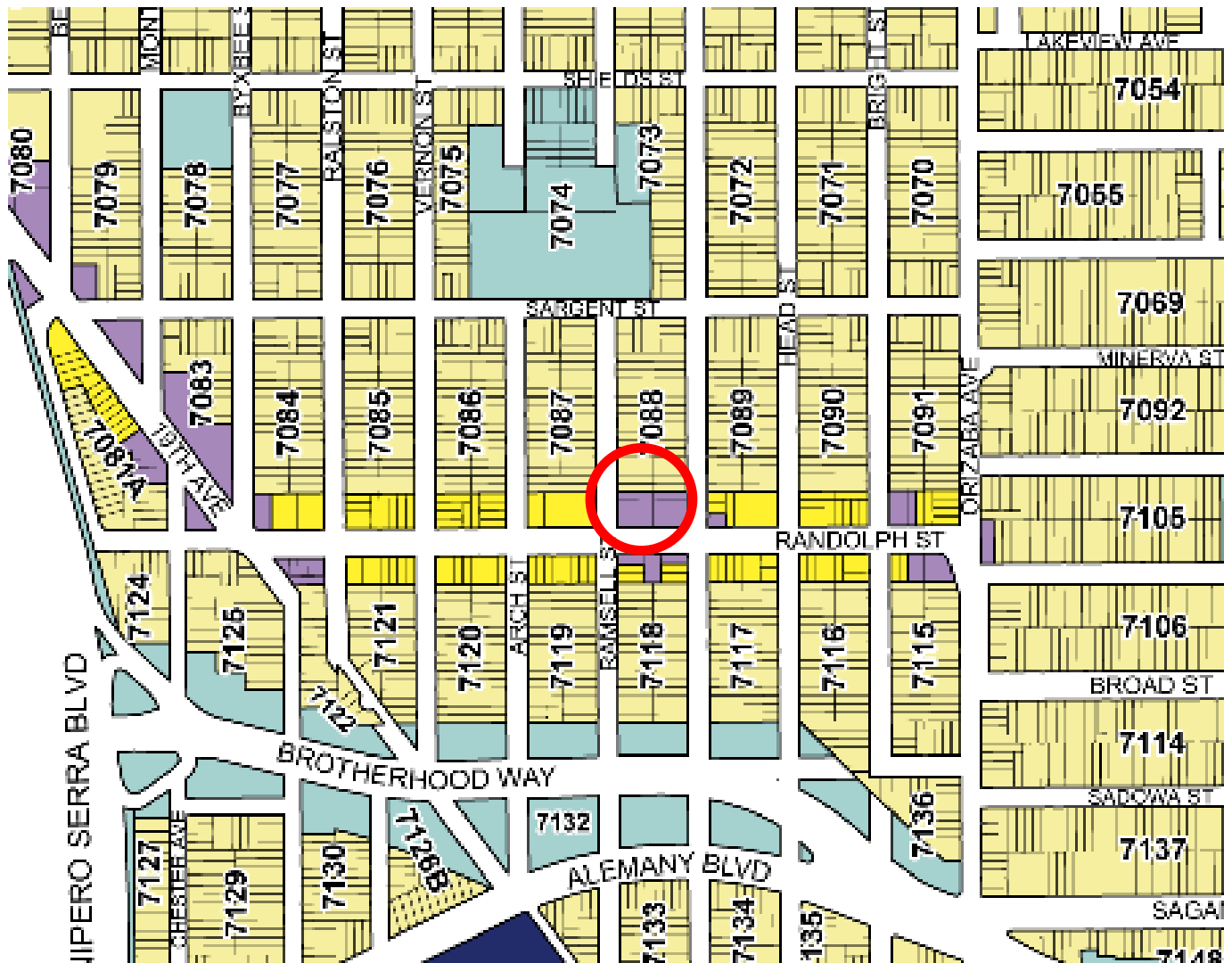


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0045C
380-398 Randolph Street

Zoning Map



ZONING DISTRICTS INCLUDED IN THIS MAP:

- | | |
|------------------------------------|--------------|
| RH-1, RH-1(S), RH-1(D), RH-2, RH-3 | SLR, SLI |
| RM-1, RM-2, RM-3, RM-4 | C-3-S, C-3-G |
| UMU, RTO-M, RED, RC-3, RC-4 | PDR-1-G |
| NC-1, NC-2, NC-3, NCD | P |
| NCT, NCT-3 | |



Conditional Use Hearing
Case Number 2010.0045C
380-398 Randolph Street

Site Photo



Conditional Use Hearing
Case Number 2010.0045C
380-398 Randolph Street



NOTICE OF PUBLIC HEARING

THE PLANNING COMMISSION WILL MEET IN CITY HALL, ROOM 400, 1 DR. CARLTON B. GOODLETT PLACE ON **THURSDAY, SEPTEMBER 30, 2010**, BEGINNING AT 1:30 P.M.* TO CONSIDER:

- CASE NO. **2010.0045C**
- AN APPLICATION FOR CONDITIONAL USE AUTHORIZATION (PURSUANT TO PLANNING CODE SECTIONS 710.11, 710.81, AND 121.1) FOR THE CONSTRUCTION OF A NEW MIXED-USE BUILDING WITH 8 MARKET RATE RESIDENTIAL UNITS WITH 8 OFF-STREET PARKING SPACES AND ONE 18-ROOM RESIDENTIAL CARE FACILITY, WITH COMMERCIAL SPACE AT THE GROUND FLOOR. THE PROPERTY IS WITHIN AN NC-1 (NEIGHBORHOOD COMMERCIAL) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT IN THE OCEANVIEW NEIGHBORHOOD
- FOR THE PROPERTY AT: **380-398 RANDOLPH STREET, ASSESSOR'S BLOCK 7088, LOT 051.**

*FOR A MORE SPECIFIC HEARING TIME FOR THIS CASE OR QUESTIONS OR COMMENTS, CALL THE STAFF PLANNER, **SOPHIE HAYWARD** AT **558-6372**. COMMENTS RECEIVED BY 12:00 P.M. (NOON) ON THE DAY BEFORE THE HEARING WILL BE MADE A PART OF THE OFFICIAL RECORD AND WILL BE BROUGHT TO THE ATTENTION OF THE PLANNING COMMISSION.

PERSONS WHO ARE UNABLE TO ATTEND THE PUBLIC HEARING MAY SUBMIT WRITTEN COMMENTS TO SOPHIE HAYWARD AT: PLANNING DEPARTMENT, 1650 MISSION STREET, SUITE 400, SAN FRANCISCO, CA 94103.

COMMENTS WHICH CANNOT BE DELIVERED TO THE PLANNING DEPARTMENT BY NOON ON THE DAY OF THE HEARING MAY BE TAKEN DIRECTLY TO THE HEARING AT CITY HALL (ADDRESS ABOVE). COMMENTS RECEIVED AT 1650 MISSION STREET AFTER THE NOON DEADLINE WILL BE PLACED IN THE PROJECT FILE, BUT PROBABLY CANNOT BE BROUGHT TO THE ATTENTION OF THE PLANNING COMMISSION AT THE PUBLIC HEARING.



San Francisco Planning Commission
1650 Mission Street, 4th floor
San Francisco, CA 94103

**RE: 380 – 398 Randolph Street (Block 7088, Lot 051)
Case No. 2010.0045C**

Dear Commissioners:

PROPOSAL

Randolph Street Development, Inc. proposes to construct a three-story mixed-used building on an underutilized surface parking lot. The project would provide eight residential units with eight off-street parking spaces, an 18-room senior residential care facility and two retail spaces on the ground floor with generous floor to ceiling height. One of the eight residential units will be designated as an on-site affordable housing unit.

EXISTING CONDITIONS

The subject site is a 100' x 75' deep surface parking lot on the northeast corner of Randolph Street at Ramsell Street directly across the street from the Ocean View Branch Public Library. The site is within the NC-1 (Neighborhood Commercial Cluster) Zoning District and within the 40-X height and bulk district.

The NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediate surrounding neighborhoods. Typically, housing development in new buildings is encouraged above the ground story.

NEIGHBORHOOD OUTREACH

The project sponsor enjoys widespread support in the community including the Ocean View-Merced Heights-Ingleside (OMI) Neighbors in Action, the San Francisco Police Department, and many nearby residents.

CONDITIONAL USE AUTHORIZATION

The proposal requires conditional use authorization for development on a lot greater than 4,999 square feet and for a large institutional use (senior residential care facility) on the second floor for seven or more persons.

Housing opportunities are encouraged in new buildings above the ground story in the NC-1 zoning district. The General Plan promotes housing for the disabled and the elderly with special needs in an equitable distribution of quality board and care centers throughout the City.

The proposed size and scale of the project are consistent with the established lot and development pattern along the north side of Randolph Street between Head and Arch Streets. The three-story mixed-use building will promote, protect and maintain a scale of development that is consistent with the small cluster of larger lots and compatible with the surrounding buildings.

CONCLUSION

The in-fill project proposes an appropriate mixed-use building that is necessary and desirable on an underutilized surface parking lot. The project promotes the public welfare, convenience and necessity and meets all the required findings of the General Plan and Planning Code. The proposal has the support of the OMI Neighborhood Association and many area residents. We respectfully request that you approve the project as proposed.

Thank you for your consideration.

Tony B. Kim
(415) 246-8855

LIST OF EXHIBITS

EXHIBIT A	Conditional Use & Prop M Findings
EXHIBIT B	Block map of large improved lots
EXHIBIT C	Letters and petition in support of the project
EXHIBIT D	Aerial photo & photographs of the area
EXHIBIT E	Color rendering and architectural drawings

Address: 380 – 398 Randolph Street

Block / Lot; 7088 / 051

CONDITIONAL USE FINDINGS

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. *That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community;*

The project would provide uses that are both necessary and desirable for the neighborhood in that it will replace an underutilized surface parking lot and provide a mixed-use building with housing opportunities and neighborhood serving commercial space on the ground floor.

The proposed size and scale of the project are consistent with the established lot and development pattern along the north side of Randolph Street between Head and Arch Streets. The three-story mixed-use building will promote, protect and maintain a scale of development that is consistent with the small cluster of larger lots and compatible with the surrounding buildings.

2. *That such use or feature as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including but not limited to the following:*

- a. *The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures;*

The proposal will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. The proposal is to construct a three-story mixed-use building containing eight market rate residential units with 1:1 off-street parking, an 18-room Senior Residential Care Facility to accommodate up to 36 occupants and retail/commercial space on the ground floor. The project is designed to be compatible with existing the surrounding built environment and development pattern.

- b. *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;*

Persons and vehicles will continue to have access to the project site. The project will provide 1:1 off-street parking. The project site is well served by public transit. (M-Oceanview MUNI)

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

The proposed uses will not emit noise, glare, dust, or odors.

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

Several new street trees will be planted along Randolph and Ramsell Streets. The rear yard and usable open space have been designed and appropriately placed so that they are practical, usable and complement the overall appearance of the proposed structure.

3. *That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.*

The proposed mixed-use project would comply with the Planning Code and will not adversely affect the policies of the General Plan. The proposed uses comply with the policies of the General Plan listed below.

San Francisco General Plan - Housing Element Policies

POLICY 8.8 **Promote the adaptability and maximum accessibility of residential dwellings for disabled and elderly occupants.**

Disabled and elderly San Franciscans are less able to compete for scarce housing units, in part because they often have lower than average incomes. Most housing units are also not physically accessible. The City should take an active role in expanding the availability of units suited to households with special needs. Congregate housing with central eating facilities is an appropriate form of housing for some elderly households. In accordance with local policy and applicable law, new housing should be made accessible or adaptable to the disabled or elderly. "Accessible" means that the housing presents no physical barriers to handicapped or elderly people. "Adaptable" means housing whose entry and circulation are designed and constructed so that making relatively minor adjustments and additions rather than structural changes can make the unit fully accessible. Federally assisted housing currently requires that at least 5% of all new units are made fully accessible.

POLICY 8.10 **Ensure an equitable distribution of quality board and care centers, and adult day care facilities throughout the City.**

Older, larger buildings, and vacant commercial spaces, may be suitable for conversion

to group housing. Because of the availability of certain types of residential buildings and services in certain parts of the City, board and care and adult day care facilities have tended to become concentrated in those areas. Applications for new facilities may continue to reinforce these concentrations unless they are carefully reviewed. It is desirable that group housing and board and care homes be distributed throughout the City so that people are offered a choice of locations and over-concentration of facilities in particular neighborhoods is avoided. However, the Federal fair housing laws prohibit limitations on board and care facilities and group homes to the extent that these limitations diminish housing opportunities for disabled persons and families with children. Adult day care facilities that allow disabled or elderly persons to live at home but receive daily support should be located close to their clients. In reviewing applications for board and care homes and adult day care facilities, the following factors should be among those evaluated:

City Planning Case No.:

Address:

300 Randolph Street

Block and Lot Nos.:

7088/ 051

PRIORITY GENERAL PLAN POLICIES FINDINGS

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. *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 proposes two retail spaces equaling approximately 915 square feet. The neighborhood association (OMI) and the immediate neighbors suggest that new neighborhood-serving retail establishments would be extremely desirable and necessary in the neighborhood. As such, the proposed project will enhance future opportunities for business and promote foot-traffic along Randolph Street.

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

The application proposes an in-fill, mixed-used project on the underutilized surface parking lot. The variety of proposed uses and opportunities would conserve, protect and enhance the cultural and economic diversity of the neighborhood.

3. *That the City's supply of affordable housing be preserved and enhanced;*

One of the eight proposed market rate units would be a BMR unit.

4. *That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;*

The proposed project would provide 1:1 off-street parking and would not adversely affect neighborhood parking or public transit.

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

The proposed project would not displace industrial and service sector uses and would not have a negative impact on the city's industrial and service sectors. The senior residential care facility use would require support staff and services. The retail spaces would also provide employment and business ownership opportunities.

6. *That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;*

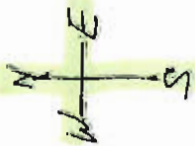
The proposed project would comply with current regulations and codes as well as seismic safety requirements.

7. *That landmarks and historic buildings be preserved;*

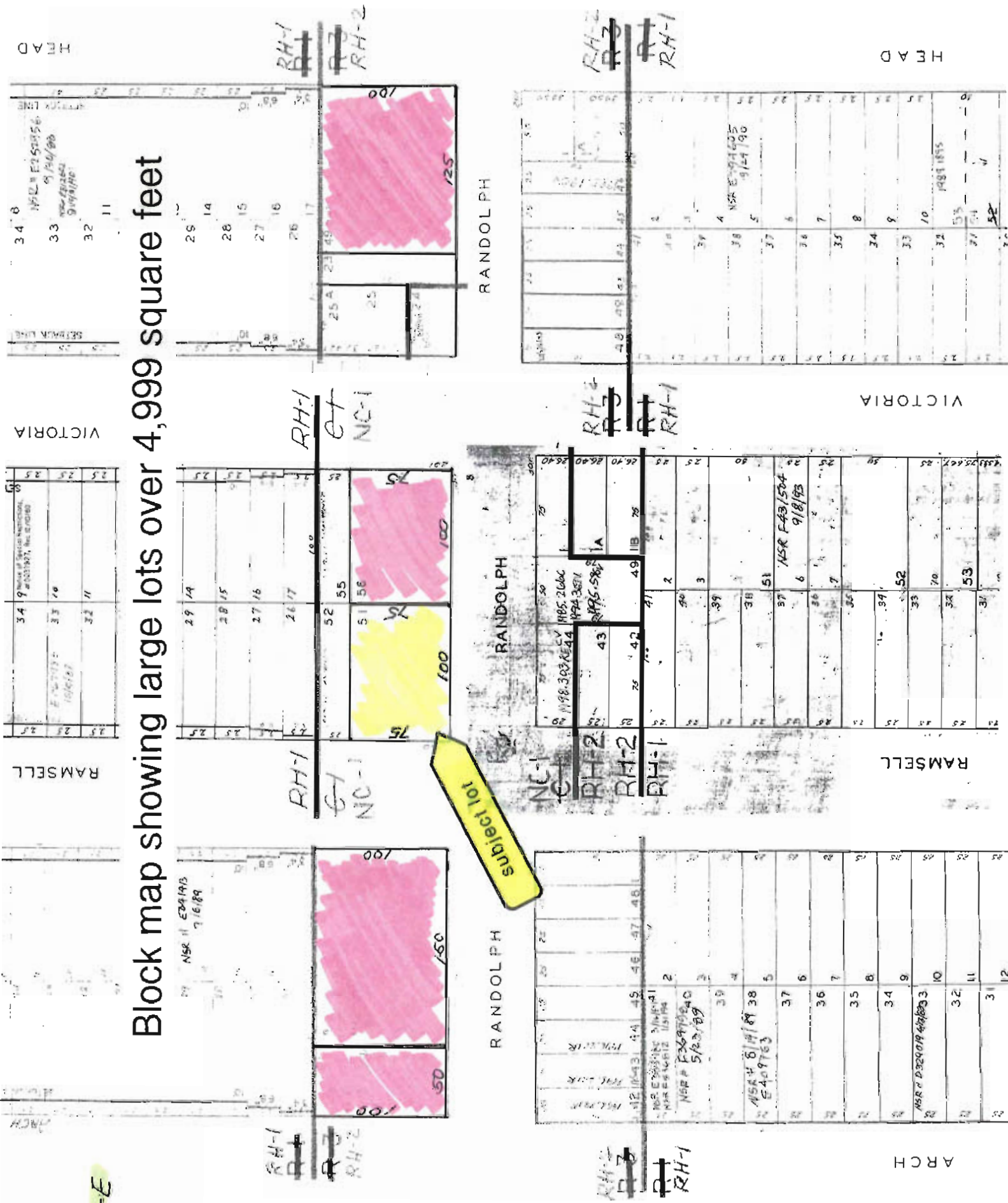
The proposed project would have no impact on the city's existing landmarks or historic buildings.

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

No public parks or open spaces are near the project site. Therefore, no parks or open spaces, or their access to sunlight and vistas, will be affected.



Block map showing large lots over 4,999 square feet



Subject lot



Providing support, help, and
entertainment for senior citizens like
you in the San Francisco area.

San Francisco
417 S. Van Ness Street
San Francisco, CA 94133-1217
Telephone: 415.398.2000
Fax: 415.398.0000

San Mateo
300 East Hills Avenue
San Mateo, CA 94402-1410
Telephone: 650.331.0000
Fax: 650.331.0000

Santa Clara
1050 Hamilton Road, Suite
San Jose, CA 95128-1000
Telephone: 408.933.1000
Fax: 408.933.0000

Alameda
1400 Alameda Street, Suite 200
Oakland, CA 94612-2000
Telephone: 510.436.7000
Fax: 510.436.0000

Sept 10, 2010

San Francisco Planning Commission
1650 Mission Street, 4th floor
San Francisco CA 94103

Dear Commissioners:

I am writing to express my wholehearted support for the Senior Residential Care Facility proposed at 300 Randolph Street, San Francisco.

As President and CEO of Self-Help for the Elderly, it is my firm belief that seniors in San Francisco deserve appropriate facilities such as this to provide 24-hour supervision and care that a licensed operator can offer. This type of assisted living facility benefits not only the residents, but our community as a whole. Seniors aged 85 and older are the fastest growing population in San Francisco and they have a 50% chance of getting dementia such as Alzheimer's Disease. There is a shortage of nursing homes in the area and affordable residential care homes are also in short supply.

San Francisco needs more RCFE beds and I urge you to approve 300 Randolph's application. Thank you for your support.

Sincerely,

Anni Chung
President and CEO

*Ocean View Merced Heights Ingleside-
Neighbors in Action
65 Beverly
San Francisco, CA 94132*

September 10, 2010

San Francisco Planning Commission
1650 Mission Street 4th floor
San Francisco CA 94118

RE: 380-398 Randolph Street – Case No. 2010.0621E


Dear Commissioners:

OMI Neighbors in Action supports the proposed mixed-use building proposed for a parking lot at 380-398 Randolph Street. The proposal appears to be a truly mixed-use building that will provide housing opportunities for all demographics. We applaud the project sponsor for designing appropriate ground floor retail opportunities that can provide goods and services that will fill a need along the Broad-Randolph corridor, attract foot traffic and help to enhance public safety by bringing eyes to the street.

The project sponsor has been communicating with our association and community for the last four years in an attempt to ensure that the new development project at this site is compatible with our neighborhood and provides needed neighborhood retail services. The existing surface parking lot is underused and an eyesore and we look forward to the improvements at this site.

Please join us and support the project sponsor, as this project would have an immediate and positive affect on the Broad-Randolph commercial corridor.

Sincerely,



Dan Weaver
Vice President

Please join us and support the proposed mixed-use project at 300 Randolph Street. The proposed project will bring new life to Randolph Street as it will be a significant improvement to the existing surface parking lot.

Name	Address	Phone Number	Date
LARRY MARTIN	401 GARFIELD ST. SF 94132	415-608-5443	8/26/10
Ruby Saper	426 Shields St SF 94132		8/26/10
Peggy McDaniel	242 Monticello St SF 94132		8/26/10
Debra McGee	241 Victoria St 94132	415-585-9159	8-26-10
Kimberly Banford	110 Montana St. 94112		8-26-10
Kelly Banford	118 Montana St 94112		8/26/10
Bailey Wadell	339 Ulmen St 94132		8-26-010
Rachel Wm	" "		" "
H. Brain	315 BRIGHT St 94132	415 337 7103	8-26-2010
Ken Banford	118 MONTANA ST 94112		8-26-2010
Tana Clark	1390 Market St SF 94114	415 554-3968	8-26-2010

Please join us and support the proposed mixed-use project at 300 Randolph Street. The proposed project will bring new life to Randolph Street as it will be a significant improvement to the existing surface parking lot.

Name	Address	Phone Number	Date
ROBERTO LOPEZ	227 RAMSELL ST SF 94132	239-6271	8/26/2010
Martha Mellblom	227 Ramsell St. SF. 94132	239-6271	8-26-10
Roger Underhill	520 Shields St, SF 94132	584-2685	8-26-10
DENY SEPANEK	1 Capitol Ave, 94112	(310)729-5005	8-26-10



PROJECT DATA	
Property Location:	380-398 Randolph Street North side of Randolph Street @ Ramsell Street Ocean View Neighborhood
Block / Lot:	7088 / 051
Zoning District:	NC-1
Height / Bulk District:	40-X
Description of Proposal:	New Construction of 3-Story over Basement Building containing 8 residential units, 18 RCFE rooms, 2 commercial spaces, and 8-car parking garage.

	EXISTING	PROPOSED
Lot Size:	100' x 75' = 7,500 Sq.Ft.	Same (7,500 Sq.Ft.)
Uses:	Parking Lot	8-Car Garage in Basement RCFE Support & Retail on Ground Floor 18 RCFE Rooms on 1st Floor 8 Residential Units on 2nd Floor
Building Height:	0 Feet	37 Feet
Street Trees:	1	6 New + 1 Existing



GABRIEL Y. NG & ASSOCIATES
ARCHITECTURE + PLANNING + INTERIORS
1360 9TH AVENUE, SUITE 210 415-682-9060
SAN FRANCISCO, CA 94122 FAX 682-8720
www.gngaia.com

PROJECT DATA
MIXED-USE DEVELOPMENT - RESIDENTIAL CARE FACILITY FOR THE ELDERLY & RESIDENTIAL UNITS



GABRIEL Y. NG & ASSOCIATES
ARCHITECTURE + PLANNING + INTERIORS
1360 9TH AVENUE, SUITE 210 415-682-9060
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www.gngaia.com

AERIAL VIEW OF SUBJECT SITE

MIXED-USE DEVELOPMENT - RESIDENTIAL CARE FACILITY FOR THE ELDERLY & RESIDENTIAL UNITS

9/30/2010

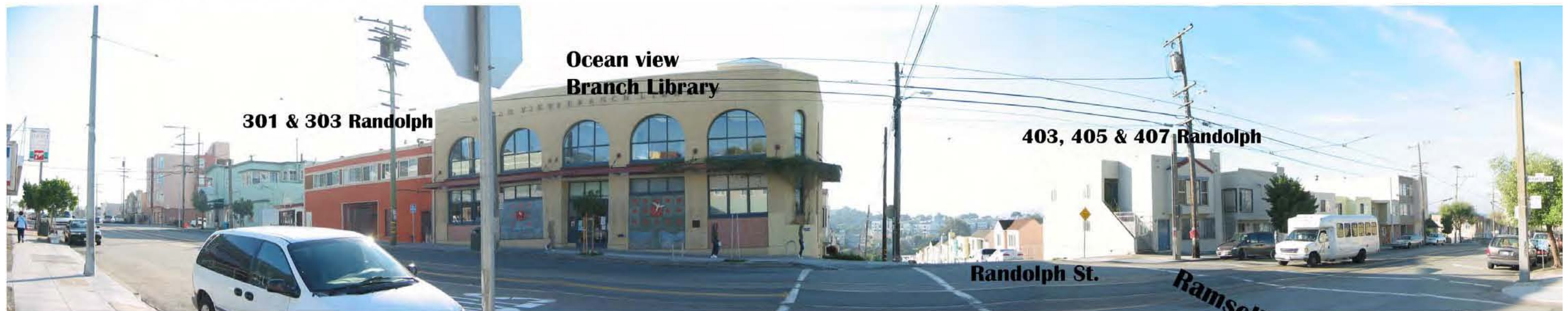
380-398 Randolph St., San Francisco, CA 94132



Subject Site



View of Subject Site at Ramsell Street



View of Randolph Street (SW) across from Subject Site





View of Adjacent Buildings on Ramsell Street



View of Ramsell St. across from Subject Site



GABRIEL Y. NG & ASSOCIATES
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 1360 9TH AVENUE, SUITE 210 415-682-9060
 SAN FRANCISCO, CA 94122 FAX 682-8720
 www.gngaia.com

PHOTOS OF SUBJECT SITE AND ADJACENT BUILDINGS ON RAMSELL STREET
MIXED-USE DEVELOPMENT - RESIDENTIAL CARE FACILITY FOR THE ELDERLY & RESIDENTIAL UNITS



PERSPECTIVE OF EXISTING SITE AT RANDOLPH & RAMSELL STREETS



PERSPECTIVE OF CURRENT PROPOSAL AT RANDOLPH & RAMSELL STREETS

VIEW OF SUBJECT SITE FROM RAMSELL STREET
MIXED-USE DEVELOPMENT - RESIDENTIAL CARE FACILITY FOR THE ELDERLY & RESIDENTIAL UNITS



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 SAN FRANCISCO, CA 94122 FAX 682-8720
 www.gngaia.com



PERSPECTIVE OF EXISTING SITE AT RANDOLPH & VICTORIA STREETS



PERSPECTIVE OF CURRENT PROPOSAL AT RANDOLPH & VICTORIA STREETS



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 ARCHITECTURE + PLANNING + INTERIORS
 1360 9TH AVENUE, SUITE 210 415-682-9060
 SAN FRANCISCO, CA 94122 FAX 682-8720
 www.gngaia.com

VIEW OF SUBJECT SITE FROM VICTORIA STREET

MIXED-USE DEVELOPMENT - RESIDENTIAL CARE FACILITY FOR THE ELDERLY & RESIDENTIAL UNITS

9/30/2010

380-398 Randolph St., San Francisco, CA 94132



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 SAN FRANCISCO, CA 94122 FAX 682-8720
 www.gngaia.com

FINISH MATERIALS

MIXED-USE DEVELOPMENT - RESIDENTIAL CARE FACILITY FOR THE ELDERLY & RESIDENTIAL UNITS

9/30/2010

380-398 Randolph St., San Francisco, CA 94132

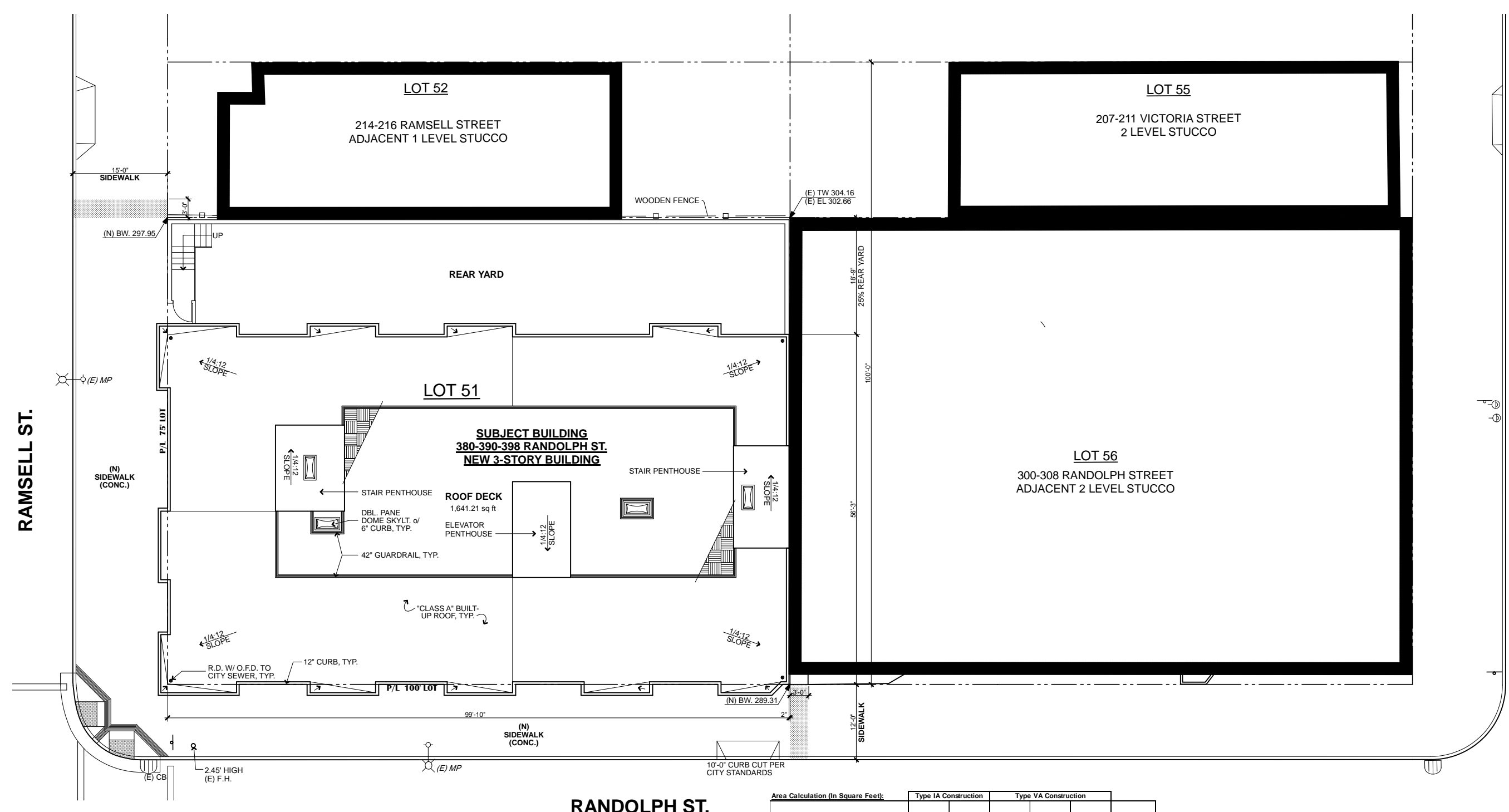


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ARCHITECTURE + PLANNING + INTERIORS
1360 9th AVENUE SUITE 210
SAN FRANCISCO, CA 94112
415-685-8660
415-685-8720
WWW.GYNGROUP.COM

MIXED-USE DEVELOPMENT
380-388-390-398 Randolph Street
Block 7088, Lot 051
San Francisco, CA 94132

SITE PLAN / AREA CALCULATIONS

Date **12/1/09**
Scale **AS NOTED**
Drawn **MML**
Job **051015**
Sheet
A-1
Of 13 Sheets



SITE PLAN
ALL DIM. ARE MEASURED FROM FIN. TO FIN. U.O.N.

SCOPE OF WORK:

- CONSTRUCT A 2-STORY TYPE VA BUILDING ABOVE A 1-STORY O/ BASEMENT TYPE IA BUILDING:
- TYPE IA BUILDING:
- ENCLOSED PARKING GARAGE (S-2), MECHANICAL ROOMS AND STORAGE
 - RETAILS (M); SUPPORT FACILITY FOR FLOORS ABOVE: OFFICES (B), RECREATION ROOM (A-2) AND KITCHEN (B); STORAGE AND LOBBY
- TYPE VA BUILDING:
- RESIDENTIAL CARE FACILITY FOR ELDERLY (RCFE) (I-1)
 - 8 FAMILY DWELLINGS (R-2)

BOTH BUILDINGS SHALL BE EQUIPPED WITH SPRINKLERS, STANDPIPES, AND FIRE ALARM SYSTEM THROUGHOUT.

Area Calculation (In Square Feet):	Type IA Construction				Type VA Construction	
	Basement	Grd Floor	1st Floor	2nd Floor	Roof	Total
Residential (R-2)						
Unit #1 (#301)				570.54		
Unit #2 (#302)				548.05		
Unit #3 (#303)				727.82		
Unit #4 (#305)				811.41		
Unit #5 (#306)				478.03		
Unit #6 (#307)				511.29		
Unit #7 (#308)				494.91		
Unit #8 (#309)				483.15		
Total area				4,625.20		4,625.20
RCFE (I-1)						
Residential Care Facility (I-1)				5,266.10		5,266.10
Assembly (A-2)			1,732.17			1,732.17
Kitchen (B)		528.58				528.58
Offices (B)		439.60				439.60
Total area		2,700.35	5,266.10			7,966.45
Retail #1 (M)		600.34				600.34
Retail #2 (M)		315.60				315.60
Total Retail areas		915.94				915.94
Garage (S-2)	3,810.06					3,810.06
Common Area	747.31	1,847.83	545.19	1,204.90		4,345.23
Total Area	4,557.37	5,464.12	5,811.29	5,830.10		21,662.88
Total All Residential Units : 4,625.2 S.F.						
Total RCFE: 5,266.1 S.F.						
Total Assembly: 1,732.2 S.F.						
Total Offices & Kitchen: 968.2 S.F.						
Total Retail areas: 915.9 S.F.						
Total Garage: 3,810.1 S.F.						
Total Common area: 4,345.2 S.F.						
Total Building Area: 21,662.9 S.F.						
Roof Deck (Res): 1,645.87 S.F.						
Grd. Floor Patio (RCFE): 1,671.12 S.F.						
Total Open Space: 3,316.99 S.F.						

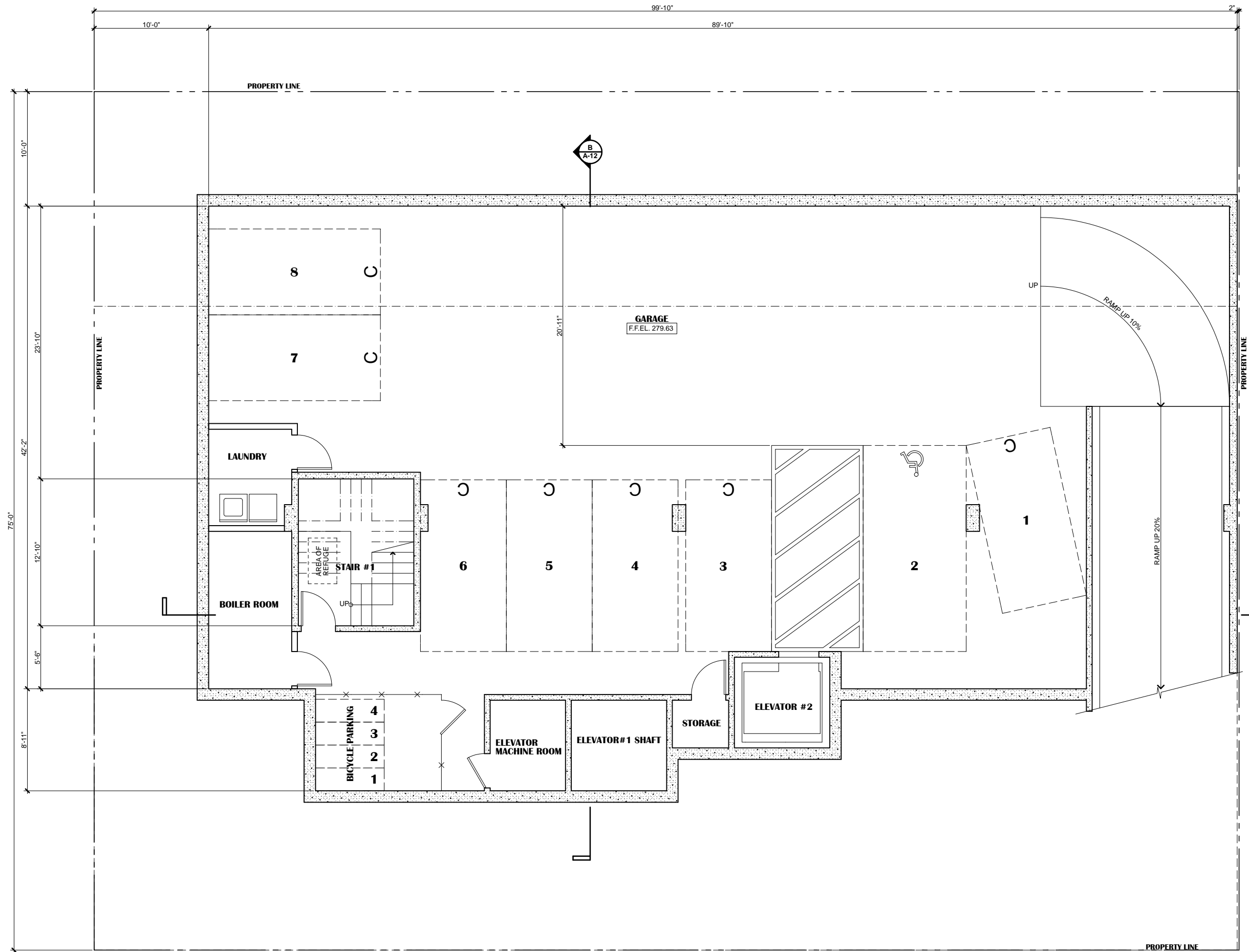
Residential Care Facility	
Bedroom Count	18
Occupants (2 persons/bedroom)	36
W/C & Lavatory Count	6
Shower Count	4

Residential Unit Count	
2-bedroom Units	3
1-bedroom Units	5
Total	8

Parking spaces: 7 compact spaces
1 van accessible space
8 total spaces

Bicycle spaces: 4 (Class 1)

NOTE:
Area Calculation as shown is intended for permit application purposes only and shall not be used for selling purpose. Final square footage and finished dimensions may vary from these plans due to construction variables.



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BASEMENT FLOOR PLAN

Date **12/1/09**
 Scale **AS NOTED**
 Drawn **MML**
 Job **051015**
 Sheet

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 Of 13 Sheets



BASEMENT PLAN (Type I Construction)

ALL DIM. ARE MEASURED FROM FIN. TO FIN. U.O.N.

1/4" = 1'-0"

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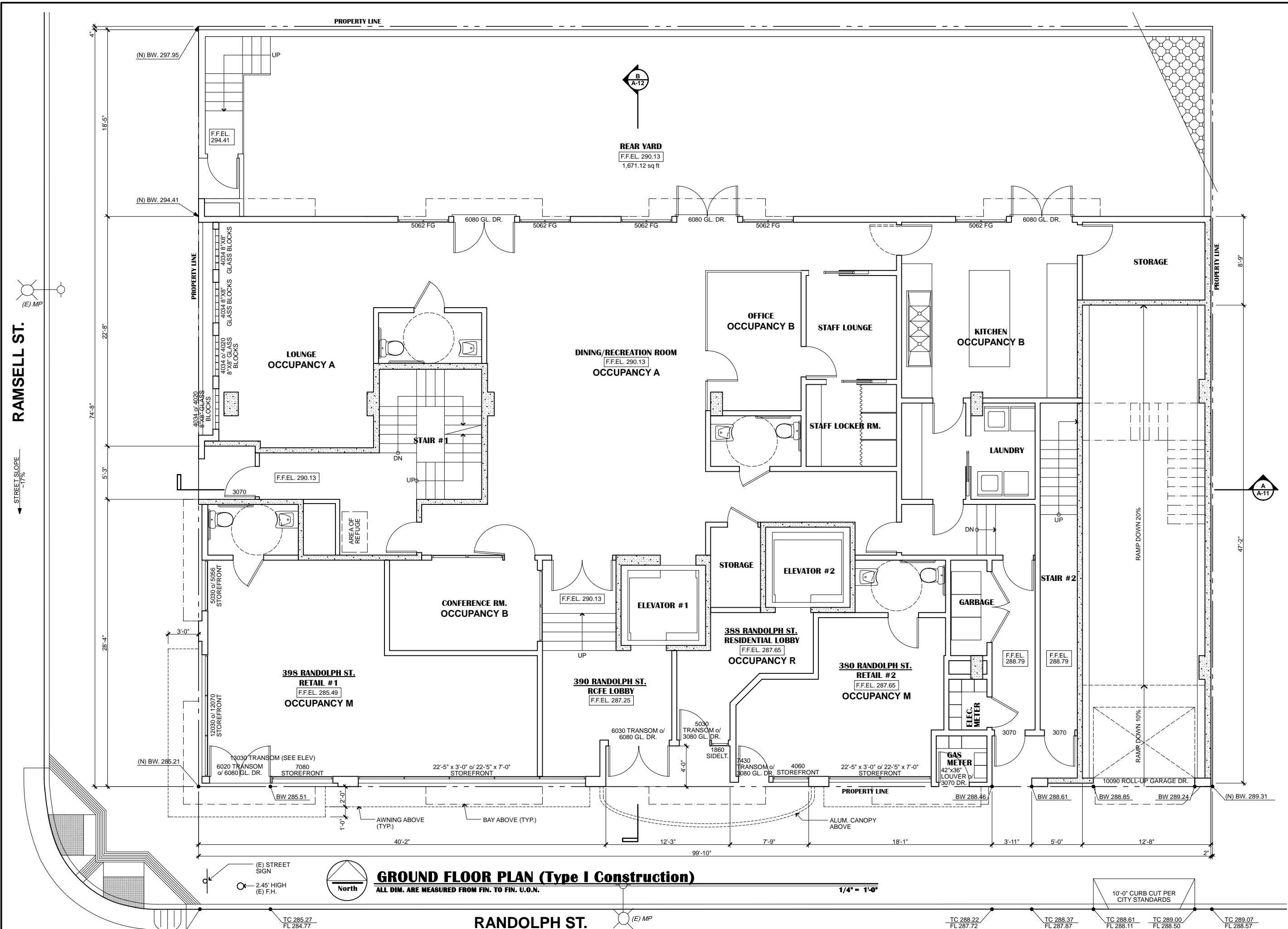
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GROUND FLOOR PLAN

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 Job **051015**
 Sheet **A-3**

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GROUND FLOOR PLAN (Type I Construction)
 ALL DIM. ARE MEASURED FROM FIN. TO FIN. U.O.N.

1/4" = 1'-0"

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FIRST FLOOR PLAN

Date **12/1/09**
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 Job **051015**

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1ST FLOOR PLAN - RCFE (I-1) (Type V Construction)
 ALL DIM. ARE MEASURED FROM FIN. TO FIN. U.O.N. 1/4" = 1'-0"

Bedroom Count
Occupants (2 persons/
W/C & Lavatory Count
Shower Count

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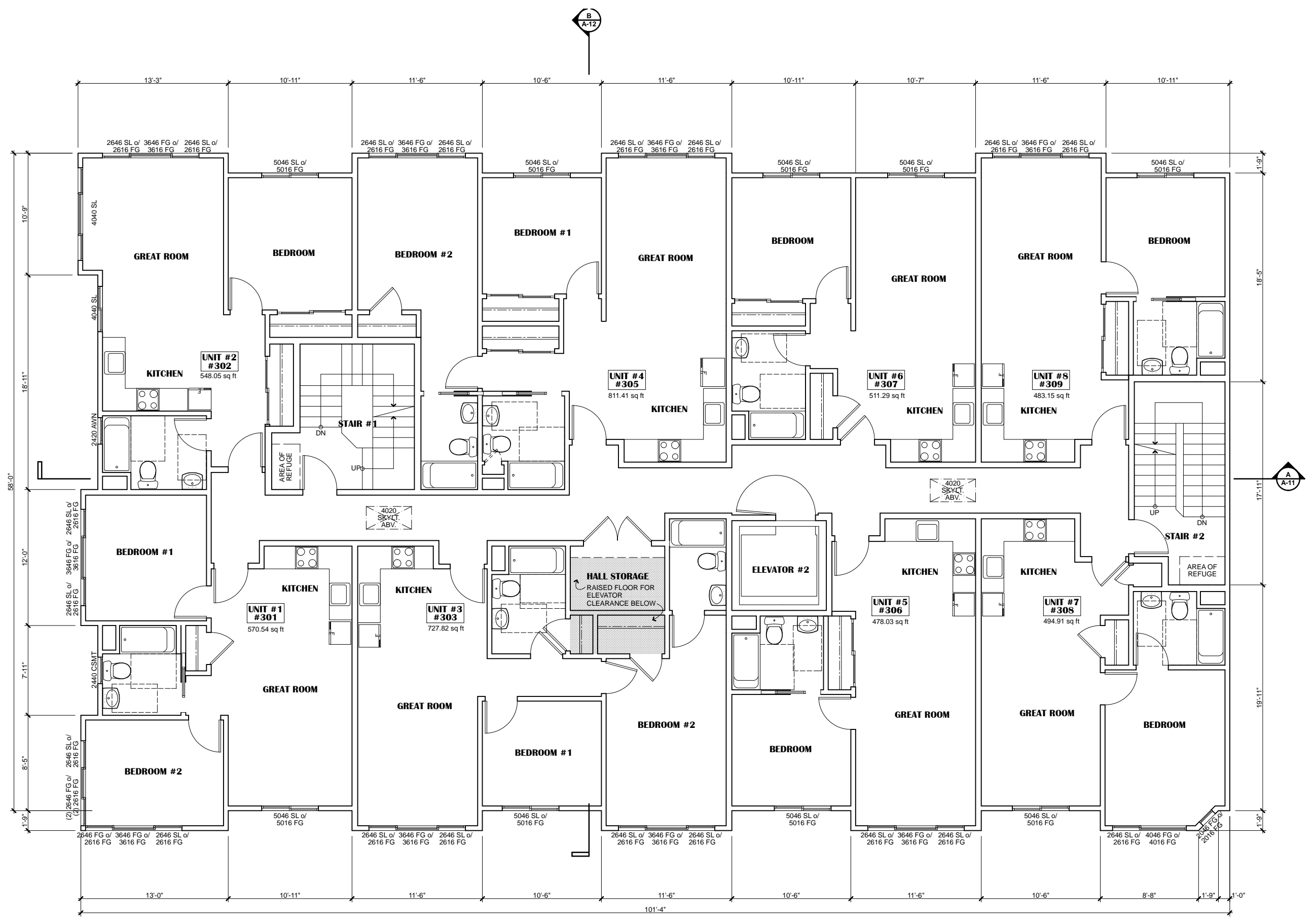
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SECOND FLOOR PLAN

Date **12/1/09**
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 Job **051015**
 Sheet

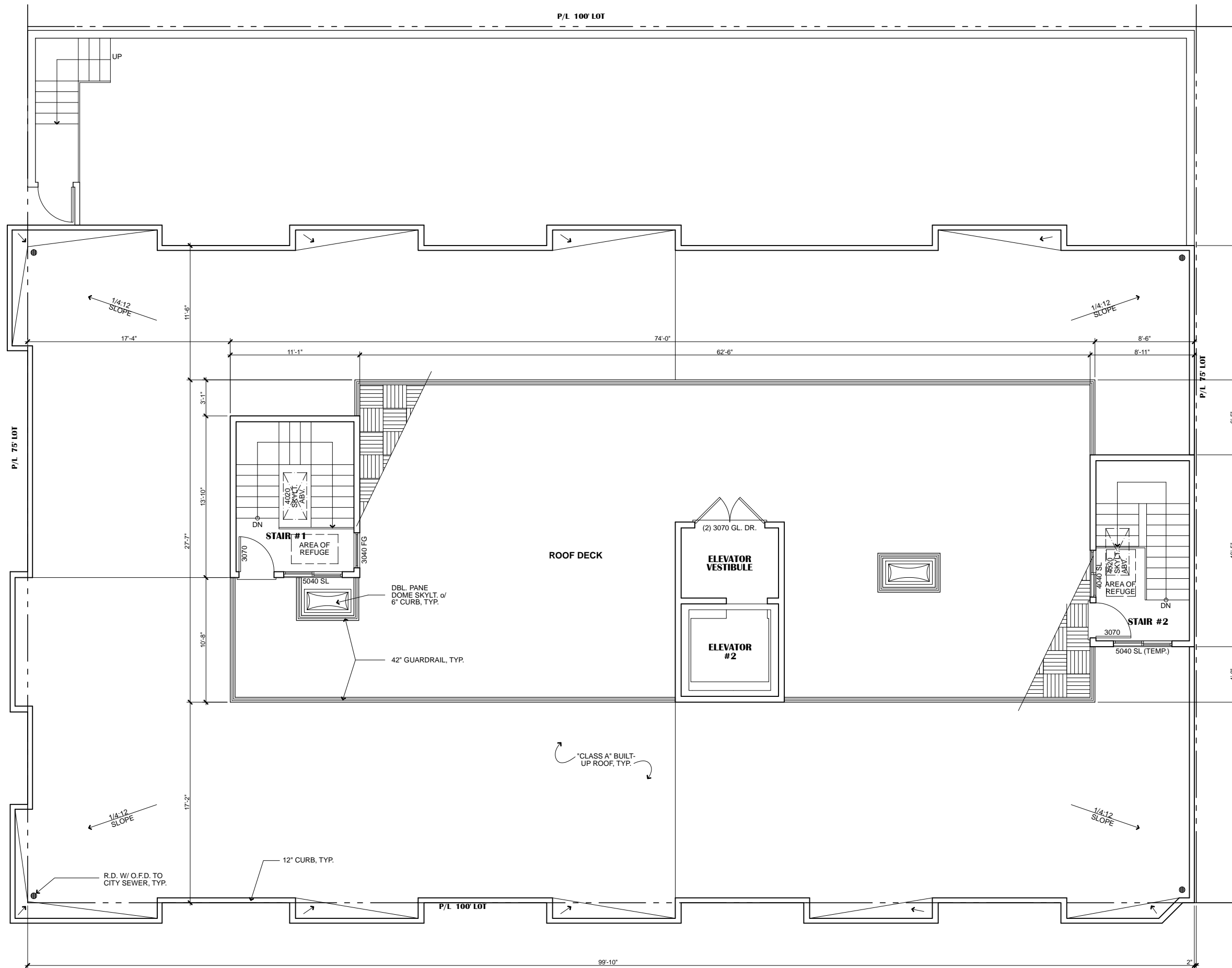
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2ND FLOOR PLAN - 8 FAMILY DWELLING (R-2) (Type V Construction)

ALL DIM. ARE MEASURED FROM FIN. TO FIN. U.O.N. 1/4" = 1'-0"

2-bedroom Units	
1-bedroom Units	
Total	



ROOF / STAIR PENTHOUSE PLAN
 ALL DIM. ARE MEASURED FROM FIN. TO FIN. U.O.N.

1/4" = 1'-0"

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ROOF / STAIR PENTHOUSE PLAN

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 Job **051015**
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FRONT (SOUTH) ELEVATION

Date **12/1/09**
 Scale **AS NOTED**
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 Job **051015**

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RANDOLPH STREET ELEVATION W/ AWNING
 ALL DIM. ARE MEASURED FROM FIN. TO FIN., U.O.N. 1/4\"/>

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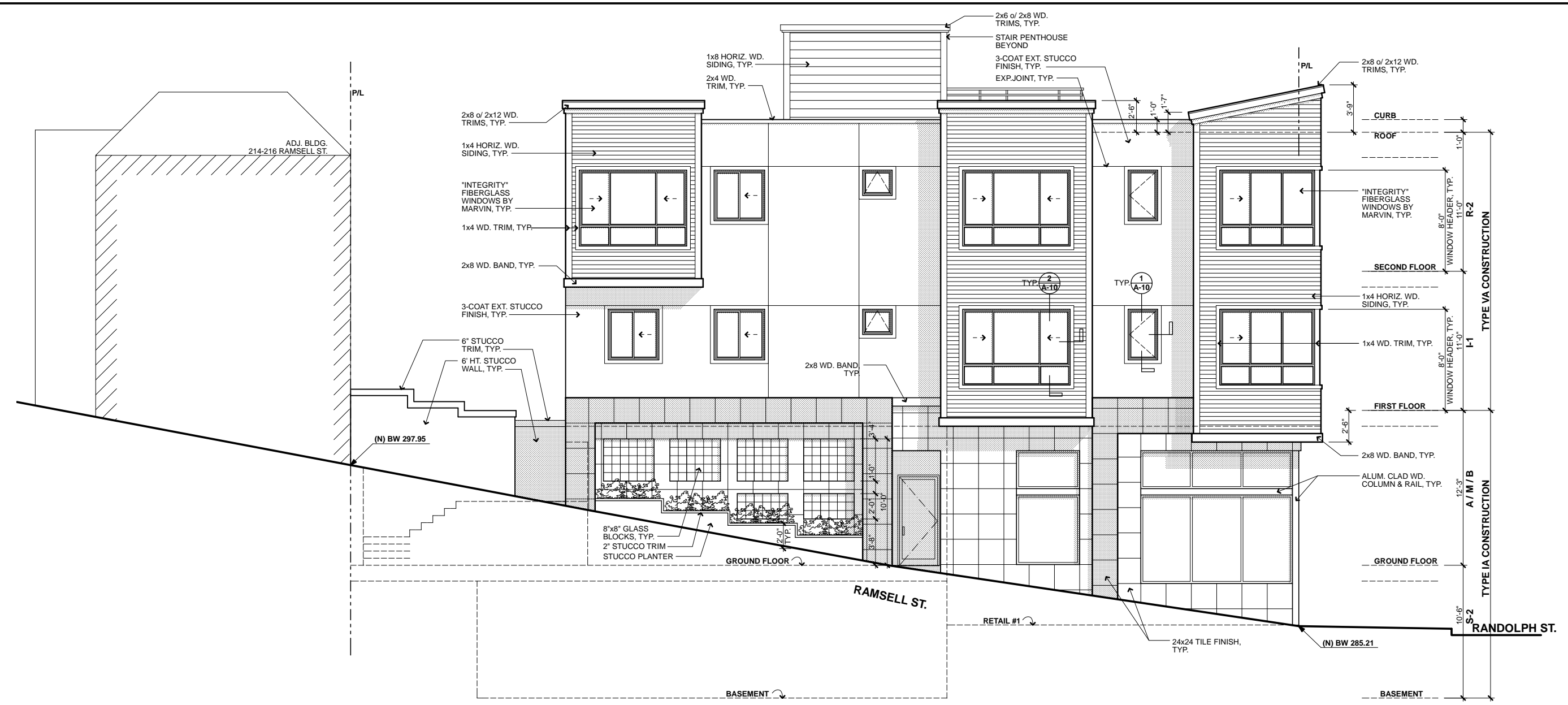
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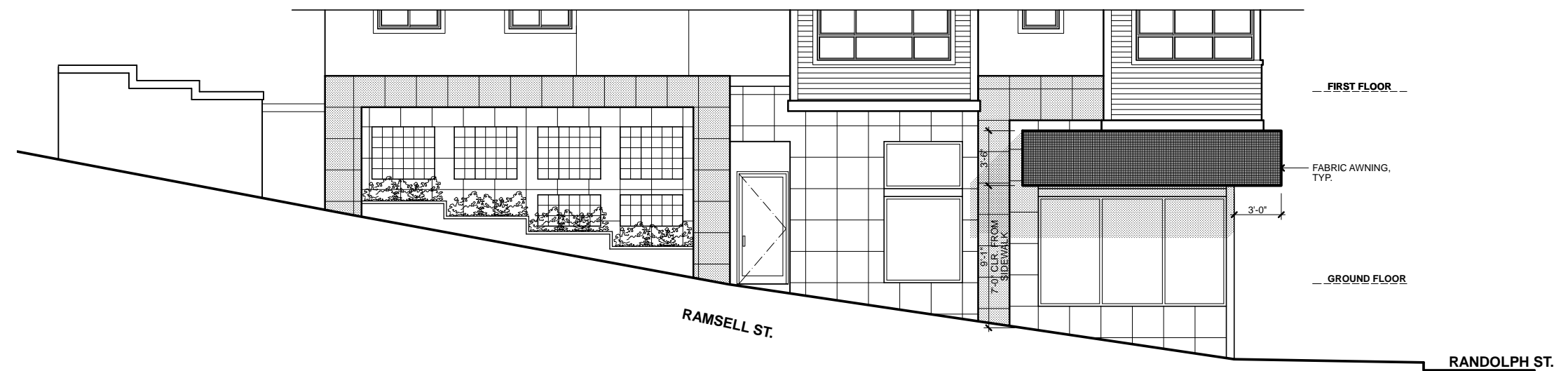
LEFT (WEST) ELEVATION

Date **12/1/09**
 Scale **AS NOTED**
 Drawn **MML**
 Job **051015**

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LEFT (West) ELEVATION - RAMSELL ST.
 ALL DIM. ARE MEASURED FROM FIN. TO FIN., U.O.N. 1/4" = 1'-0"



RAMSELL STREET ELEVATION W/ AWNING
 ALL DIM. ARE MEASURED FROM FIN. TO FIN., U.O.N. 1/4" = 1'-0"

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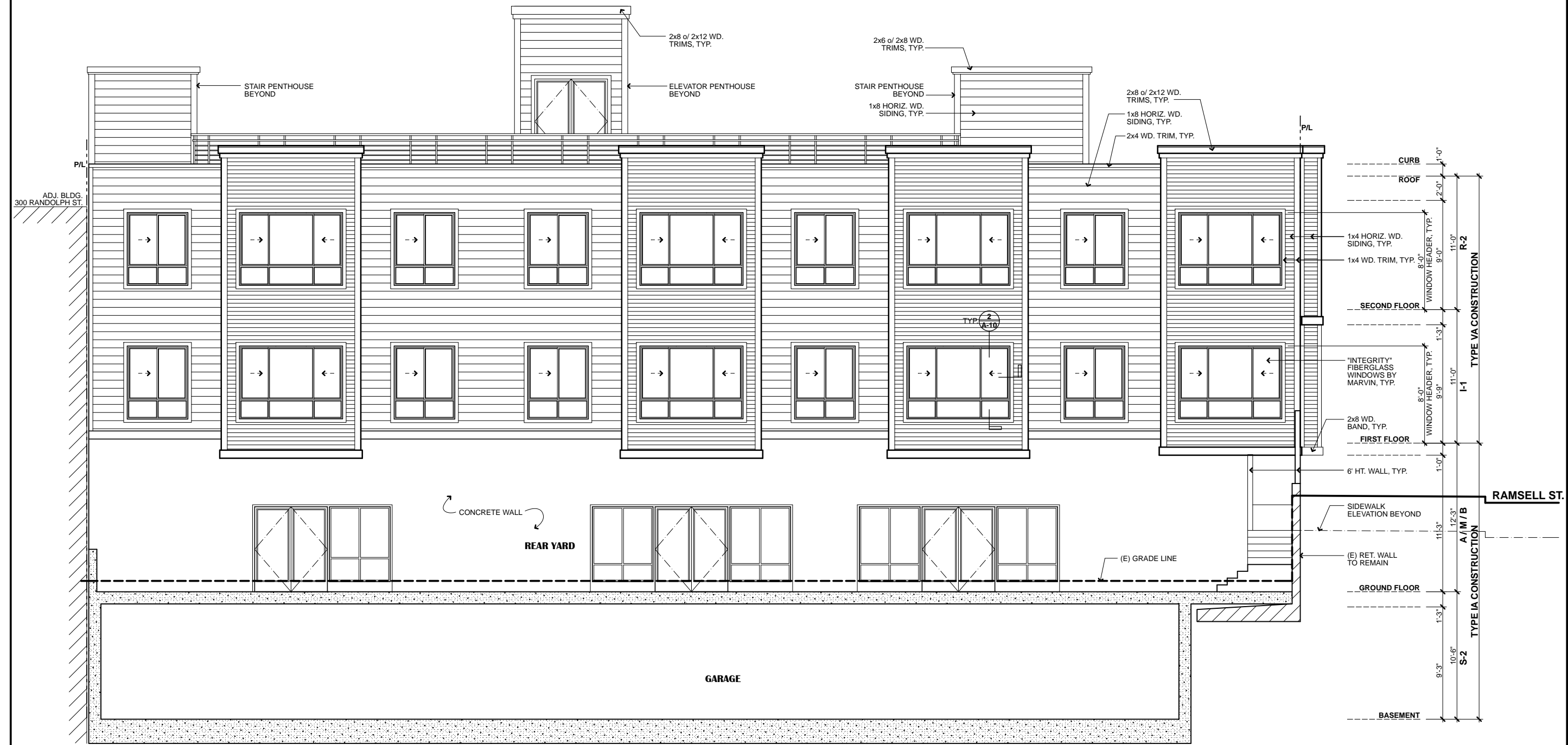
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REAR (NORTH) ELEVATION

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 Job **051015**

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REAR (North) ELEVATION
 ALL DIM. ARE MEASURED FROM FIN. TO FIN., U.O.N. 1/4" = 1'-0"

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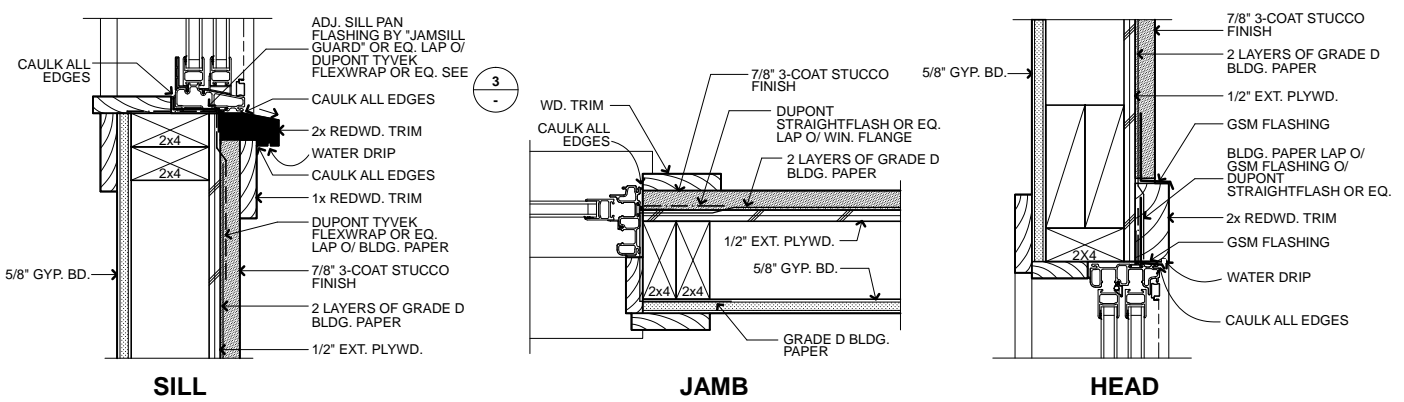
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RIGHT (EAST) ELEVATION

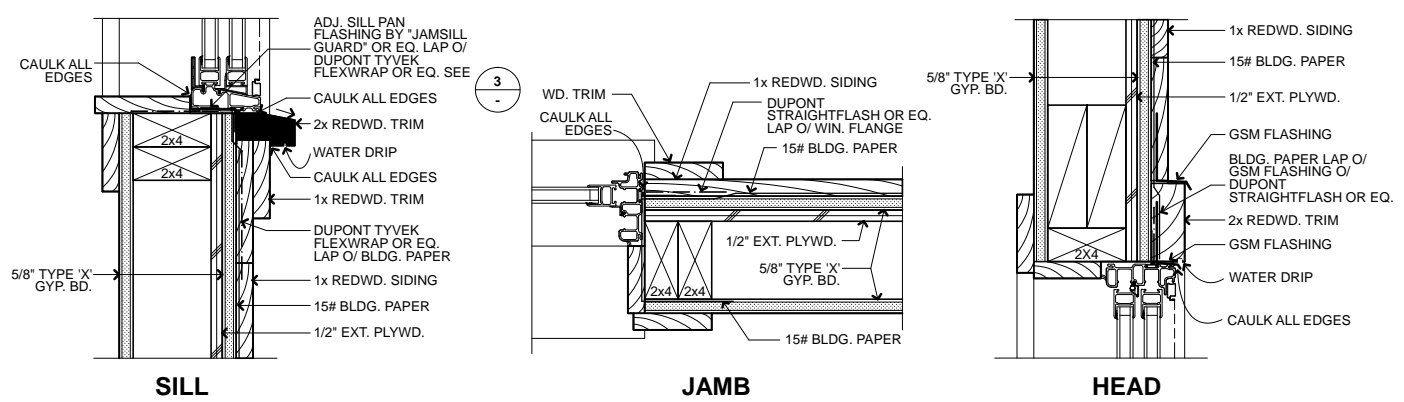
Date 12/1/09
Scale AS NOTED
Drawn MML
Job 051015
Sheet

A-10
Of 13 Sheets



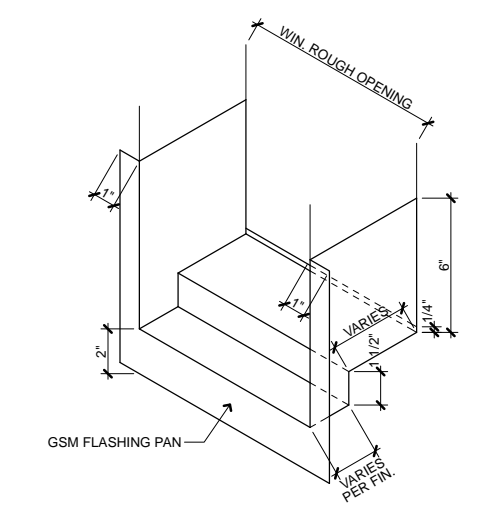
1 WINDOW DETAIL - STUCCO
SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
 2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
 3. VERIFY EGRESS SIZES W/ MANUFACTURER
- "INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.

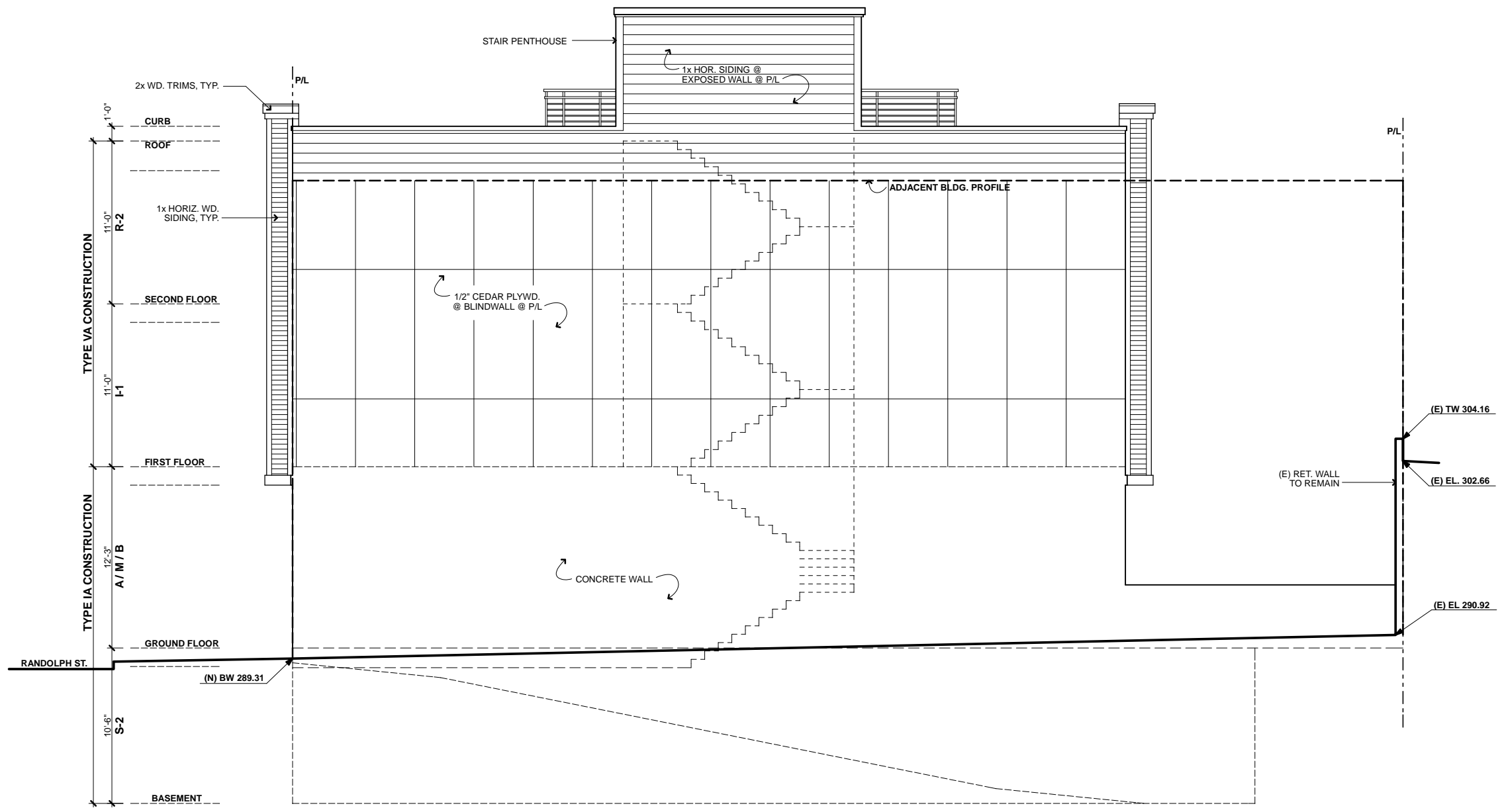


2 WINDOW DETAIL - WOOD SIDING (1-HR WALL)
SCALE 3" = 1'-0"

1. PROVIDE FLASHING SYSTEM BY DUPONT TYVEK OR EQ., U.O.N.
 2. INSTALL ALL WINDOWS & FLASHING PER MFR. INSTRUCTIONS
 3. VERIFY EGRESS SIZES W/ MANUFACTURER
- "INTEGRITY ALL-ULTREX" WINDOW BY MARVIN OR EQ., TYP.



3 WINDOW SILL FLASHING DETAIL
SCALE 3" = 1'-0"



RIGHT (East) ELEVATION

ALL DIM. ARE MEASURED FROM FIN. TO FIN., U.O.N. 1/4" = 1'-0"

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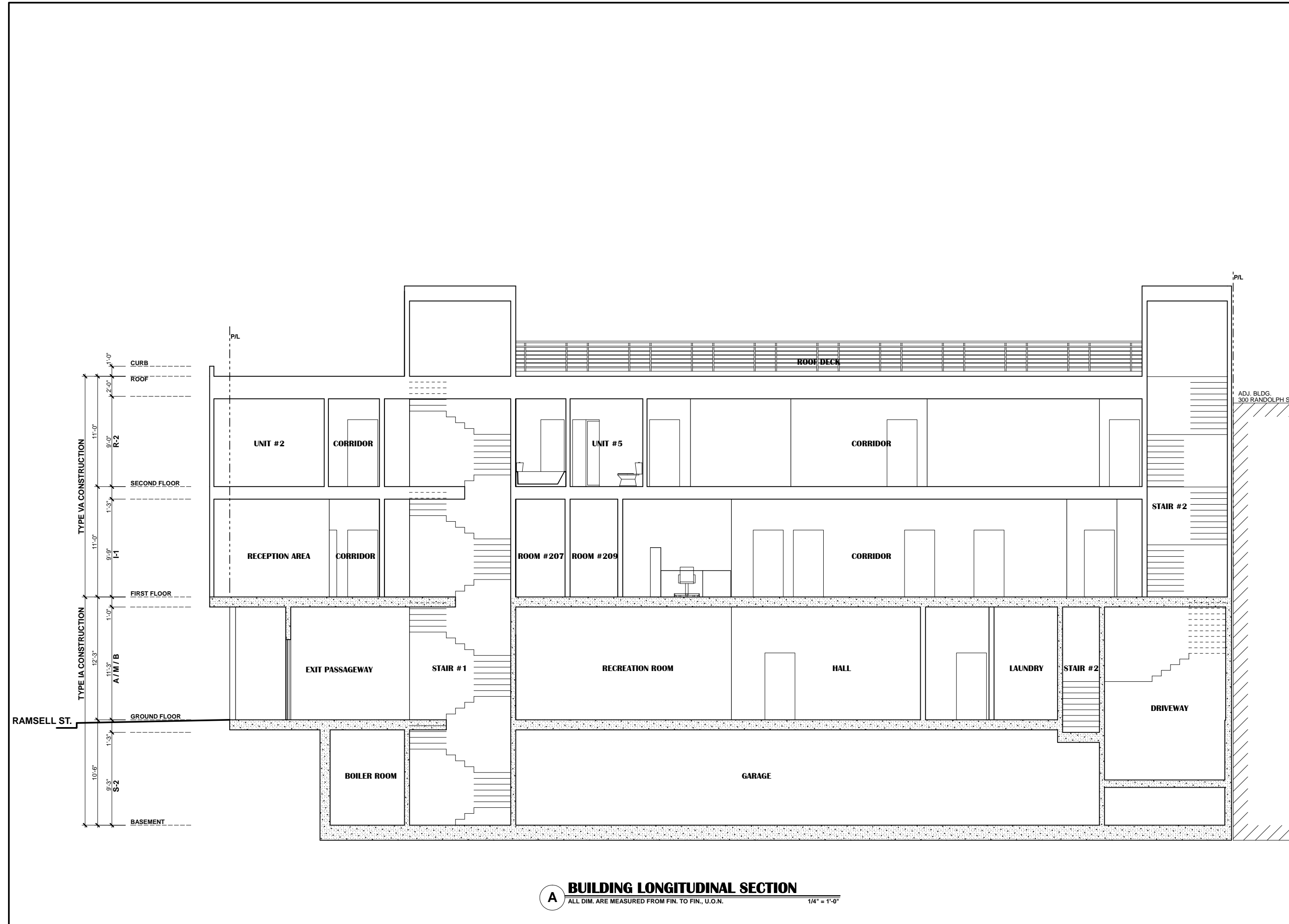
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LONGITUDINAL SECTION

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 Job **051015**

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A BUILDING LONGITUDINAL SECTION
 ALL DIM. ARE MEASURED FROM FIN. TO FIN., U.O.N. 1/4" = 1'-0"

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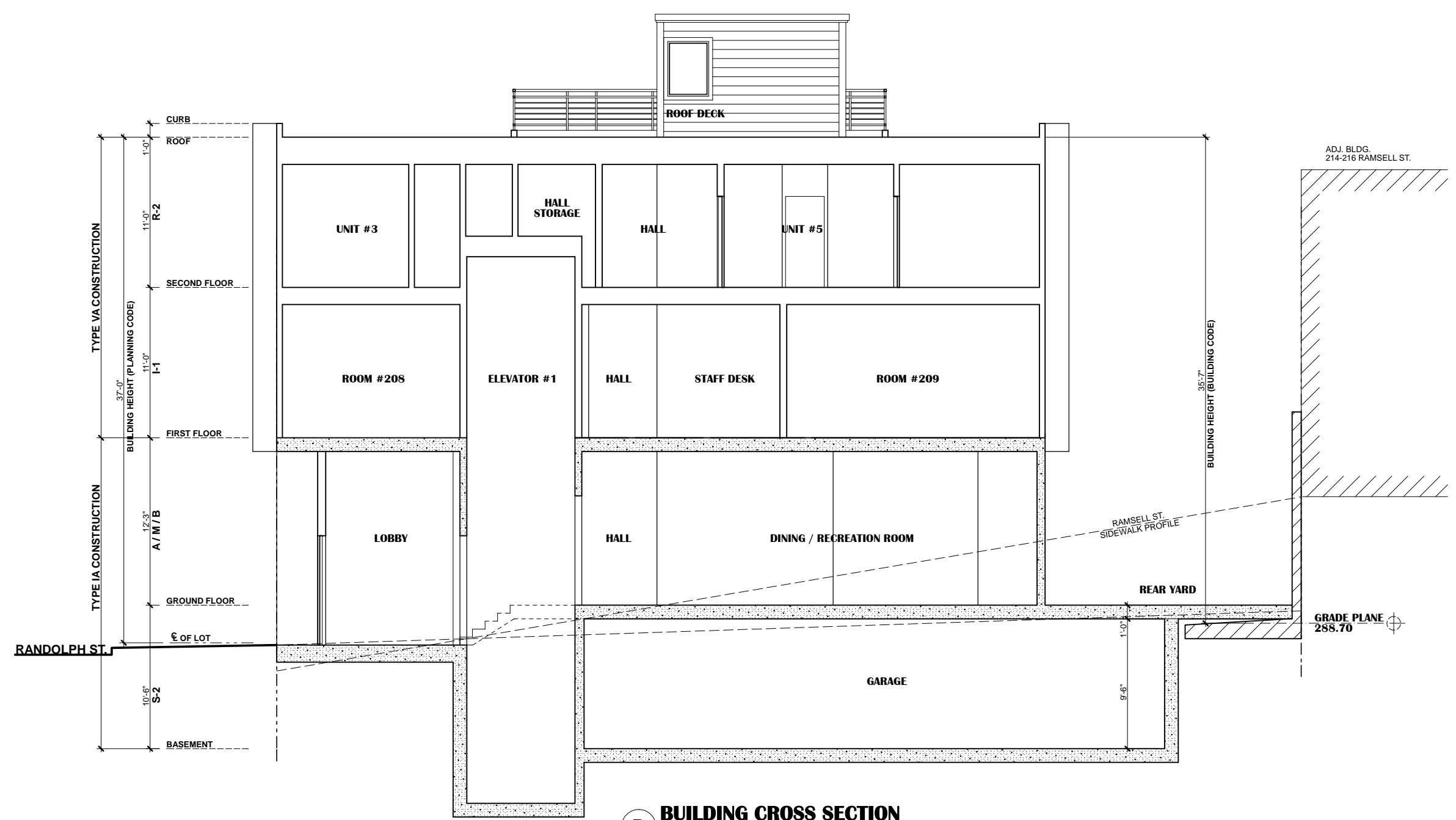
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CROSS SECTION

Date **12/1/09**
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 Job **051015**

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B BUILDING CROSS SECTION
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