



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Extension of Performance Period

HEARING DATE: SEPTEMBER 13, 2012

CONSENT CALENDAR

*Date:* September 6, 2012  
*Case No.:* **2012.0358VC**  
*Project Address:* **180 JONES STREET/181 TURK STREET**  
*Zoning:* RC-4 (Residential-Commercial, High Density) District  
80-120-T Height and Bulk District  
North of Market Special Use District, Subarea #1  
*Block/Lot:* 0343/014  
*Project Sponsor:* Gabriel Ng  
Gabriel Ng + Architects  
1360 9<sup>th</sup> Avenue, Suite 120  
San Francisco, CA 94122  
*Staff Contact:* Pilar LaValley – (415) 575-9084  
[pilar.lavalley@sfgov.org](mailto:pilar.lavalley@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The project sponsor requests an amendment to the conditions of approval for a previously approved project in order to extend the performance period for three years (to September 13, 2015). The project was originally approved by the Planning Commission and the Zoning Administrator on March 5, 2009, and would demolish an existing surface parking lot and construct an 8-story, mixed-use development containing up to 37 residential units, approximately 2,700 square feet of ground floor retail space, and a reduction in required off-street parking for a total of 8 off-street parking spaces (Case No. 2005.0267CV, Motion No. 17838). No modifications are proposed to the design or intensity of the project as originally approved.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the southeast corner of the intersection of Jones and Turk Streets in Assessor's Block 0343, Lot 014. The property is located within an RC-4 (Residential-Commercial, High Density) District and within an 80-120-T Height and Bulk district. The vacant parcel is currently used as a surface parking lot and is located within the Uptown-Tenderloin National Register Historic District and the North of Market Special Use District, Subarea #1. The subject property is a corner lot, with approximately 57.5 feet of frontage on Turk Street and 82.5 feet of frontage on Jones Street.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the intersection of Jones and Turk Streets. The immediate neighborhood falls

within the boundaries of the Uptown-Tenderloin National Register Historic District. The project site is surrounded primarily by mixed-use and residential buildings ranging from 3 to 10 stories in height and of masonry construction. There are 6 other surface parking lots within close proximity. The Project site is well served by transit of all varieties.

## ENVIRONMENTAL REVIEW

On February 11, 2009, the Department determined that the proposed Project could not have a significant effect on the environment and published a Preliminary Mitigated Negative Declaration (“PMND”) in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code. On March 5, 2009, the Planning Commission reviewed and considered the Final Mitigated Negative Declaration (“FMND”) and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the “CEQA Guidelines”) and Chapter 31 of the San Francisco Administrative Code (“Chapter 31”). Since the FMND was published, there have been no substantial project changes and no substantial changes in project circumstances that would change the conclusions set forth in the FMND.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 24, 2012	August 22, 2012	22 days
Posted Notice	20 days	August 24, 2012	August 23, 2012	21 days
Mailed Notice	10 days	September 3, 2012	August 31, 2012	13 days

## PUBLIC COMMENT

- As of the date of publication, staff has received no comments on the requested extension of entitlements.

## ISSUES AND OTHER CONSIDERATIONS

- At the hearing on March 5, 2009, the Planning Commission granted Conditional Use Authorization for the Project for construction over 40-feet in height in a RC-4 Zoning District and for a reduction in parking within the North of Market Special Use District, Subarea #1. At the same hearing, the Zoning Administrator granted Variances from Planning Code requirements for dwelling unit exposure and for a rear yard modification.
- The Project has not been constructed following the original 2009 approval due to the continuing weakness in the real estate market and the associated difficulties in securing financing and/or purchaser of the project. The sponsor wishes to preserve the opportunity to construct the Project pending future improvements in the national and global economic outlook.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant an amendment to the conditions of approval for the original Conditional Use Authorization (per Planning Code Sections 161(h), 253, and 303) to extend the performance period for three years (to September 13, 2012). In addition, the Zoning Administrator would need to grant time extension for the original Variance and rear yard modification for the project.

## **BASIS FOR RECOMMENDATION**

- The requested extension is appropriate given the present economic downturn, which is beyond the control of the project sponsor.
- The Project would replace an underutilized surface parking lot and provide a 37 unit mixed-use building with neighborhood-serving commercial space on the ground floor.
- The Project would increase the supply of dwelling units in the Tenderloin neighborhood area.
- The proposed design will be compatible with the architectural character and scale of the Uptown-Tenderloin National Register Historic District.
- The project is desirable for, and compatible with, the surrounding neighborhood.

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

- Draft Motion to extend performance period
- Motion No. 17838 (Planning Commission March 5, 2009 approval)
- Block Book Map
- Sanborn Map
- Aerial Photographs
- Site Photographs
- Project Sponsor Submittal, including:
  - Project Sponsor Submittal letter, dated August 22, 2012
  - Approved 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 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 type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos         |   |

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

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

PL: G:\DOCUMENTS\180 Jones St (181 Turk St)\ExecutiveSummary.docx



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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## Planning Commission Draft Motion

HEARING DATE: SEPTEMBER 13, 2012

*Date:* September 6, 2012  
*Case No.:* **2012.0358VC**  
*Project Address:* **180 JONES STREET/181 TURK STREET**  
*Zoning:* RC-4 (Residential-Commercial, High Density) District  
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**ADOPTING FINDINGS TO AMEND THE CONDITIONS OF APPROVAL FOR A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 161(h), 253, AND 303 TO EXTEND THE PERFORMANCE PERIOD FOR THREE YEARS FOR A PREVIOUSLY APPROVED PROJECT, TO ALLOW CONSTRUCTION OF AN 8-STORY MIXED-USE BUILDING CONTAINING UP TO 37 DWELLING UNITS, APPROXIMATELY 2,700 SQUARE FEET OF GROUND FLOOR RETAIL SPACE, AND A REDUCTION IN REQUIRED OFF-STREET PARKING FOR A TOTAL OF 8 OFF-STREET PARKING SPACES, WITHIN THE RC-4 ZONING DISTRICT, THE 80-120-T HEIGHT AND BULK DISTRICT, AND THE NORTH OF MARKET SPECIAL USE DISTRICT, SUBAREA #1, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On March 21, 2012, Gabriel Ng, acting on behalf of the property owner ("Project Sponsor"), submitted a request (Case No. 2012.0358CV) with the City and County of San Francisco Planning Department ("Department") for an amendment to the conditions of approval for a previously approved project in order to extend the performance period for three years. The project was originally approved by the Planning Commission ("Commission") and Zoning Administrator on March 5, 2009 (Case No. 2005.0267CV, Motion No. 17838), and would demolish an existing surface parking lot and construct an 8-story, mixed-use development containing up to 37 residential units, approximately 2,700 square feet of ground floor retail space, and a reduction in required off-street parking for a total of 8 off-street parking

spaces, located at 180 Jones Street/181 Turk Street ("Project Site"), within the RC-4 Zoning District, the 80-120-T Height and Bulk District, and the North of Market Special Use District, Subarea #1 (collectively, "Project").

At the hearing on March 5, 2009, the Commission granted Conditional Use Authorization to allow the construction of a building over 40-feet in height within a residential zoning district with reduced parking within the North of Market Special Use District, Subarea #1.

At the same hearing on March, 5, 2009, the Zoning Administrator granted Variances from Planning Code requirements for dwelling unit exposure and a rear yard modification.

On February 11, 2009 the Department determined that the proposed Project could not have a significant effect on the environment and published a Preliminary Mitigated Negative Declaration ("PMND") in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code.

On March 5, 2009, the Planning Commission reviewed and considered the Final Mitigated Negative Declaration ("FMND") and found that the contents of said report and the procedures through which the FMND was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) (CEQA), 14 California Code of Regulations Sections 15000 et seq. (the "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

On March 5, 2009, the Commission, by Motion No. 17838, approved the Project and adopted findings (CEQA findings) and Mitigation Measures in compliance with CEQA, the CEQA Guidelines and Chapter 31.

The Project files, including the FMND and Motion No. 17838, have been made available for review by the Commission and the public, and those files are part of the record before this Commission.

The Commission has reviewed and considered the information contained in the FMND and the findings contained in Motion No. 17838 and all written and oral information provided by the Planning Department, the public, relevant public agencies, and other experts and the administrative files for the Project.

Since the FMND was issued, there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the FMND due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the FMND.

On September 13, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2012.0358VC.

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 approves the three-year extension of the performance period requested in Application No. 2012.0358VC, subject to the conditions of Motion No. 17838 and the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the southeast corner of the intersection of Jones and Turk Streets in Assessor's Block 0343, Lot 014. The property is located within an RC-4 (Residential-Commercial, High Density) District and within an 80-120-T Height and Bulk district. The vacant parcel is currently used as a surface parking lot and is located within the Uptown-Tenderloin National Register Historic District and the North of Market Special Use District, Subarea #1. The subject property is a corner lot, with approximately 57.5 feet of frontage on Turk Street and 82.5 feet of frontage on Jones Street.
3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of Jones and Turk Streets. The immediate neighborhood falls within the boundaries of the Uptown-Tenderloin National Register Historic District. The project site is surrounded primarily by mixed-use and residential buildings ranging from 3 to 10 stories in height and of masonry construction. There are 6 other surface parking lots within close proximity. The Project site is well served by transit of all varieties.
4. **Project Description.** The project sponsor requests an amendment to the conditions of approval for a previously approved project in order to extend the performance period for three years (to September 13, 2015). The project was originally approved by the Planning Commission and the Zoning Administrator on March 5, 2009, and would demolish an existing surface parking lot and construct an 8-story, mixed-use development containing up to 37 residential units, approximately 2,700 square feet of ground floor retail space, and a reduction in required off-street parking for a total of 8 off-street parking spaces (Case No. 2005.0267CV, Motion No. 17838). No modifications are proposed to the design or intensity of the project as originally approved.
5. **Public Comment.** To date, staff has received no comments on the requested extension of entitlements.
6. This Commission adopts the findings of the previous Planning Commission Motion No. 17838, as though fully set forth herein.

7. 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.
8. The Commission finds that, given the continuing weakness in the real estate market and the associated difficulties in securing financing, and/or purchaser of the property, which is beyond the control of the Project Sponsor, and given the merits of the proposed Project, it is appropriate to amend condition of approval No. 3 of Planning Commission Motion No. 17838 to extend the performance period of the Project to September 13, 2015.
9. On balance, the Commission hereby finds that approval of the proposed amendment to condition of approval No. 3 of Planning Commission Motion No. 17838 in this case 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 Authorization Application No. 2012.0358VC** subject to the following conditions attached hereto as "EXHIBIT A," and subject to the Conditions of Approval of Planning Commission Motion No. 17838, as amended by this approval to modify Condition 3 to extend the performance period of the project to September 13, 2015.

The Planning Commission further finds that since the Final Negative Declaration ("FMND") was finalized, there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the FMND due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the FMND.

**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 13, 2012.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 13, 2012

## EXHIBIT A

### AUTHORIZATION

This authorization is to extend the performance period under Motion No. 17838 until September 13, 2015, for a project located at 180 Jones Street (aka 181 Turk Street), Assessor's Block 0343, Lot 014, within the RC-4 District, the 80-120-T Height and Bulk District, and the North of Market Special Use District, Subarea #1, to demolish an existing surface parking lot and construct an 8-story, mixed-use development containing up to 37 residential units, approximately 2,700 square feet of ground floor retail space, and a reduction in required off-street parking for a total of 8 off-street parking spaces, and subject to conditions of approval reviewed and approved by the Commission on March 5, 2009 under Motion No. 17838, as amended by the Planning Commission on September 13, 2012 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use 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 subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 5, 2009 under Motion No. 17838, as amended by the Planning Commission on September 13, 2012 under Motion No. XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Determination of Compliance and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Determination of Compliance authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion (until September 13, 2015), amending the expiration date of the performance period specified in the approval granted per Motion No. 17838. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Mitigation Measures.** Mitigation measures, as referenced in the Final Mitigated Negative Declaration noted in Motion No. 17838, described in the attached Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

### MONITORING

4. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## EXHIBIT C

### Mitigation Measures

The following measures are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor:

#### Mitigation Measure 1

##### *Archeological Resources (Accidental Discovery)*

The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in *CEQA Guidelines* Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.

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

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

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

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery

program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

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

## **Mitigation Measure 2**

*Hazards (Testing for and Handling of Contaminated Soil)*

### *Step 1: Soil Testing*

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

The project sponsor shall submit the report on the soil testing and a fee of \$498 in the form of a check payable to the DPH, to the Hazardous Waste Program, Department of Public Health, 101 Grove Street, Room 214, San Francisco, California 94102. The fee of \$498 shall cover three hours of soil testing report review and administrative handling. If additional review is necessary, DPH shall bill the project sponsor for each additional hour of review over the first three hours, at a rate of \$166 per hour. These fees shall be charged pursuant to Section 31.47(c) of the San Francisco Administrative Code. DPH shall review the soil testing report to determine to whether soils on the project site are contaminated at or above potentially hazardous levels.

### *Step 2: Preparation of Site Mitigation Plan*

If, based on the results of the soil tests conducted, the DPH determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, the DPH shall determine if preparation of a Site Mitigation Plan (SMP) is warranted. If such a plan is requested by the DPH, the SMP shall include a discussion of the level of contamination of soils on the project site and mitigation measures for managing contaminated soils on the site, including, but not limited to: 1) the alternatives for managing contaminated soils on the site (e.g., encapsulation, partial or complete removal, treatment, recycling for reuse, or a combination); 2) the preferred alternative for managing contaminated soils on the site and a brief justification; and 3) the specific practices to be used to handle, haul, and dispose of contaminated soils on the site. The SMP shall be submitted to the DPH for review and approval. A copy of the SMP shall be submitted to the Planning Department to become part of the case file.

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

- (a) Specific work practices: If, based on the results of the soil tests conducted, DPH determines that the soils on the project site are contaminated at or above potentially hazardous levels, the construction contractor shall be alert for the presence of such soils during excavation and other construction activities on the site (detected through soil odor, color, and texture and results of on-site soil testing), and shall be prepared to handle, profile (i.e., characterize), and dispose of such soils appropriately (i.e., as dictated by local, state, and federal regulations) when such soils are encountered on the site. If there were excavated materials containing over one percent friable asbestos, they would be treated as hazardous waste, and would be transported and disposed of in accordance with applicable State and federal regulations. These procedures are intended to mitigate any potential health risks related to chrysotile asbestos, which may or may not be located on the site.
- (b) Dust suppression: Soils exposed during excavation for site preparation and project construction activities shall be kept moist throughout the time they are exposed, both during and after work hours.
- (c) Surface water runoff control: Where soils are stockpiled, visqueen shall be used to create an impermeable liner, both beneath and on top of the soils, with a berm to contain any potential surface water runoff from the soil stockpiles during inclement weather.
- (d) Soils replacement: If necessary, clean fill or other suitable material(s) shall be used to bring portions of the project site, where contaminated soils have been excavated and removed, up to construction grade.
- (e) Hauling and disposal: Contaminated soils shall be hauled off the project site by waste hauling trucks appropriately certified with the State of California and adequately covered to prevent dispersion of the soils during transit, and shall be disposed of at a permitted hazardous waste disposal facility registered with the State of California.

*Step 4: Preparation of Closure/Certification Report*

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

**Mitigation Measure 3**

*Hazards (Disposal of Contaminated Soil, Site Health and Safety Plan)*

If, based on the results of the soil tests conducted, the DPH determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, any contaminated soils designated as hazardous waste and required by DPH to be excavated shall be removed by a qualified Removal Contractor and disposed of at a regulated Class I hazardous waste landfill in accordance with U.S. Environmental Protection Agency regulations, as stipulated in the Site Mitigation Plan. The Removal Contractor shall obtain, complete, and sign hazardous waste manifests to accompany the soils to the disposal site. Other excavated soils shall be disposed of in an appropriate landfill, as governed by applicable laws and regulations, or other appropriate actions shall be taken in coordination with the DPH.

If the DPH determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, a Site Health and Safety (H&S) Plan would be required by the California Division of Occupational Safety and Health (Cal-OSHA) prior to initiating any earth-moving activities at

the site. The Site Health and Safety Plan shall identify protocols for managing soils during construction to minimize worker and public exposure to contaminated soils. The protocols shall include at a minimum:

- Sweeping of adjacent public streets daily (with water sweepers) if any visible soil material is carried onto the streets.
- Characterization of excavated native soils proposed for use on site prior to placement to confirm that the soil meets appropriate standards.
- The dust controls specified in the Construction Dust Control Ordinance (176-08).
- Protocols for managing stockpiled and excavated soils.

The Site Health and Safety Plan shall identify site access controls to be implemented from the time of surface disruption through the completion of earthwork construction. The protocols shall include as a minimum:

- Appropriate site security to prevent unauthorized pedestrian/vehicular entry, such as fencing or other barrier or sufficient height and structural integrity to prevent entry and based upon the degree of control required.
- Posting of “no trespassing” signs.
- Providing on-site meetings with construction workers to inform them about security measures and reporting/contingency procedures.

If groundwater contamination is identified, the Site Health and Safety Plan shall identify protocols for managing groundwater during construction to minimize worker and public exposure to contaminated groundwater. The protocols shall include procedures to prevent unacceptable migration of contamination from defined plumes during dewatering.

The Site Health and Safety Plan shall include a requirement that construction personnel be trained to recognize potential hazards associated with underground features that could contain hazardous substances, previously unidentified contamination, or buried hazardous debris. Excavation personnel shall also be required to wash hands and face before eating, smoking, and drinking.

The Site Health and Safety Plan shall include procedures for implementing a contingency plan, including appropriate notification and control procedures, in the event unanticipated subsurface hazards are discovered during construction. Control procedures could include, but would not be limited to, investigation and removal of underground storage tanks or other hazards.

#### **Mitigation Measure 4**

##### *Hazards (Decontamination of Vehicles)*

If the DPH determines that the soils on the project site are contaminated with contaminants at or above potentially hazardous levels, all trucks and excavation and soil handling equipment shall be decontaminated following use and prior to removal from the site. Gross contamination shall be first removed through brushing, wiping, or dry brooming. The vehicle or equipment shall then be washed clean (including tires). Prior to removal from the work site, all vehicles and equipment shall be inspected to ensure that contamination has been removed.



# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

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

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## Planning Commission Motion 17838

HEARING DATE: MARCH 5, 2009

*Date:* March 5, 2009  
*Case No.:* **2005.0267CV**  
*Project Address:* **180 JONES/181 TURK STREET**  
*Zoning:* RC-4 (Residential-Commercial, High Density)  
80-120-T Height and Bulk District  
North of Market Special Use District, Subarea #1  
*Block/Lot:* 0343/014  
*Project Sponsor:* Tony Kim  
Town Consulting  
100 Clement Street, 3<sup>rd</sup> Floor  
San Francisco, CA 94118  
*Staff Contact:* Tim Frye – (415) 575-6822  
[tim.frye@sfgov.org](mailto:tim.frye@sfgov.org)

**ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 161(h), 253, AND 303 OF THE PLANNING CODE TO ALLOW THE CONSTRUCTION OF A BUILDING OVER 40-FEET WITHIN A RESIDENTIAL ZONING DISTRICT WITH REDUCED PARKING WITHIN THE NORTH OF MARKET SPECIAL USE DISTRICT, SUBAREA #1, AND AN 80/120-T HEIGHT AND BULK DISTRICT**

### PREAMBLE

On March 16, 2005 Tony Kim (Project Sponsor) filed an application with the Department for Conditional Use Authorization to allow for the construction of a building over 40-feet in height within a residential district with reduced parking. Also on March 16, 2005 the Project Sponsor filed an application for variances from the Planning Code requirements for rear yard.

On March 5, 2009, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2005.0267CV.

On March 5, 2009 the Planning Department (Department) determined that the proposed Project could not have a significant effect on the environment and published a Final Mitigated Negative Declaration



(PMND) in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code (Chapter 31).

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2005.0267C, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the southeast corner of the intersection of Jones and Turk Streets, Block 0343, Lot 014. The property is located within an RC-4 (Residential-Commercial, High Density) District and within an 80/120-T height and bulk district. The vacant parcel is currently used as a surface parking lot and is located within the Uptown-Tenderloin National Register District and the North of Market Special Use District, Subarea #1. The subject property is a corner lot, with approximately 57.5 feet of frontage on Turk Street and 82.5 feet of frontage on Jones Street.
3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of Jones and Turk Streets. The immediate neighborhood falls within the boundaries of the Uptown-Tenderloin National Register District. The project site is surrounded primarily by mixed-use and residential buildings ranging in height from 3 to 10 stories in height and of masonry construction. There are 6 other surface parking lots within close proximity.
4. **Project Description.** The applicant proposes to construct an 8-story, (80-foot-tall) residential building with 37 dwelling units, 2,700 square feet of ground-floor commercial space and 8 off-street parking spaces. A total of 2 commercial spaces are proposed. The commercial space located at the corner will provide approximately 1,500 square feet and a commercial space along Jones Street will provide approximately 1,200 square feet. The 8 off-street parking spaces will be provided below grade and the entry is proposed to be located at the last bay along Turk Street. A total of 37 residential units are proposed as part of the project – (15) 1-bedroom units and (22) 2-bedroom units. The primary entrance to the project is on Jones Street. While some of the units will have private outdoor open space, the project also includes common open space at the rear yard (first habitable floor) and at the roof level.

The building runs five bays along Turk Street and seven bays along Jones Street. The overall design expresses a tripartite arrangement as seen throughout the district. These buildings typically consist of a base, shaft, and capital. Materials and palette are varied depending on location on the façade. The overall rhythm of the exterior is expressed through alternating projecting bays along the exterior walls that are flush with the property line. The building is within the prevailing adjacent building heights to the site with the last two bays along Jones Street stepping down to reference and align with the residential building.

The exterior of the proposed building is designed to be compatible under Standard 9 of the Secretary of the Interior's Standards. This Standard requires that all new construction within a historic district be compatible with the massing, size, scale, and architectural features of the district to protect the historic integrity of its environment.

5. **Public Comment.** As of the date of this motion, the Department has received one letter regarding the proposal.

a. **Tenderloin Police Station** – Letter dated February 17, 2009: Commanding Officer Gary P. Jimenez sent a letter on behalf of the Tenderloin Police Station supporting the project as a measure to improve public safety and the sense of community within the neighborhood.

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. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in an 80/120-T height and bulk district.

*The Project is proposed at 80-feet and is Code-Complying.*

B. **Bulk.** Planning Code Section 270 limits the bulk of buildings and structures, and assigns maximum plan dimensions. The proposed Project is located in an 80/120-T height and bulk district, with a "T" bulk control.

*Planning Code Section 270 requires setbacks for any height of a building exceeding 80 feet. The Project is proposed at 80-feet and is not required to provide any setbacks pursuant to this Code requirement.*

C. **Floor Area Ratio (FAR)** Planning Code Section 124 limits the building square footage to 4.8 square feet of building area for every 1 square foot of lot area, or approximately 4,744 square feet of building area for the subject site.

*The FAR limits do not apply to dwellings or to other residential uses in R Districts, nor do they apply to non-accessory off-street parking. The Project includes a total of approximately 2,700 square feet of ground floor commercial space, and is therefore well within the allowed FAR.*

- D. **Open Space.** Section 135 of the Planning Code requires a minimum of 36 square feet of private open space for each residential unit or approximately 48 square feet of common open space per unit within the RC-4 zoning district. The Common open space requirement for the proposed project is 1,772 square feet.

*All of the 37 units will have access to 860 square feet of common open space in the rear yard and 1,450 square feet of roof deck that meet the Code requirements for common useable open space. The project will create approximately 2,310 square feet of common open space, which exceeds the minimum amount required.*

- E. **Exposure.** Planning Section 140(a)(2) of the Planning Code requires each unit to face directly onto a public street or an open area (whether an inner court or a space between separate buildings on the same lot) which is unobstructed and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

*The Project Sponsor requests a variance from the Code requirements for exposure for 5 units that face the rear yard on the 4<sup>th</sup>- through the 8<sup>th</sup>-floor levels. The proposed rear yard measures approximately 27'x32' feet. In order to comply with the Code, the courtyards would have to be expanded to 30-feet at the 4<sup>th</sup> -floor, 35-feet at the 5<sup>th</sup>-floor, and an additional 5 feet in every horizontal dimension at each additional floor for the 6<sup>th</sup>-, 7<sup>th</sup>- and 8<sup>th</sup>-floors. This request for variance is directly related to the requested rear yard modification discussed below.*

- F. **Rear Yard.** Section 134(f)(1) of the Planning Code allows the Zoning Administrator to substitute the rear yard requirement with an equivalent amount of open space for within the North of Market Special Use District provided that the following criteria are met:

1. The substituted open space in the proposed structure will improve the access of light and air to and views from existing abutting properties; and
2. The proposed structure will not adversely affect the interior block open space formed by the rear yards of existing abutting properties.

*To be considered code-compliant the Project requires a rear yard of approximately 1,186 square feet. The proposed rear yard is approximately 890 square feet. The Project, however, meets the criteria as listed above by providing common open space for all units totaling approximately 2,310 square feet. The proposed structure will provide a rear yard at the location of the light well for the adjacent building, thereby improving access to light and air for that property by creating a light well is significantly larger than what is recommended under the Residential Design Guidelines for matching light wells within a residential neighborhood. The site is located within a very dense area and consists of virtually no mid-block open space.*

- G. **Parking.** The occupied floor area devoted to the ground-floor commercial uses is less than 5,000 square feet and does not require space devoted to off-street parking. Section 161(h) of the Planning Code allows the Planning Commission to reduce the off-street parking

requirements for dwelling units within the North of Market Special Use District pursuant to Conditional Use approval provided that the following criteria are met in lieu of the Section 303 criteria.

1. The reduction in the parking requirement is justified by the reasonably anticipated auto usage by residents of and visitors to the project; and
2. The reduction in the parking requirement will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity.

*Nine off-street parking spaces are required for the 37 dwelling units. The project proposes eight spaces due to the limited space available in the proposed underground garage. Therefore the project is deficient one off-street parking space.*

*The RC-4 District allows for high-density dwellings with supporting commercial uses. The high density and mixed-use nature of this district recognizes reduction in off-street parking requirements. Because of the location of the project and the availability of and access to public transit, anticipated auto usage is expected to be accommodated by the proposed parking at the site. The North of Market Residential Special Use District can be characterized by predominantly moderate to high density residential buildings without off-street parking spaces that are surrounded by parking garage structures that support the anticipated auto usage by residents and visitors.*

*The project seeks reduction from the off-street parking requirement for one off-street parking space. The subject property is surrounded by high-density residential buildings and C-3 zoning districts where the off-street parking requirements are often reduced in an effort to encourage transit use. The proposed project will provide 20 off-street bicycle spaces and is in an area that is well-served by public transit, including both BART and MUNI. Many residential buildings in the immediate and general vicinity do not provide any off-street parking spaces. The reduction in the parking requirement by one space will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.*

- H. **Bicycle Parking.** Section 155.5 of the Planning Code states that for projects up to 50 dwelling units, one Class 1 bicycle space shall be provided for every 2 dwelling units.

*The Project will provide secured storage for 20 bicycles adjacent to the lobby on the ground-floor.*

- I. **Street Trees.** Section 143 of the Planning Code requires that a minimum of one tree of 15-gallon size for each 20 feet of frontage of the property along each street or alley shall be installed in the case of the construction of a new building,

*The project will provide the required 8 street trees.*

- J. **Shadow.** Planning Code Section 295 generally does not permit new buildings over 40-feet in height to cast new shadows on a property owned and operated by the Recreation and Park Commission.

*A shadow fan analysis concluded that the Project would not create any new shade on any Recreation and Park Commission properties protected under Section 295.*

- K. **Affordable Housing.** Adopted by the City in July 2006, Ordinance Numbers 213-06 and 219-06 amended the requirements of the Residential Inclusionary Affordable Housing Program contained in Sections 315 of the Planning Code. The Amendments modify requirements for below market rate (BMR) housing in new residential projects.

*The first application for the proposed project was submitted on March 16, 2005. This application date allows the project to comply with the previous BMR requirement of 12%. The Project Sponsor has opted to provide the BMR units on-site. This translates to a total of 4 on-site BMR units – two 1-bedroom units and two 2-bedroom units.*

- L. **Loading.** Section 152 requires off-street freight loading for uses above a certain size.

*With a residential gross floor area of under 100,000 square feet, the Project is not required to provide off-street loading.*

7. **Planning Code Section 253.** The Project requires Conditional Use Authorization for the construction of a building over 40-feet within a residential district.

When evaluating the proposed project, Section 253 of the Planning Code requires the Planning Commission to consider the purposes of the Code in relation to the height and bulk district, the relevant description and purpose of the residential district as well as the Criteria outlined in Section 251 and 303(c) of the Planning Code.

### **Section 206.3**

RC-4 Districts: High Density. These districts provide for a mixture of high-density dwellings similar to those in RM-4 Districts with supporting commercial uses. The commercial uses are those permitted in C-2 Districts, located in or below the ground story in most instances, and excluding automobile-oriented establishments. Open spaces are required for dwellings in the same manner as in RM-4 Districts, except that rear yards need not be at ground level and front setback areas are not required. The high-density and mixed-use nature of these districts is recognized by certain reductions in off-street parking requirements.

*The Department believes that the project is completely consistent with the intent of the RC-4 district as outlined in the Planning Code. The proposed project is a high-density, mixed use structure with ground-floor commercial and reduced off-street parking.*

### **Section 251**

1. The height of the new or expanding development will be compatible with the individual neighborhood character and the height and scale of the adjacent buildings.

*The project is consistent with the predominate building heights and scale within the immediate block and within the district, which range from 3 to 10 stories and occasionally higher.*

2. When the height of the new or expanding development exceeds twice the existing height of adjacent buildings, transitions will be provided between the taller and shorter buildings.

*The project does not exceed twice the existing height of adjacent building; however, the last two bays along Jones Street step down to reference and align with the adjacent residential building.*

3. The height and bulk of the new or expanding development will be designed to allow maximum sun access to nearby parks, plazas, and major pedestrian corridors.

*It was determined that the project does not cast any shadow on any nearby public parks or plazas. The height and bulk of the project is within the allowed zoning and is also consistent with the surrounding existing building heights. The current use of the site is a vacant surface parking lot. While there are a number of surrounding buildings that are similar in height and bulk to the proposed project, the development of the site may create additional shadow along the public rights-of-way, however, it is not anticipated to reduce sun exposure to any major pedestrian corridors, such as Market Street.*

8. **Planning Code Section 303.** The Project requires Conditional Use Authorization per Sections 161(h), 253, and 303 for the construction of a building over 40-feet within a residential district and for reduced parking.

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

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

*The project 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 37 unit mixed-use building with neighborhood serving commercial space on 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 eight-story mixed-use building is designed to be compatible with the character-defining features of the Uptown-Tenderloin National Register District and has been determined to be compatible with the building scale, mass, height and density of the surrounding neighborhood.*

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

*The project proposes adequate off-street parking, with eight independently accessible off-street parking spaces in an underground garage accessed by Turk Street. This amount of parking will not affect existing traffic patterns, No loading is required or provided. The project site is well served by public transit.*

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

*The proposed project is subject to the standard conditions of approval as shown in Exhibit A to mitigate odor and noise that may be generated by the ground-floor commercial uses..*

- iv. 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 Turk and Jones 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. The Department shall review all lighting and signs proposed for the new ground-floor commercial uses in accordance with Condition 7 of Exhibit A.*

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

*Pending Zoning Administrator approval for the requested variances for rear yard and dwelling unit exposure, 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.*

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

## HOUSING & RESIDENCE ELEMENT OBJECTIVES AND POLICIES

The Housing Element was certified in October 2004. In June 2007, the First District Court of Appeal ruled that the updated Housing Element should have been addressed in an EIR. Accordingly, this Motion makes findings under both the 2004 Housing Element and the 1990 Residence Element.

### HOUSING ELEMENT – HOUSING SUPPLY

**OBJECTIVE 1** (*modified* Objective 1 of the 1990 Residence Element) – TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND

**Policy 1.1** (*modified* Residence Element Policy 2.2) – Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households. Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character where there is neighborhoods support.

**Policy 1.3** (*modified* Policy 1.2) – Identify opportunities for housing and mixed-use districts near downtown and former industrial portions of the City.

*The proposed project would result in the construction of up to 37 new residential units, over half of which would be two-bedroom units and thus suitable for housing families.*

*The project site is located within a diverse and vibrant mixed use area adjacent to the Civic Center area. The proposed project creates a higher residential density for the area by providing up to 37 residential units, up to 12% of which would be affordable, where none currently exist. The proposed project would provide high density residential in a burgeoning residential area which is consistent with this Objective and Policy.*

### HOUSING ELEMENT – HOUSING CHOICE

**OBJECTIVE 8** (*modified* Objective 13) - ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

**Policy 8.10** (merged Policies 11.2 and 13.7) - Encourage the provision of new home ownership opportunities through new construction so that increased owner occupancy does not diminish the supply of rental housing.

*The development of these dwelling units will be new construction and do not implicate the conversion of rental housing to home ownership; conversely, it will increase the supply of overall housing.*



## HOUSING ELEMENT - HOUSING DENSITY, DESIGN, AND QUALITY OF LIFE

OBJECTIVE 11 (*modified Objective 12*) – IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO CONTINUE SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

**Policy 11.2** (*modified Policy 12.1*) - Ensure housing is provided with adequate public improvements, services, and amenities.

*The proposed project will be consistent with the character, height and bulk of existing buildings in the neighborhood and the Uptown-Tenderloin National Register District.*

*The Project seeks a variance for a reduction in the number of required off-street parking spaces. The proposed new dwelling units will be in a location well-served by transit, which would make public transit convenient to the residents.*

*The proposal preserves the historic character of the district. The proposed project will be 80 feet in height and will therefore remain within the range compatible with the other surrounding buildings.*

## RESIDENCE ELEMENT

### Objectives and Policies

OBJECTIVE 1: TO PROVIDE NEW HOUSING IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR HOUSING CREATED BY EMPLOYMENT GROWTH.

#### **Policy 4:**

Locate infill housing on appropriate sites.

*The proposed project would result in the construction of up to 37 new residential units, over half of which would be two-bedroom units and thus suitable for housing families.*

*The project site is located adjacent to the Civic Center area. The proposed project creates a higher residential density for the area by providing up to 37 residential units, up to 12% of which would be affordable, where none currently exist. The proposed project would provide high density residential in a burgeoning residential area which is consistent with this Objective and Policy.*

OBJECTIVE 2: TO INCREASE THE SUPPLY OF HOUSING WITHOUT OVERCROWDING OR ADVERSELY AFFECTING THE PREVAILING CHARACTER OF EXISTING NEIGHBORHOODS.

#### **Policy 2:**

Encourage higher residential density in areas adjacent to downtown and in neighborhood commercial districts where higher density will not have harmful effects.

*The project creates additional dwelling units within an existing development pattern of mixed uses.*

OBJECTIVE 12: TO PROVIDE A QUALITY LIVING ENVIRONMENT.

**Policy 1:**

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

**Policy 4:**

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

**Policy 6:**

Relate land use controls to the appropriate scale for new and existing residential areas.

*The proposal includes adequate open space. The design of the project maintains the integrity of the existing neighborhood context. The character of the block is mixed; however, the in-fill is an appropriately-designed mixed-use structure and is consistent with the neighborhood character and the Uptown-Tenderloin National Register District.*

**URBAN DESIGN ELEMENT–RICHNESS OF PAST DEVELOPMENT**

**Policy 2.4** – Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

**Policy 2.5** – Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

**Policy 2.6** – Respect the character of older development nearby in the design of new buildings.

**Policy 2.7** – Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

*The proposal preserves and strengthens the historic character of the district as infill construction within a historic district that meets Standard 9 of the Secretary of the Interior's Standards. The proposed project has been found to be compatible with the size, scale, massing, color and materials of the District.*

**URBAN DESIGN ELEMENT – CITY PATTERN**

OBJECTIVE 3: EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

**Policy 3.1** - Promote harmony in the visual relationships and transitions between new and older buildings.

**Policy 3.2** - Avoid extreme contrast in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

**Policy 3.5** - Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

**Policy 3.6** - Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

*The proposed Project will promote harmony in visually relating to, and serving as a transition between, older and newer buildings in the neighborhood. The Project's height, dimensions, and character have been designed to be respectful to the buildings surrounding the project site. For the above reasons, the new construction will keep with the existing character of the neighborhood and the District.*

*The proposed project has been found to be consistent with the character, height and bulk of existing buildings in the neighborhood.*

#### **URBAN DESIGN ELEMENT – NEIGHBORHOOD ENVIRONMENT**

**OBJECTIVE 4: IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY**

**Policy 4.12** - Install, promote and maintain landscaping in public and private areas.

*The proposed project will provide 2,310 sq. ft. of common useable open space in the form of a roof deck and a rear yard. In the public realm, the project sponsor has proposed street improvements to include eight new street trees.*

#### **TRANSPORTATION ELEMENT – CONGESTION MANAGEMENT**

**OBJECTIVE 11: ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.**

*This project is an excellent example of a developing a residential project adjacent to a transit node. Because the project site is well-served by public transit and in a centralized location, it is likely that many project residents will use public transit as their primary mode of transportation. For these reasons the proposed project meets this Objective and serves the City's "Transit First" policy.*

#### **TRANSPORTATION ELEMENT – PEDESTRIAN ENVIRONMENT**

**OBJECTIVE 24: IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.**

*Along the street frontage the project sponsor proposes to provide active ground-floor commercial uses and pedestrian level street trees. The site is a vacant lot and currently there are no trees near or adjacent to this location.*

## TRANSPORTATION ELEMENT – CITYWIDE PARKING

OBJECTIVE 34: RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

**Policy 34.1** - Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

*The project will provide space to accommodate 8 cars and 20 bicycles. The project site is well served by public transit. As a result, future residents are not expected to make frequent use of private automobiles.*

## AIR QUALITY ELEMENT

OBJECTIVE 3: DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

**Policy 3.2** - Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

*The proposed building combines residential and retail space and will be within walking distance of mixed-use retail, residential areas and workplaces such the Civic Center area.*

## ENVIRONMENTAL PROTECTION ELEMENT – TRANSPORTATION

OBJECTIVE 15: INCREASE THE ENERGY EFFICIENCY OF TRANSPORTATION AND ENCOURAGE LAND USE PATTERNS AND METHODS OF TRANSPORTATION WHICH USE LESS ENERGY.

**Policy 15.3** - Encourage an urban design pattern that will minimize travel requirements among working, shopping, recreation, school and childcare areas.

*The proposed project will serve this Objective and Policy because the project site is extremely well-served by public transit, and includes two new ground-floor commercial uses.*

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 project proposes two neighborhood-serving retail spaces on the ground floor. The retail spaces are prominent features for a corner building with generous floor-to-ceiling height. The proposed ground*

*floor neighborhood-serving retail space should preserve and enhance future opportunities for resident employment in and ownership of businesses.*

- 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 building has been designed to be compatible with the existing size, scale, density, and height of the immediate area and the North of Market Residential Special Use District.*

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

*The project is proposing to provide a total of four affordable dwelling units on-site and will therefore enhance the city's supply of affordable housing.*

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

*The project will not impede MUNI transit service or overburden city streets or neighborhood parking. Eight off-street parking spaces are proposed to be provided in an underground garage. In addition, the subject property is well served by public transit.*

- 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 achieve 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.

*The site is a surface parking lot within the Uptown-Tenderloin National Register District. The Project design is compatible with the character of the overall District. It is consistent with the historical pattern of development and has been found to meet the Secretary of the Interior's Standards for infill construction within a historic district, (Standard 9.)*

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

*The project will not shadow any existing parks or 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 the project as proposed is necessary and desirable, and 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. 2005.0267C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17838. 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 March 5, 2009.

Linda D. Avery  
Commission Secretary

AYES: Commissioners: C. Olague, R. Miguel, G. Borden, K. Moore, M. Antonini,  
W. Lee, H. Sugaya

NAYS: None

ABSENT: None

ADOPTED: March 05, 2009

# Exhibit A

## Conditions of Approval

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

### General Conditions

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 161(h), 253, and 303 of the Planning Code to allow for the construction of a building over 40-feet in height within a residential district with reduced parking at 180 Jones/181 Turk Street within the Uptown Tenderloin National Register District, an RC-4 ( Residential-Commercial, High Density) district and an 80/120-T Height and Bulk District and the North of Market Special Use District, in general conformance with plans filed with the Application dated February 23, 2009 and stamped "EXHIBIT B" included in the docket for **Case No. 2005.0267C**, reviewed and approved by the Commission on March 5, 2009.
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 0343, Lot 014), 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. 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.

### Design

4. The Project shall meet the all conditions of approval and any granted applicable variances from the Planning Code and shall be in general conformity with the plans approved by the Commission on March 5, 2009, stamped Exhibit B and found in the Case docket.
5. The project sponsor shall continue to work with Planning Department staff on the details and exterior materials proposed for the project. The stucco, in particular, shall have a hand-applied 7/8" smooth finish - 3-coat application with metal lath.
6. All signs and exterior lighting for the ground-floor commercial spaces shall be reviewed and approved by the Planning Department prior to installation.



7. Space for the collection and storage of garbage shall be provided within enclosed areas on the property. Garbage containers shall be kept inside buildings, and placed outside only when being serviced by the disposal company. Space for the collection and storage of recyclable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program, shall be provided at the ground level of the buildings.
8. Approval of the Architectural Addendum shall be contingent on Planning Department approval of the final pedestrian streetscape plan, landscape plan for the open spaces, and the review of the final design details, included the review of material samples.

### **Housing**

9. The Project's dwelling units shall not be marketed for time-share or short-term transient use. No residential units shall be used as hotel units.

### **Affordable Units**

1. The Project Sponsor shall designate a total of four units (two one-bedroom, and two two-bedroom) as affordable [Below Market Rate (BMR)] units. These units will be constructed on-site and represent 12 percent of the 37 units included in the project.
2. The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 315 et seq. of the Planning Code and the terms of the Affordable Housing Monitoring Procedures Manual (hereinafter "Procedures Manual"), incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 315 (collectively the "Inclusionary Requirement").
  - a. The BMR unit(s) shall be designated on the building plans prior to approval of any building permit. The BMR unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) shall be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) shall be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project.
  - b. If the units in the building are offered for sale, the BMR unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of one hundred (100) percent of the median income for the Median Income for the City and County of San Francisco. The initial sales price of such units shall be calculated according to the Procedures Manual based on such percentage of median income. This restriction shall apply for the lifetime of the project.
  - c. The Applicant shall administer the marketing and reporting procedures, including the payment of administrative fees to the monitoring agency if such fees are authorized by ordinance, according to the procedures established in the Procedures Manual or as otherwise provided by law.

- d. The definitions, procedures and requirements for BMR units are set forth in the Procedures Manual and are incorporated herein as Conditions of Approval. Terms used in these Conditions of Approval and not otherwise defined shall have the meanings set forth in the Procedures Manual.
- e. Prior to issuance of any building permit for the Project (including any building permit issued for any partial phase of the Project), the Project Sponsor shall have designated the BMR units in accordance with Items a, b and c above.
- f. Prior to issuance of the Building Permit, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy of this approval and identifies the BMR unit(s) satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to the Mayor's Office of Housing or its successor (MOH), the monitoring agency for the BMR unit(s).

### **Parking**

10. All off-street parking provided to fulfill the requirement for residential units shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.
11. The parking spaces must be marketed and sold or leased as an addition to, not a subtraction from, the base purchase or rental price of a dwelling unit, and units may not be marketed or offered as a bundled package that includes parking without clear accompanying language that the parking is available only at additional cost. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units
12. Renters or buyers of on-site inclusionary affordable units provided pursuant to Section 315 shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwelling units, subject to procedures adopted by the Planning Commission notwithstanding any other provision of Section 315 et seq.

### **Commercial Uses**

13. 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.
14. The Project Sponsor shall maintain the storefront by providing visibility of the commercial interiors through the storefront windows.
15. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone

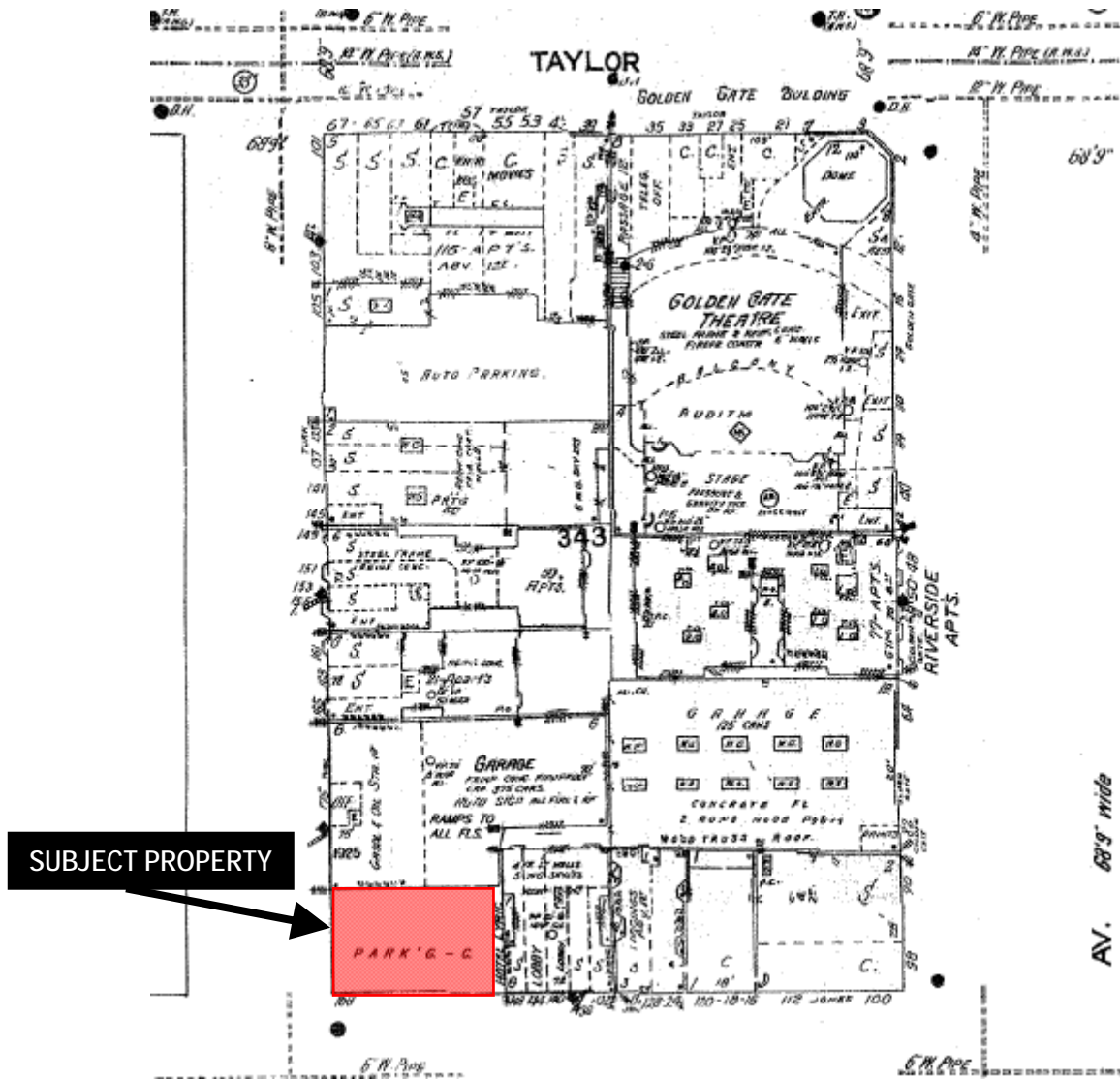
number of this Officer to the Zoning Administrator and the neighborhood for reference. The Project Sponsor will keep the above parties apprised should a different staff liaison be designated.

16. The project sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive odors from escaping the premises.

**Monitoring and Violation**

20. Violation of the conditions noted above or any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Code Section 176.
21. Should monitoring of the Conditions of Approval of this Motion be required, the Project Sponsor shall pay fees as established in Planning Code Section 351(e)(1).
22. Failure to comply with these Conditions of Approval shall be grounds for revocation of the authorization. Should the Project result in complaints from neighbors that are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code and/or the specific Conditions of Approval contained in this Exhibit A of this motion, the Zoning Administrator shall report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures in Planning Code Section 174, 306.3 and 306.4 to consider revocation of this Conditional Use Authorization.

# Sanborn Map\*

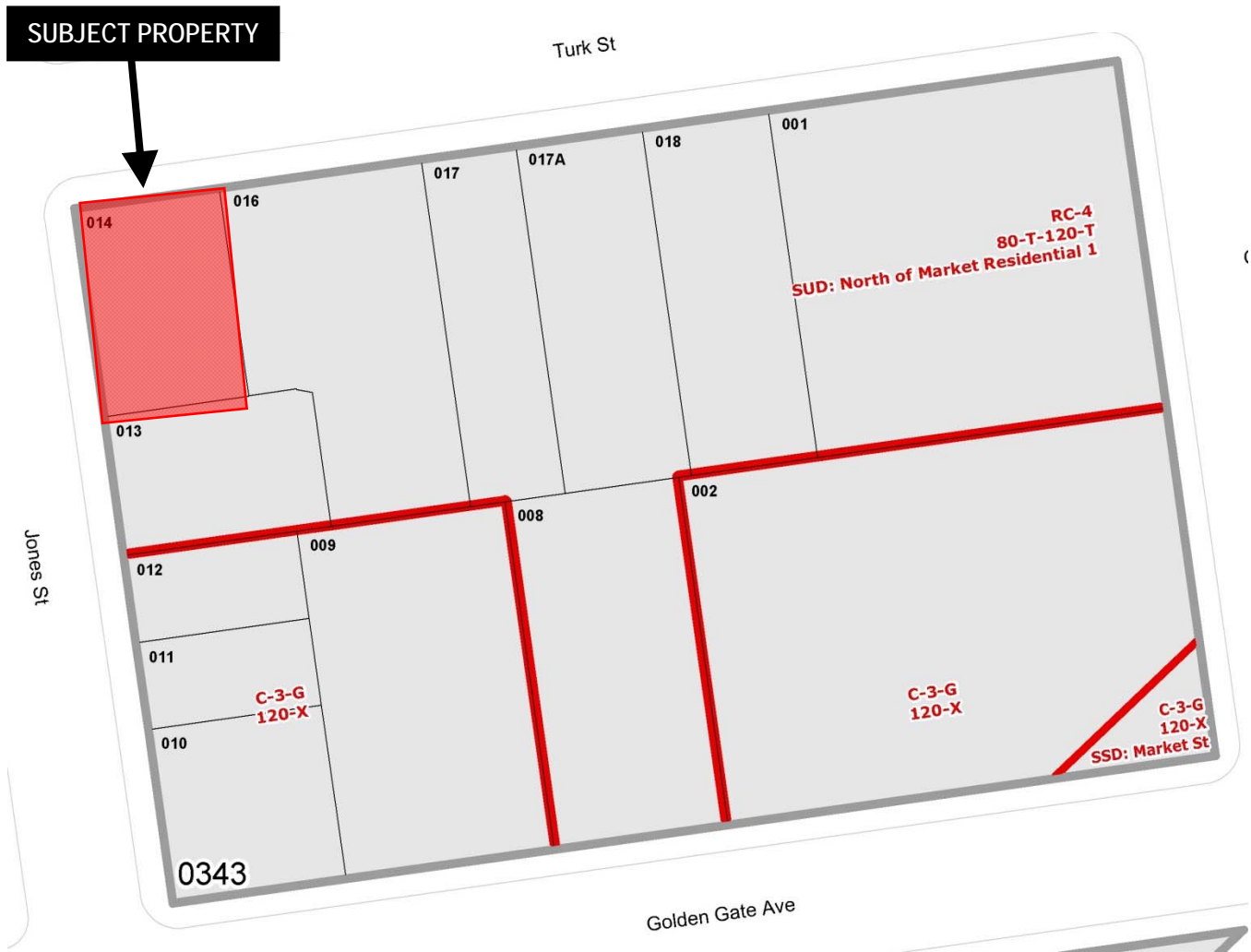


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

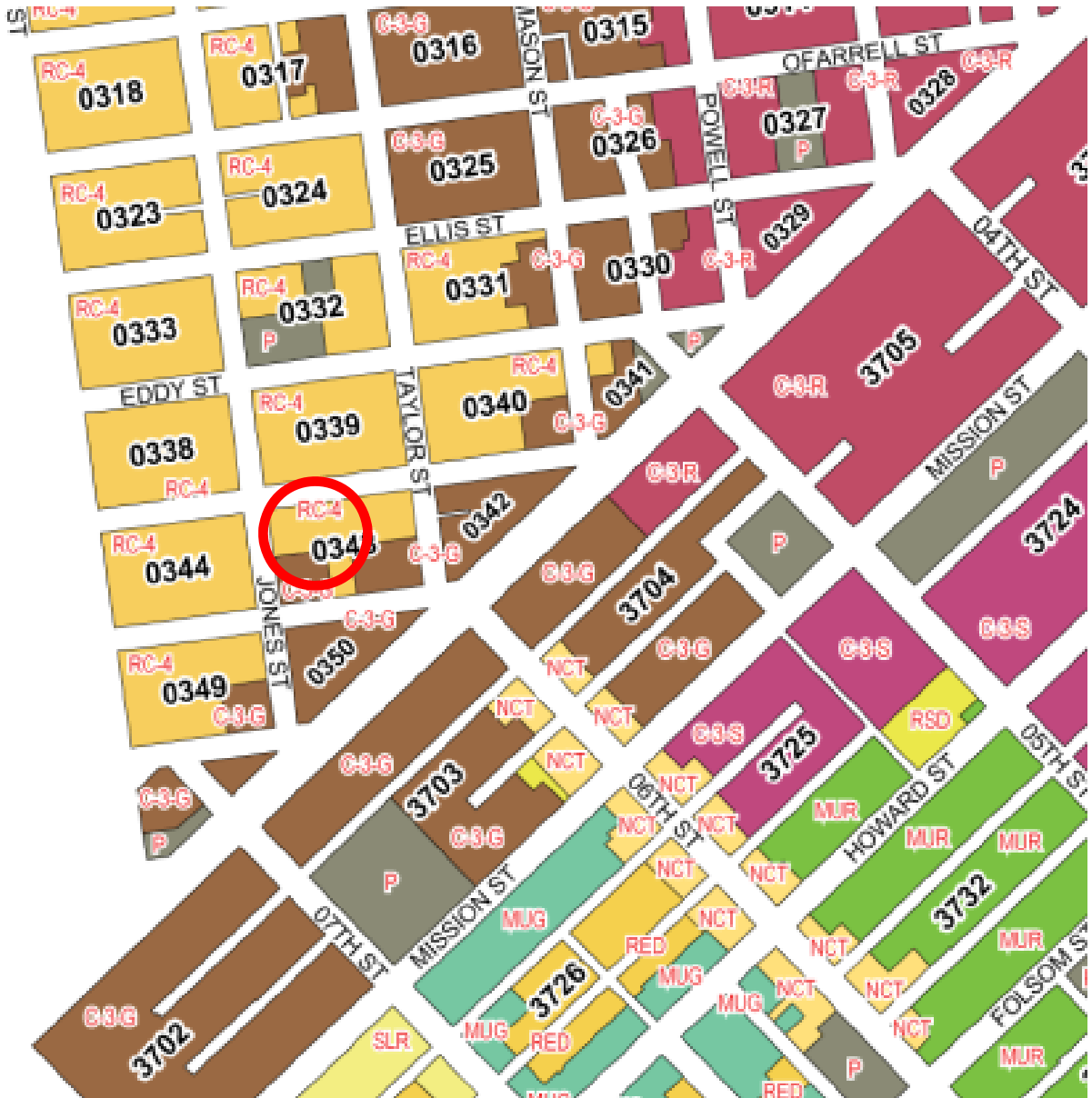


Conditional Use Hearing  
 Case Number 2012.0358VC  
 180 Jones/181 Turk Street

# Parcel Map

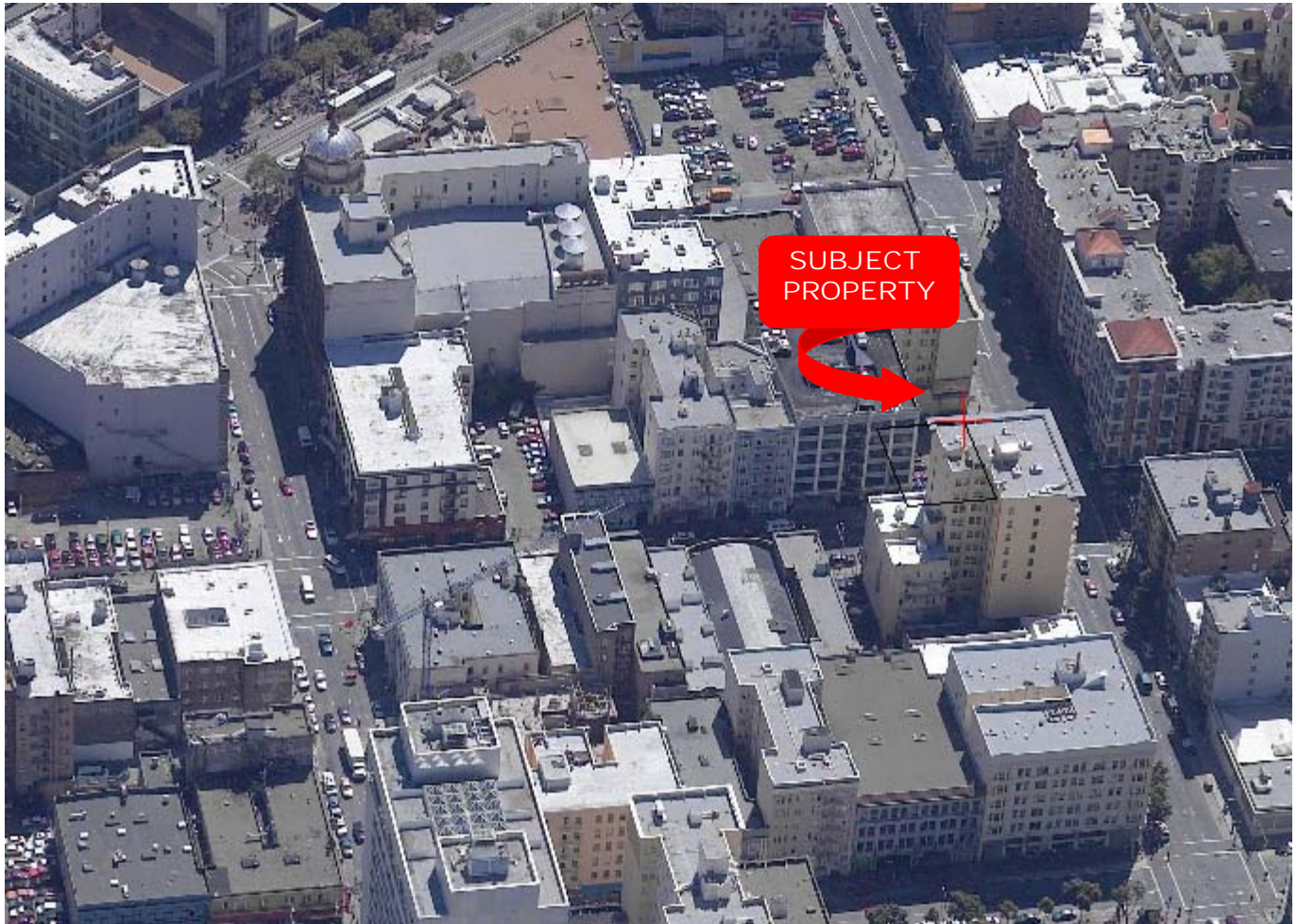


# Zoning Map

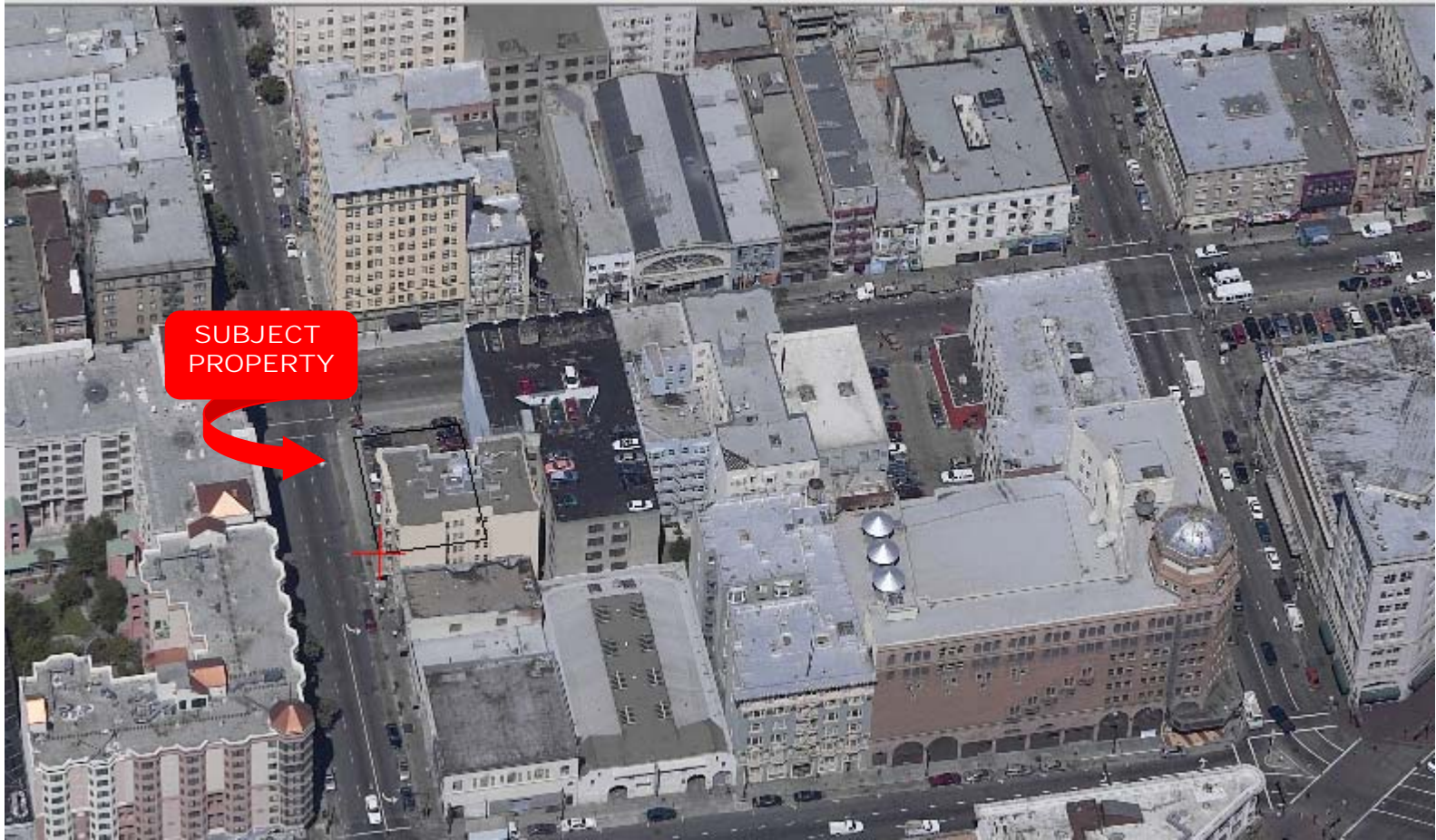


Conditional Use Hearing  
Case Number 2012.0358VC  
180 Jones/181 Turk Street

# Aerial Photo



# Aerial Photo



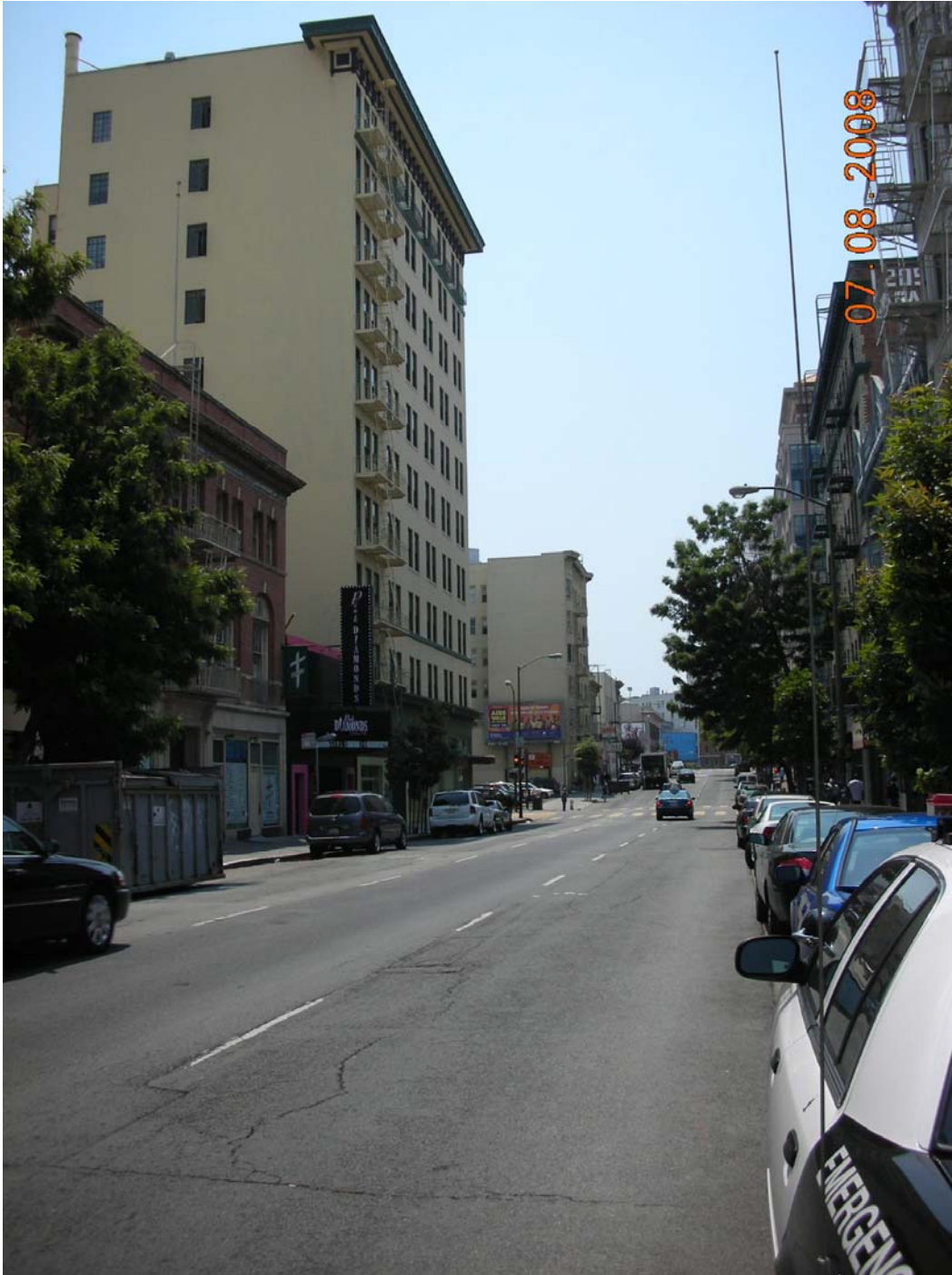


# Site Photo



Conditional Use Hearing  
Case Number 2012.0358VC  
180 Jones/181 Turk Street

# Site Photo



*Looking south from the intersection of Jones and Taylor Streets, towards the subject site.*

Conditional Use Hearing  
Case Number 2012.0358VC  
180 Jones/181 Turk Street

August 22, 2012

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: Case#2012.0358C for extension of 2005.0267CEV  
New 8-Story Mixed-Use Development  
180 Jones/181 Turk Street, Block 0343/014

Dear President Fong, Vice President Wu, Commissioners Antonini, Borden, Hillis, Moore, Sugaya:

I am the property owner and the sponsor for the above referenced project. I respectfully request your approval for the Current Conditional Use application for the extension of Case#2005.0267CEV approved by the commission back in 2009.

Background and Current Status:

When I purchased the parking lot back in 2004, it was my intent to construct a 5 story wood frame building. However, I was forced to redesign the project to 8-story because Planning Department considers the 5 story building inappropriate for the location. Below is a chronology of the Project:

3/16/2005

Planning Applications (CU, V, K, E) filed for the construction of a 50' wood frame over concrete building. No written comment of any kind was received from Planning for over a year, except for the verbal indication that a 50' height building was not appropriate and that the Department would only consider a high rise.

8/23/2006

Instead of waiting for any planning review indefinitely, building permit application was filed for the 50' building

10/31/2006

First Planning Review comment stated that the proposed project should be revised to be at least 80' in height. Without the required financial ability to take on a high rise project as desired by the Planning Department, I had to sit on the project and watched the economy and real estate market tanked.

8/29/2008

I finally realized that the project is not going anywhere and did not want to see a total loss. I took out another loan to finance the additional Planning Review fees for the redesigned 8 story building and submitted the revised proposal.

3/19/2009

Planning Commission approved the 8 story development

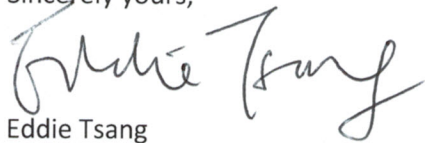
Since September 2009

The project has been on hold in Department of Public Works because my finances simply do not allow me to incur the additional costs on electrical and civil engineering services for a PGE vault on the sidewalk for this 8 story building.

For the past 3 years, I have worked with a number of realtors to find a buyer to take over the project without any success. Nevertheless, I consider myself blessed because I heard of another small time developer who filed for bankruptcy because he was forced to change his project just like my case.

Your granting on the extension of this entitlement will allow me the extra time needed to find a financially capable buyer who can take over the project. Thank you for your consideration.

Sincerely yours,



Eddie Tsang

cc: John Rahaim, Director of Planning  
Linda Avery, Commission Secretary  
M. Pilar LaValley, Planner  
Gabriel Ng, Architect



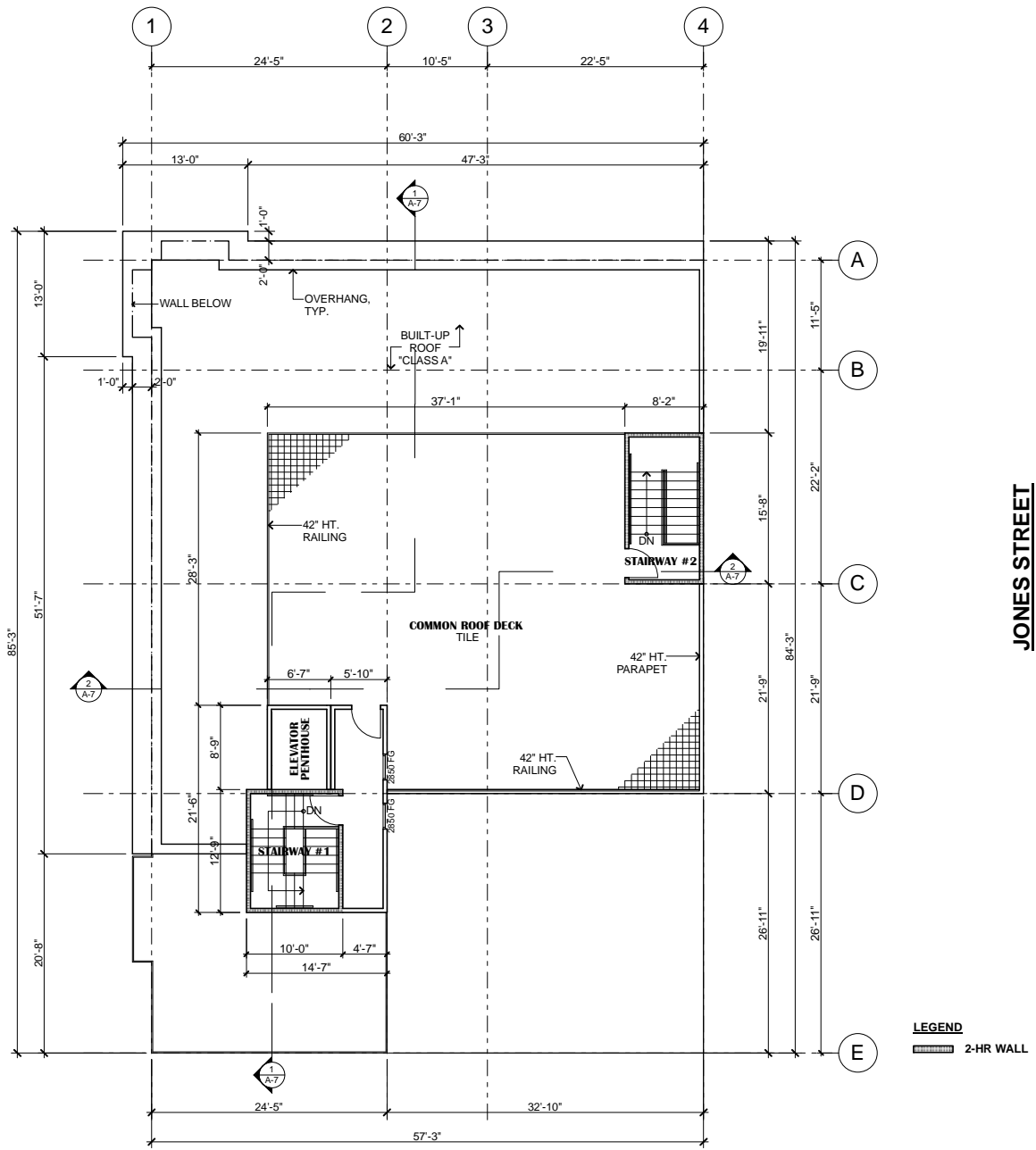
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Rev. 1	
8/21/08	EC
Rev. 2	
1/16/09	EC
Rev. 3	
2/23/09	EC
CU Hearing	
2/25/09	EC
Change BMR	
3/5/09	EC
CU HEARING	
2/29/12	JS
CU EXTENSION	

Scale AS NOTED

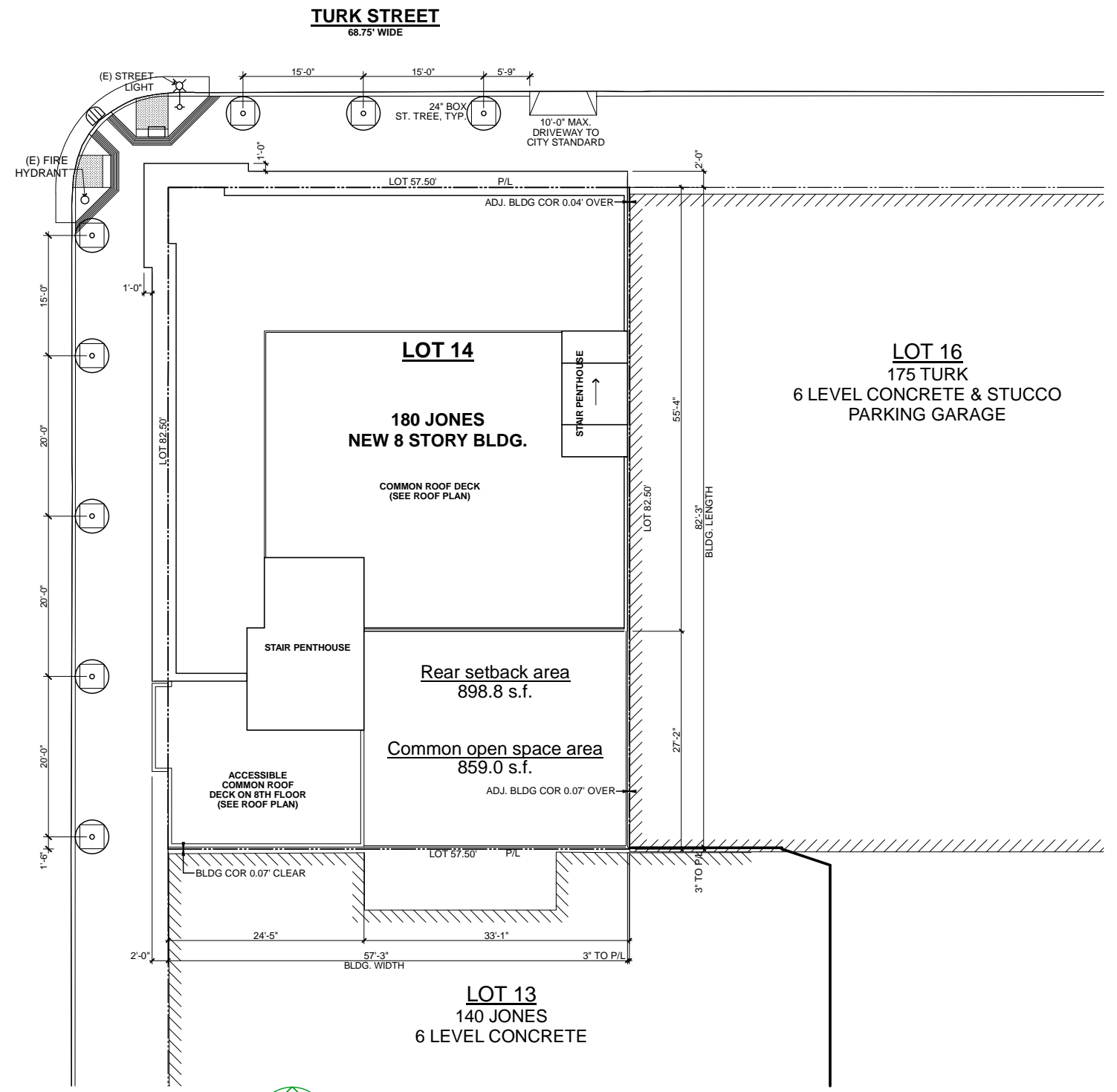
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**A-1**



**LEGEND**  
 2-HR WALL



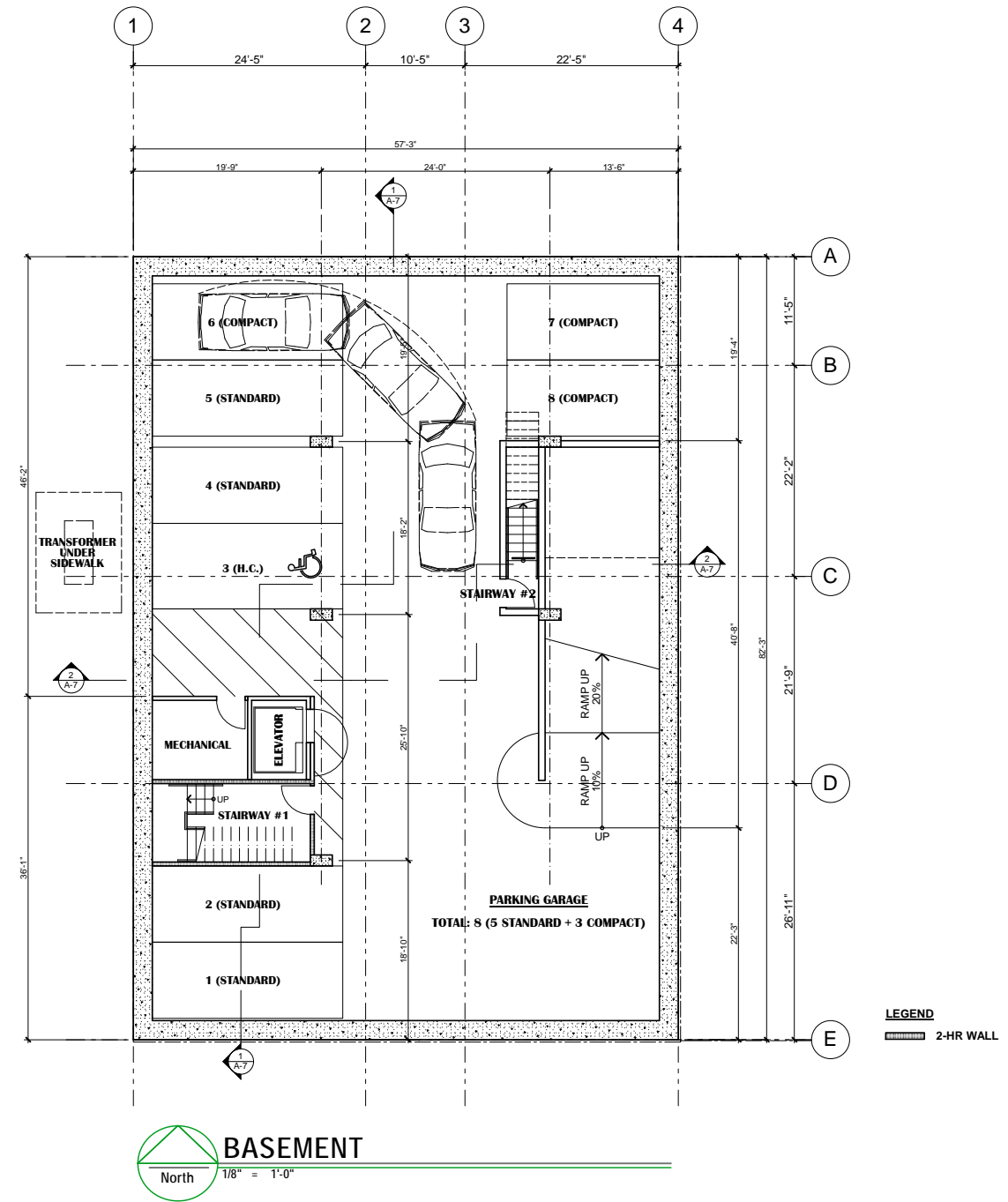
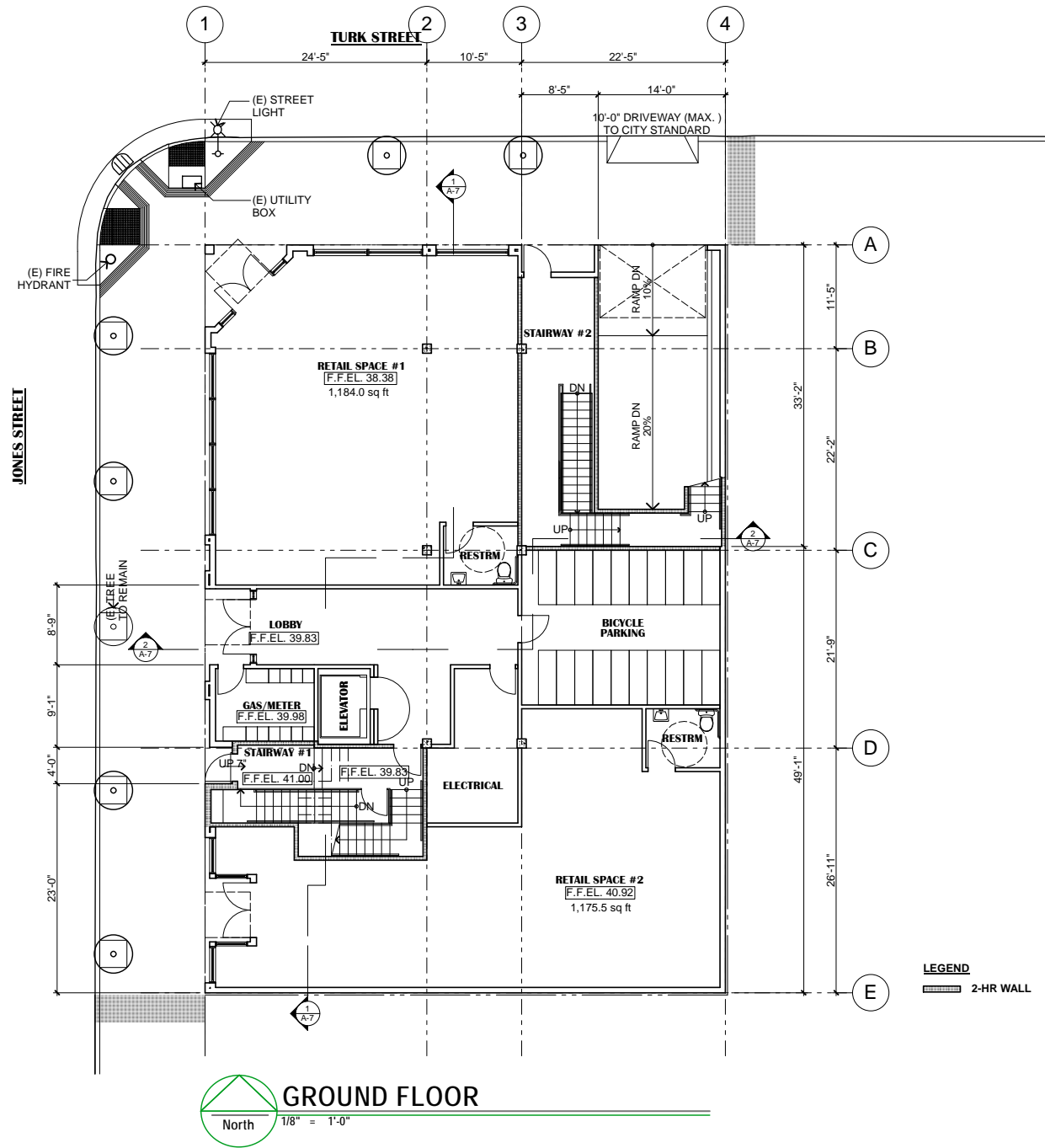
**SITE PLAN**



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**NEW MIXED-USE BUILDING**  
 180 JONES STREET  
 BLOCK 0343 / LOT 014  
 SAN FRANCISCO, CA 94102

**BASEMENT & GRD FLOOR PLANS**



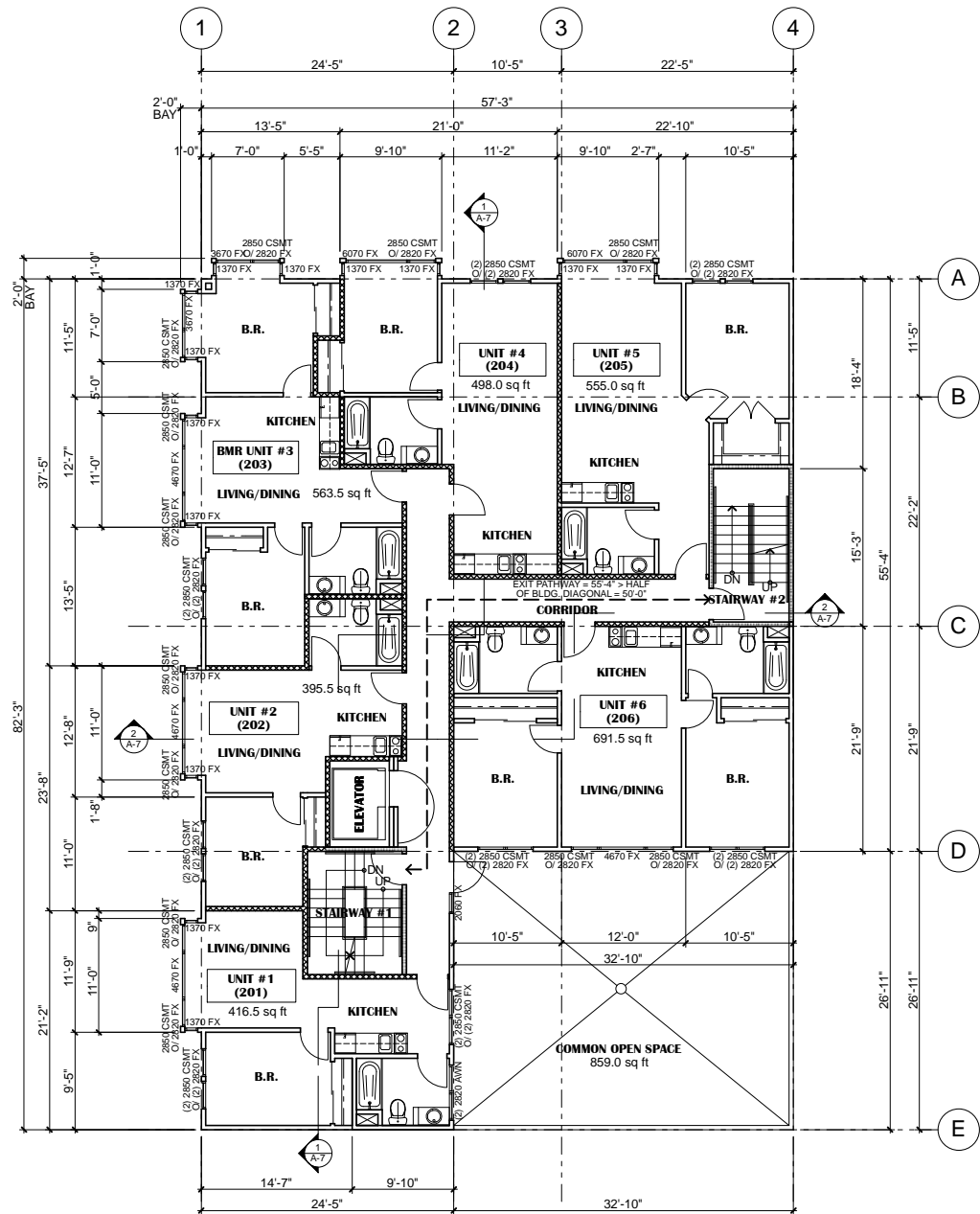
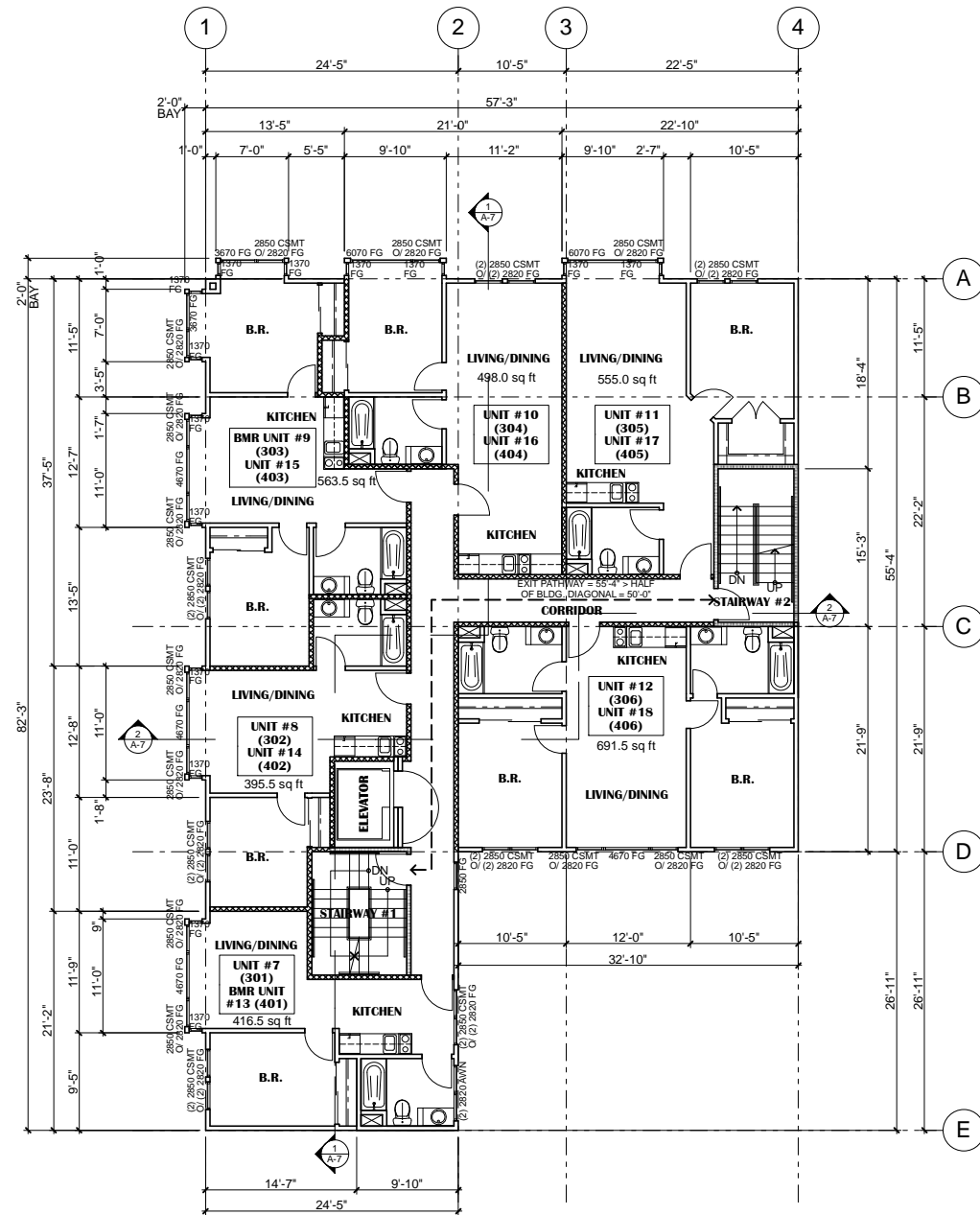
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Rev. 3	
2/23/09	EC
CU HEARING	
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Change BMR	
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CU HEARING	
2/29/12	JS
CU EXTENSION	

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Job 040408

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**A-2**



3.9E

2ND & 3RD FLOOR PLANS

Date	By
11/28/07	EC
Rev. 1	
8/21/08	EC
Rev. 2	
1/16/09	EC
Rev. 3	
2/23/09	EC
CU Hearing	
2/25/09	EC
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CU HEARING	
2/29/12	JS
CU EXTENSION	

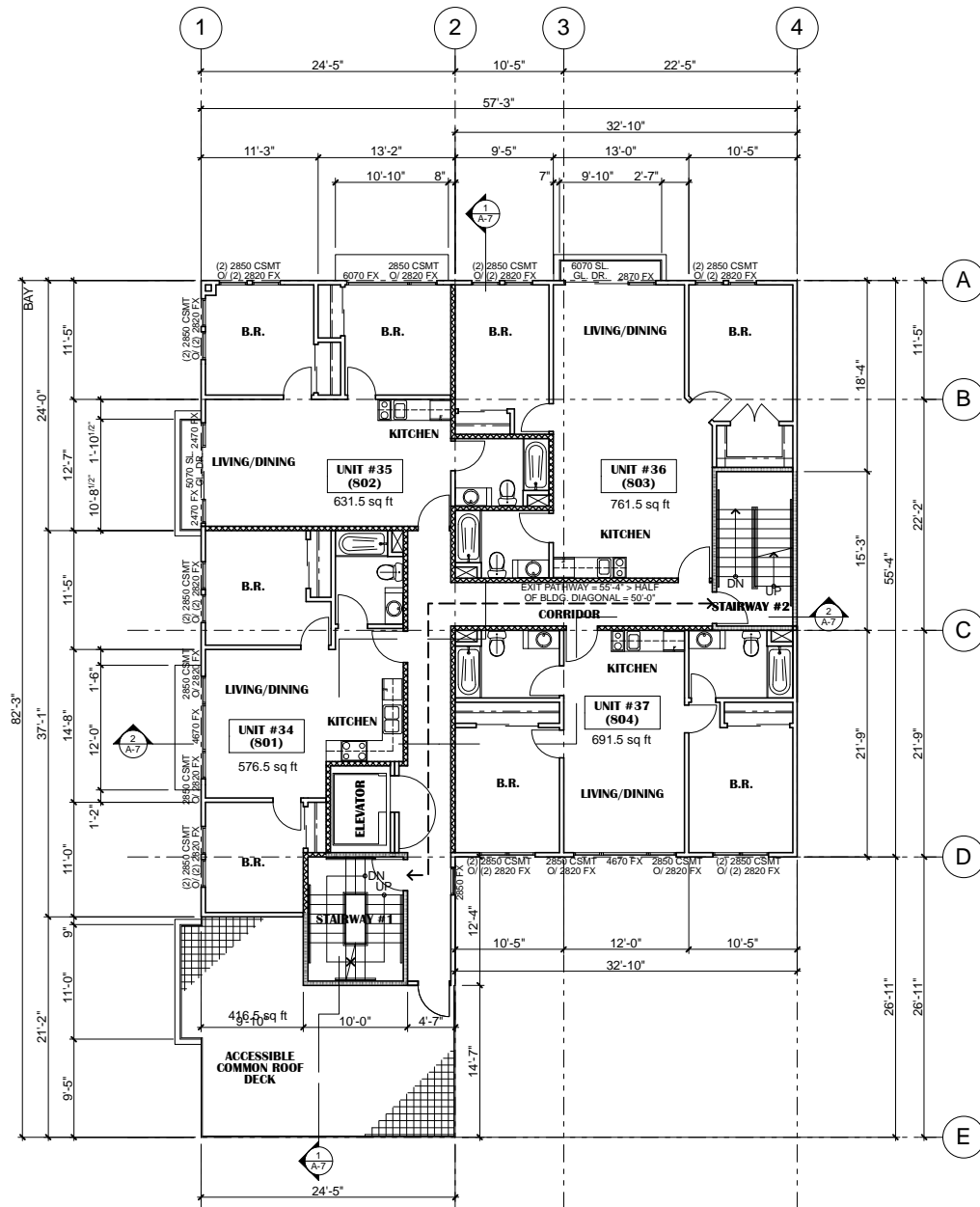
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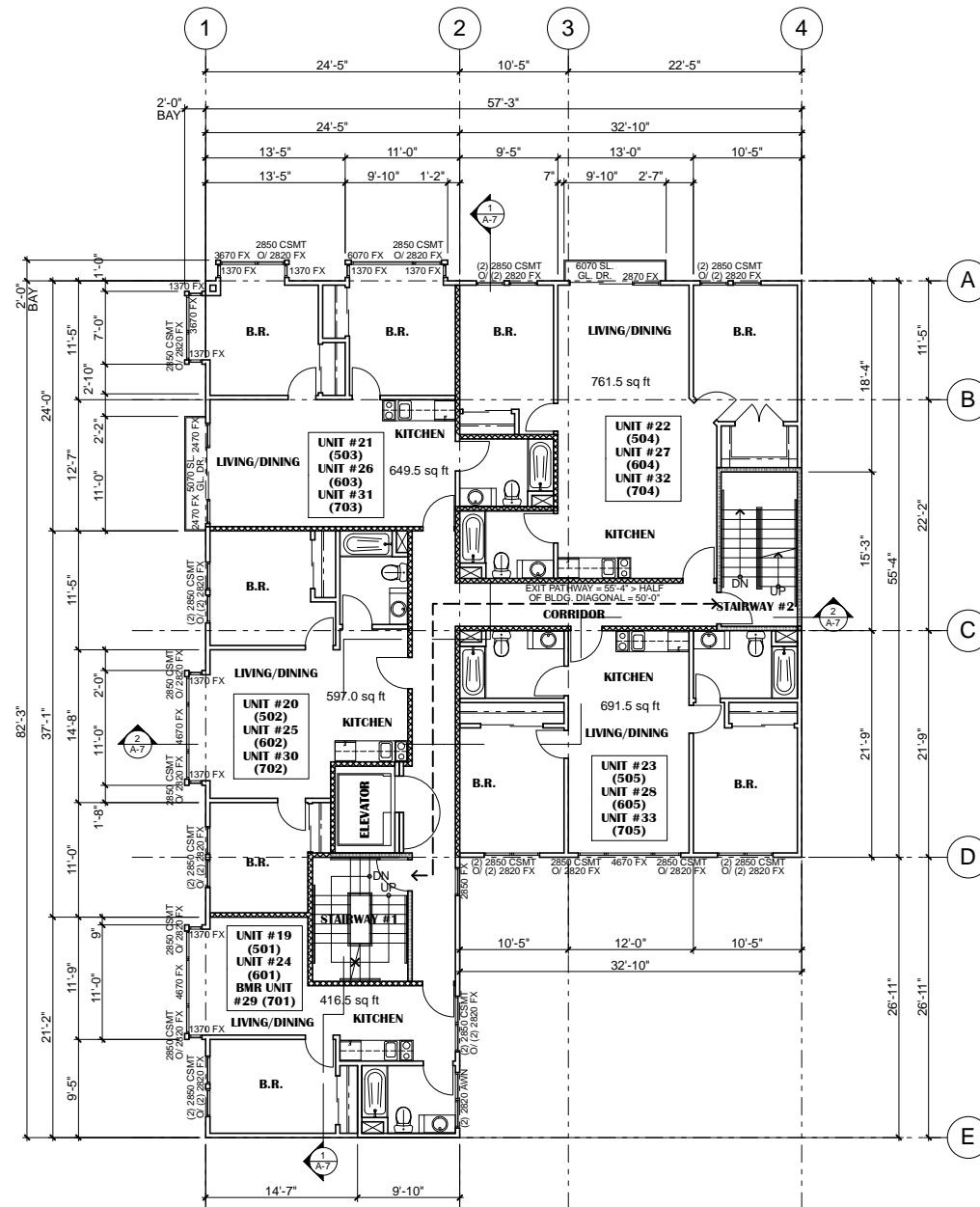
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**A-3**





8TH FLOOR PLAN  
 North 1/8" = 1'-0"



5TH TO 7TH FLOOR PLAN  
 North 1/8" = 1'-0"

5TH TO 8TH FLOOR PLANS

Date	By
11/28/07	EC
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Rev. 2	
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Rev. 3	
2/23/09	EC
CU Hearing	
2/25/09	EC
Change BMR	
3/5/09	EC
CU HEARING	
2/29/12	JS
CU EXTENSION	

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Job 040408

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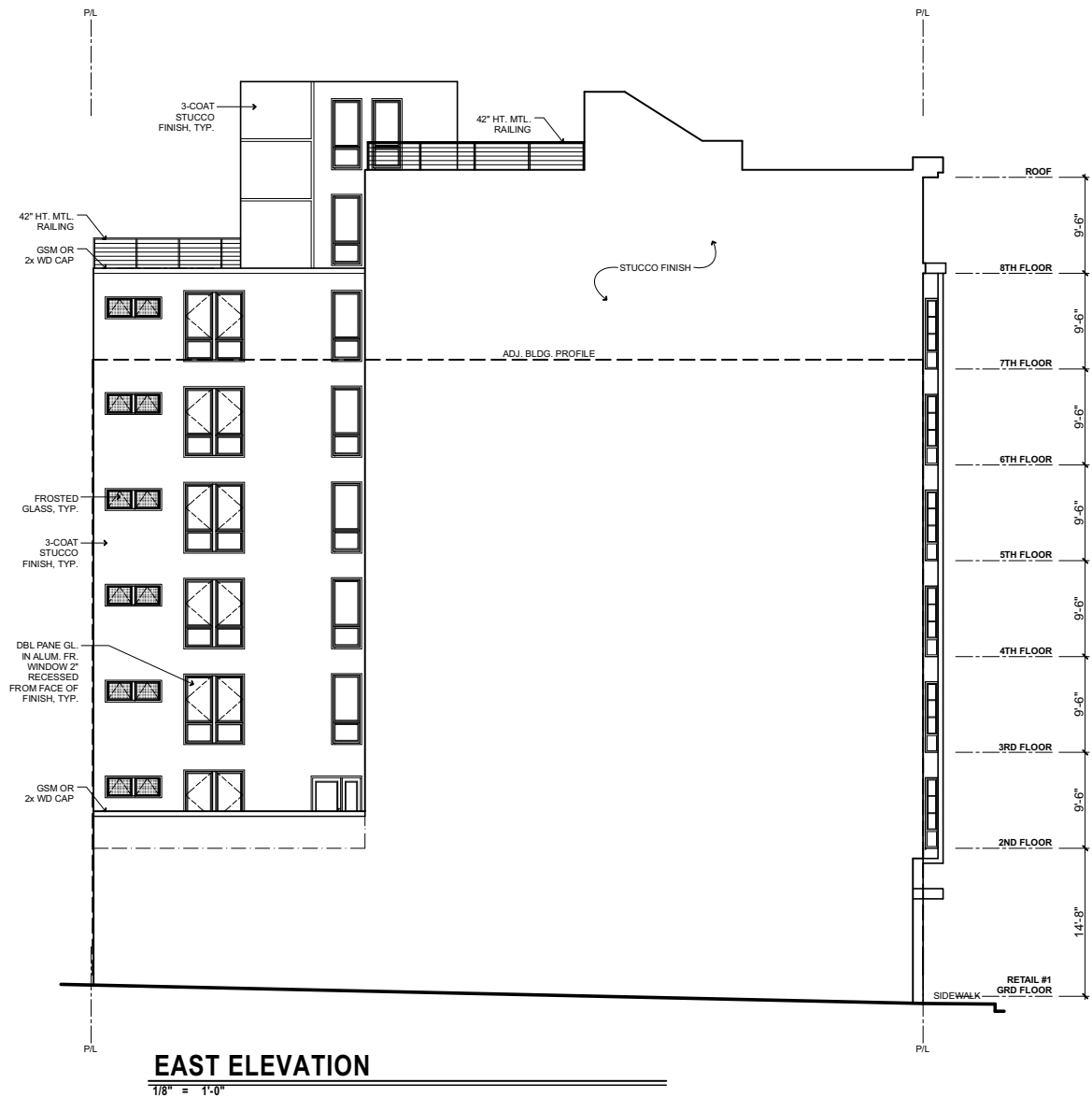
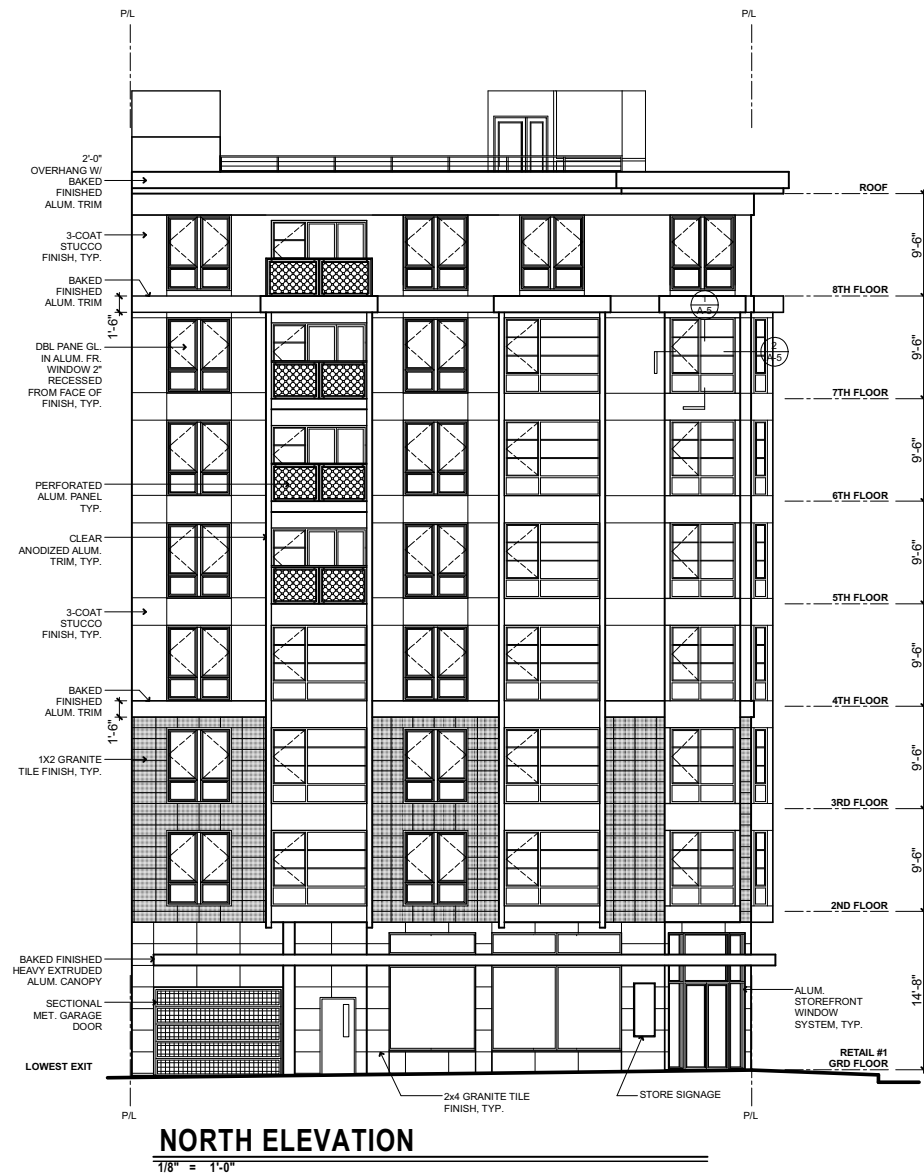
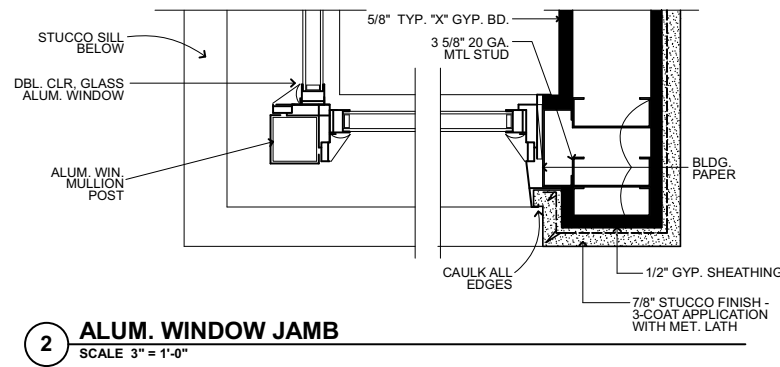
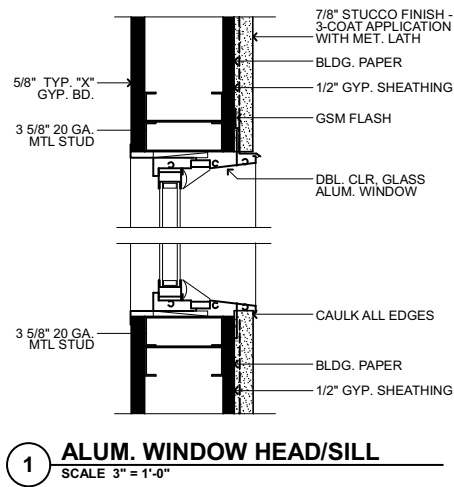
A-4



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**NEW MIXED-USE BUILDING**  
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**NORTH & EAST ELEVATIONS**



Date	By
11/28/07	EC
Rev. 1	
8/21/08	EC
Rev. 2	
1/16/09	EC
Rev. 3	
2/23/09	EC
CU Hearing	
2/25/09	EC
Change BMR	
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CU HEARING	
2/29/12	JS
CU EXTENSION	

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Job 040408

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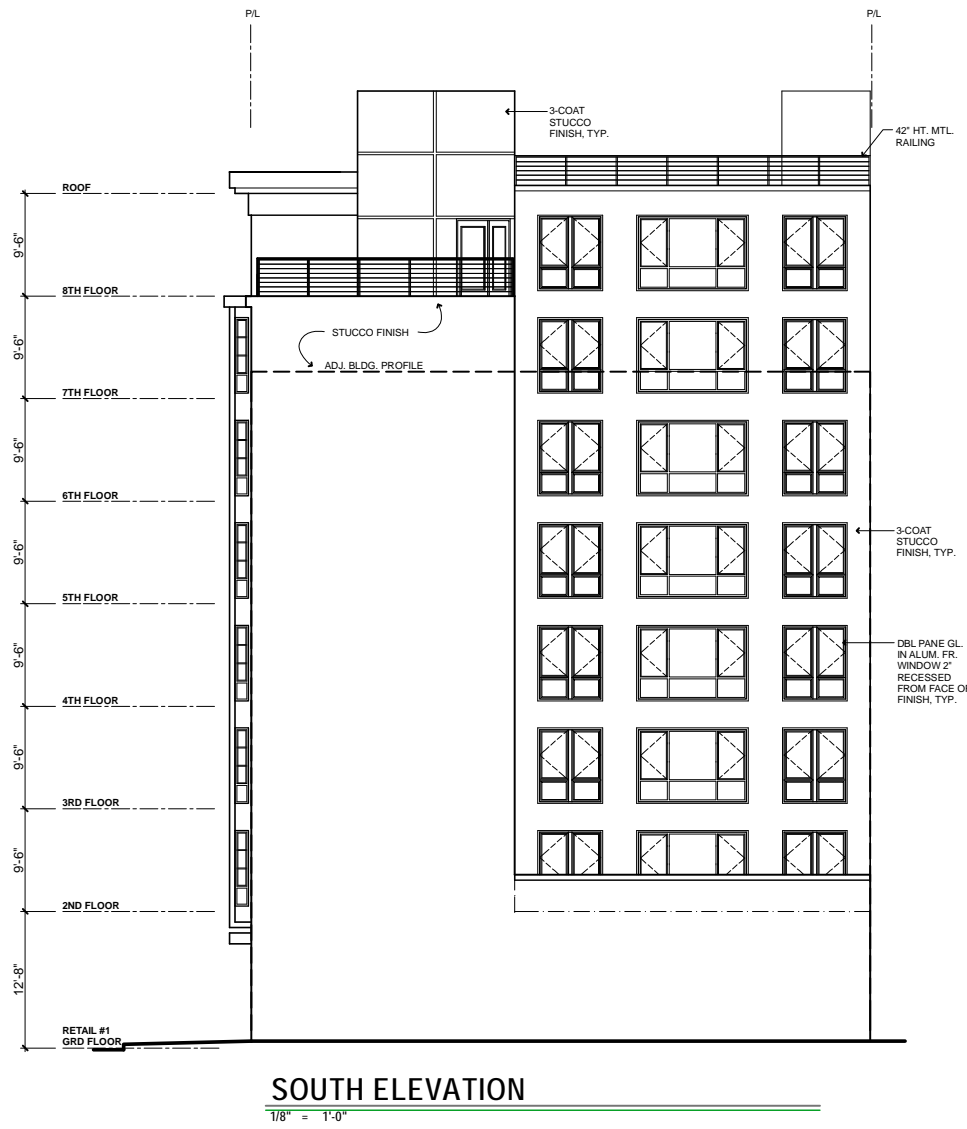
Of 9 Sheets



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**NEW MIXED-USE BUILDING**  
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**BLOCK 0343 / LOT 014**  
**SAN FRANCISCO, CA 94102**

**SOUTH & WEST ELEVATIONS**



**SOUTH ELEVATION**

1/8" = 1'-0"



**WEST ELEVATION**

1/8" = 1'-0"

Date	By
11/28/07	EC
Rev. 1	
8/21/08	EC
Rev. 2	
1/16/09	EC
Rev. 3	
2/23/09	EC
CU Hearing	
2/25/09	EC
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CU EXTENSION	

Scale AS NOTED

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**A-6**

Of 9 Sheets



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SECTIONS

Date	By
11/28/07	EC
Rev. 1	
8/21/08	EC
Rev. 2	
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Rev. 3	
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CU HEARING	
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CU EXTENSION	

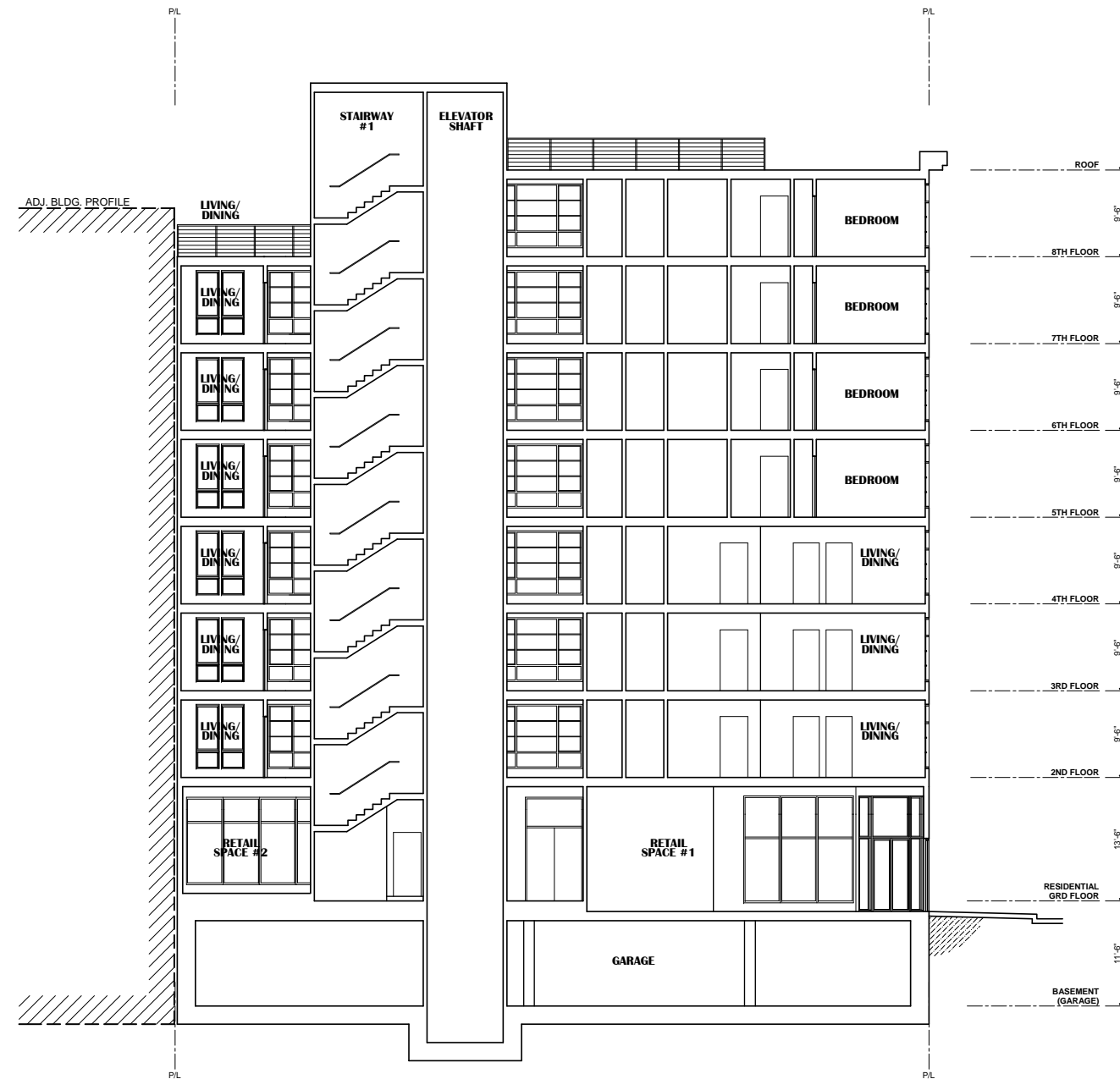
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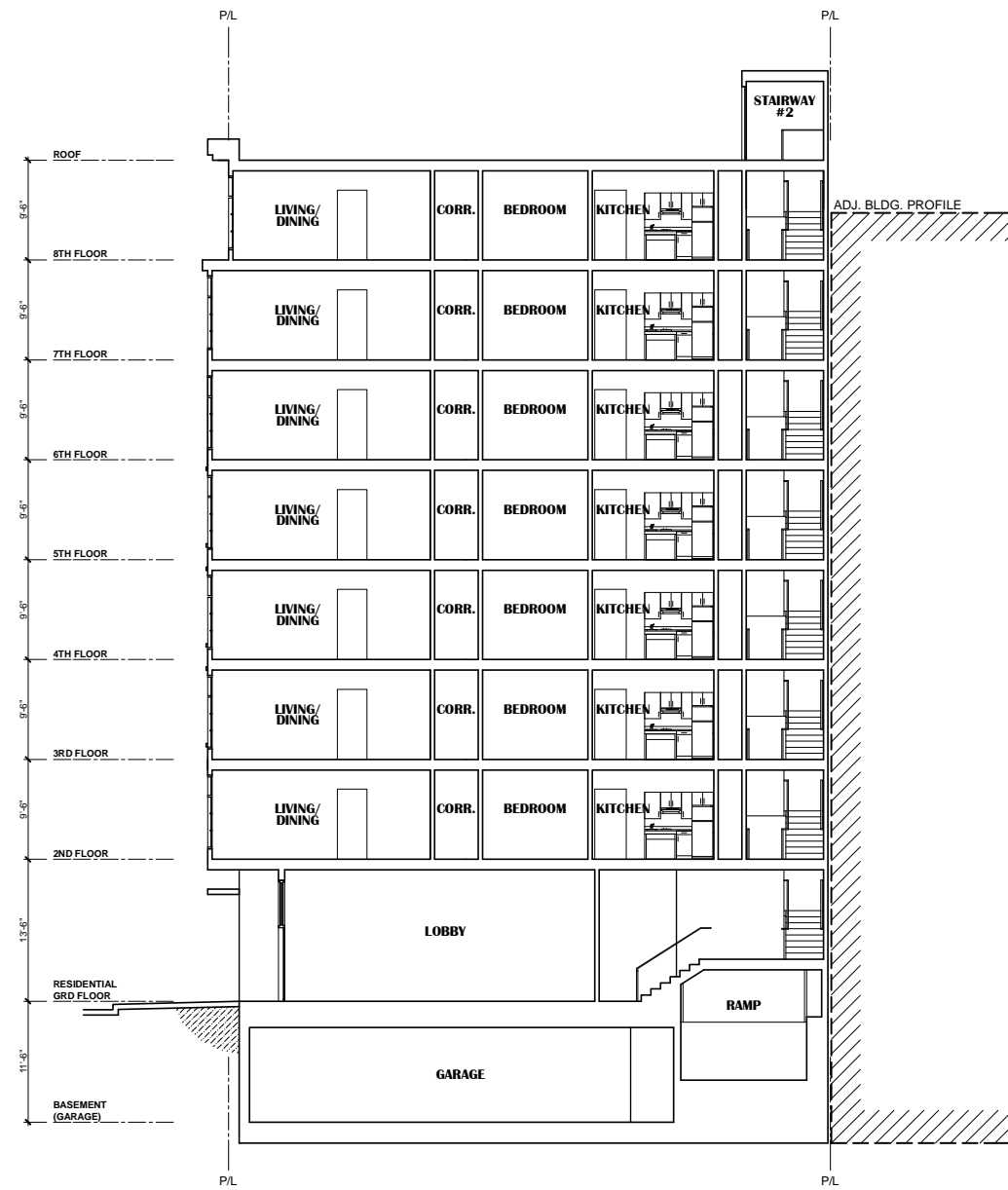
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**A-7**

Of 9 Sheets



**1 NORTH - SOUTH SECTION**



**2 EAST - WEST SECTION**