



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: APRIL 21, 2011

*Date:* April 14, 2011  
*Case No.:* **2006.0428 C**  
*Project Address:* **2401 16<sup>th</sup> STREET**  
*EN Zoning:* UMU (Urban Mixed Use)  
68-X Height and Bulk District  
  
*Former*  
*Zoning:* M-1 (Light Industrial)  
50-X Height and Bulk District  
  
*Block/Lot:* 3965/001  
*Project Sponsor:* Tony Kim  
2298 3<sup>rd</sup> Street  
San Francisco, CA 94107  
  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)  
  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project proposes to construct a new four story, 40 foot tall multifamily building containing 12 dwelling units. The proposal will provide ten 2 bedroom units and two 3 bedroom units. 12 off-street parking spaces, bicycle parking and storage will be located within a ground floor garage. Vehicular access to the garage is from Bryant Street. Open space for the dwelling units is proposed on balconies or on private decks. The Project is seeking Conditional Use authorization for relief from the rear yard requirement pursuant to Planning Code Section 134 and to establish dwelling units under the M-1 zoning controls pursuant to Planning Code Section 215(a) as an Eastern Neighborhoods Pipeline Project.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of 16<sup>th</sup> Street, between Bryant and Florida Streets, Lot 001 in Assessor's Block 3965. The lot provides 100 feet of frontage on 16<sup>th</sup> Street and 100 feet of frontage on Bryant Street. A three story mixed use building is located at the northeast corner of the lot occupying approximately 33% of the lot. This building provides ground floor retail and two stories of office above. This building will remain on the lot. The remainder of the lot is currently used as parking. The property is located within the UMU (Urban Mixed Use) District and a 68-X height and bulk district; prior to the Eastern Neighborhoods, the property was in an M-1 (Light Industrial) zoning district and a 50-X Height and Bulk District.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located within the Eastern Neighborhoods Plan area and in the greater Mission neighborhood area. The properties to south along Bryant Street are largely two and three story residential buildings. Across Bryant Street to the east is Franklin Square, an approximately 190,000 square foot public park. To the northeast is the Potrero Center, a multilevel large retail center that serves the surrounding neighborhood as well as populations outside of the Mission neighborhood. Properties along 16<sup>th</sup> Street, both to the west and north, are largely commercial or light industrial. Immediately to the west is an automotive use; to the north across 16<sup>th</sup> Street and along Bryant Street are retail establishments, eating and drinking establishment and a public storage establishment. The surrounding properties are located within the RH-3 (Residential House, Three Family), PDR-1-G (Production, Distribution, Repair, General), UMU (Urban Mixed Use) and P (Public Use) Districts.

## **ENVIRONMENTAL REVIEW**

The project is categorically exempt as a Class 32 Categorical Exemption under CEQA.

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	April 1, 2011	March 23, 2011	29 days
Posted Notice	20 days	April 1, 2011	April 1, 2011	20 days
Mailed Notice	10 days	April 11, 2011	March 23, 2011	29 days

## **PUBLIC COMMENT**

- The Planning Department received two letters of support for the project. Planning Department Staff is not aware of any opposition to the Proposed Project.

## **ISSUES AND OTHER CONSIDERATIONS**

- The Eastern Neighborhoods Zoning Controls, under Planning Code Section 175.6, created a pipeline status for projects based on the date of submission of first development application. Particular Eastern Neighborhoods Controls apply to projects based on their date of submission. The Proposed Project submitted its first development application on January 11, 2006 and is subject to Articles 1, 1.2, 1.5 and 2.5 of the Eastern Neighborhoods Controls. Should a project seek relief from any requirement of those Articles, it must secure Conditional Use authorization to do so. The Proposed Project is seeking relief from the rear yard requirement under Article 1.2 and is requesting Conditional Use authorization.
- The Proposed Project was presented before the Historic Preservation Commission (HPC) on April 6, 2011 as part of the Eastern Neighborhoods Interim Permit Review Procedures for Historic Resources. The HPC commented that the proposed design is appropriate for the context and site. The HPC voted 7-0 in favor of the project.

## **REQUIRED COMMISSION ACTION**

Authorize Conditional Use under Planning Code Sections 134, 175.6(e)(1), 215(a) and 303(i) to allow new construction of a 4-story, 40-foot tall building containing 12 dwelling units and 12 off-street parking spaces as an Eastern Neighborhoods pipeline project

## **BASIS FOR RECOMMENDATION**

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

- The Proposed Project provides 12 new dwelling units as an appropriate infill development within an existing urban area that principally permits dwelling units.
- All 12 units are family sized units, of two bedrooms or more.
- The Proposed Project is an underutilized commercial/industrial area that was rezoned under the Eastern Neighborhoods Program to allow dwelling units as a principal use.
- The Proposed Project provides a contemporary architectural style with quality exterior finish materials while complementing the existing industrial, retail and multifamily context.
- The Proposed Project area is served by a fair amount of public transit.
- The proposed Project meets all applicable requirements of the Planning Code or is seeking Conditional Use authorization.

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

Block Book Map  
Sanborn Map  
Aerial Photographs  
Photographs  
Reduced Plans

Attachment Checklist

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

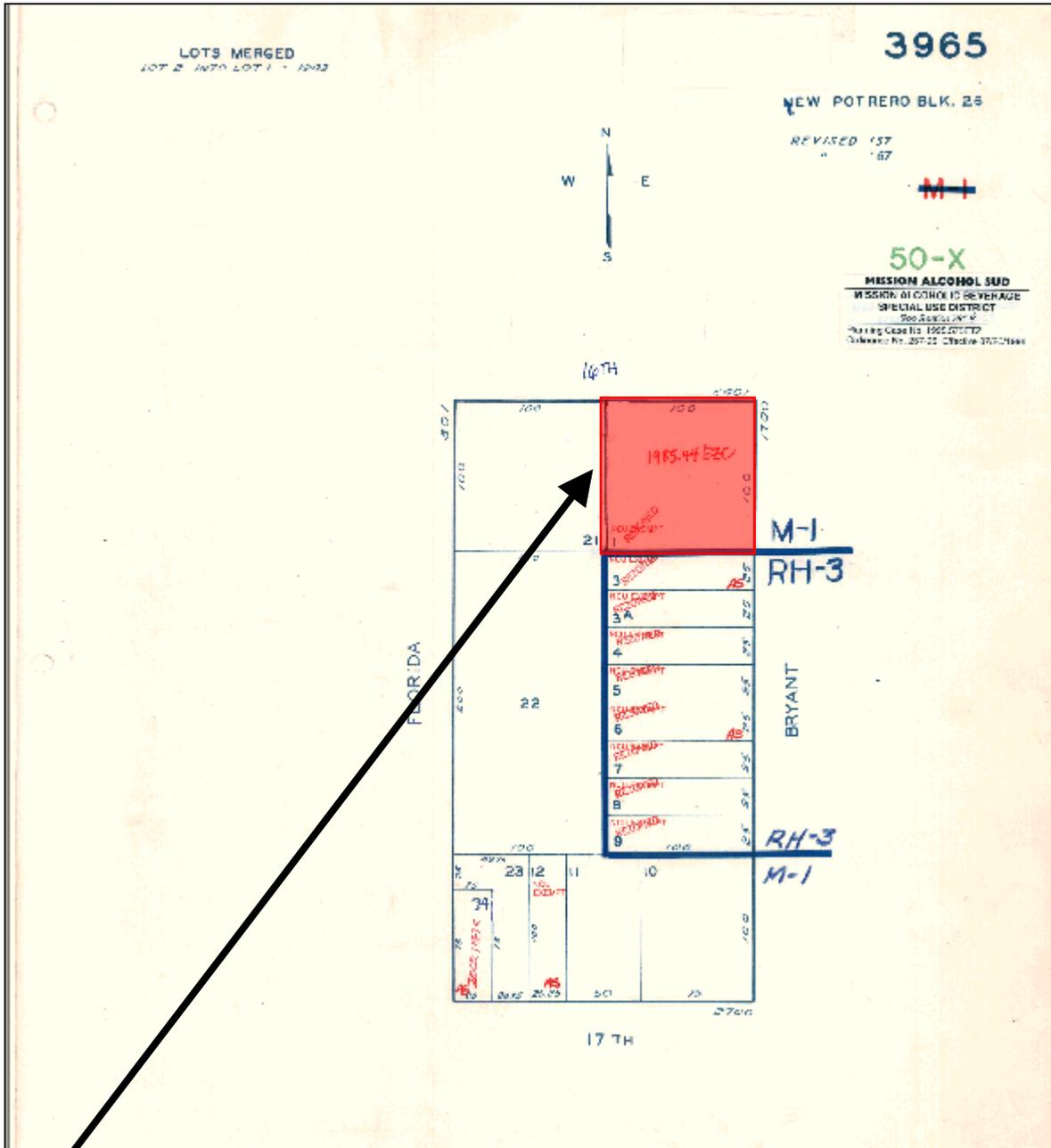
Exhibits above marked with an "X" are included in this packet

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

DRS: G:\DOCUMENTS\Conditional Use\2401 16th Street\Commission Packet\2401 16th Street Executive Summary.doc

# Parcel Map

(Showing Previous Zoning District)

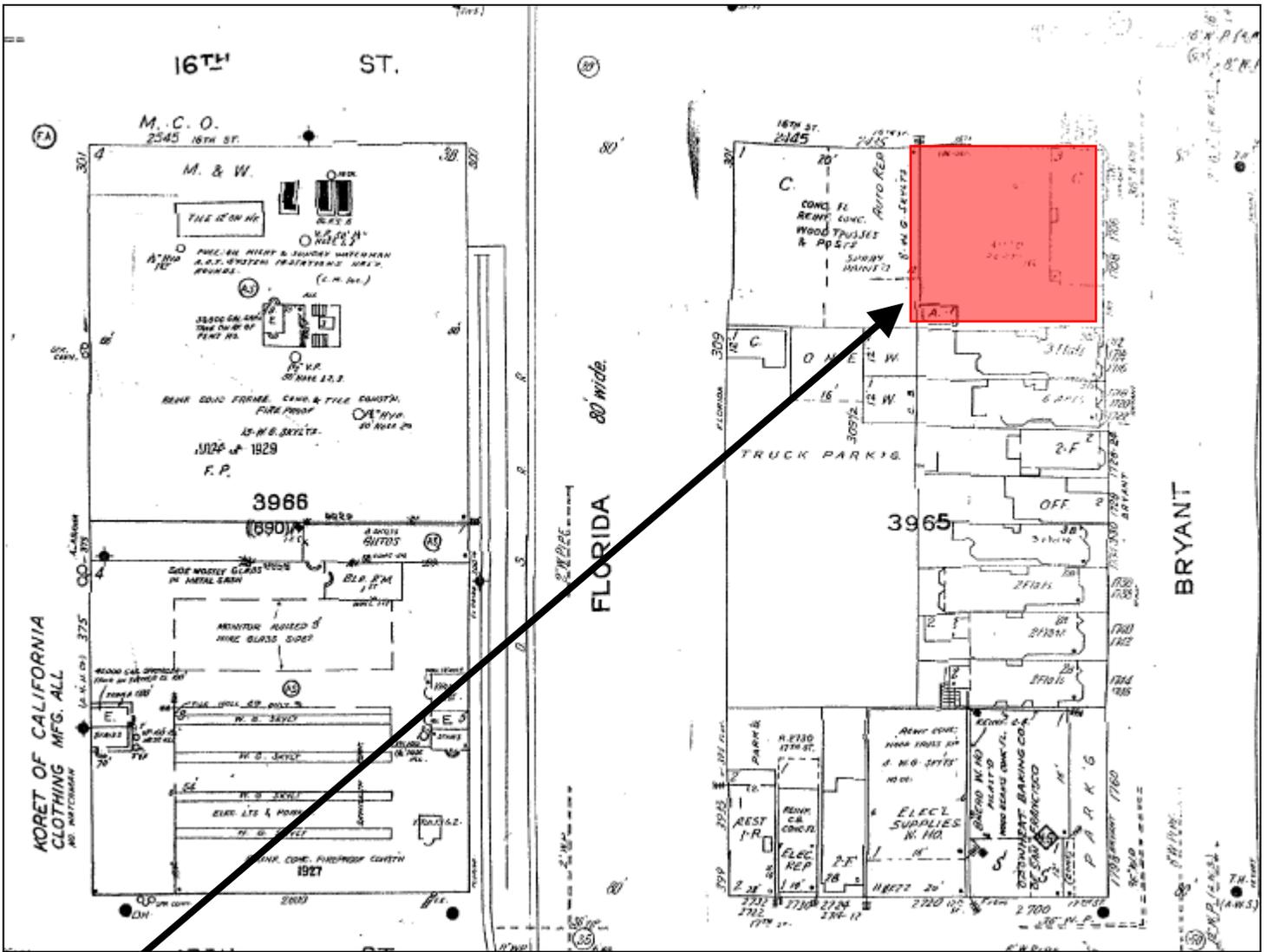


**SUBJECT PROPERTY**



Conditional Use authorization  
**Case Number 2006.0428D**  
 12 Unit Multifamily Dwelling  
 2401 16<sup>th</sup> Street

# Sanborn Map\*



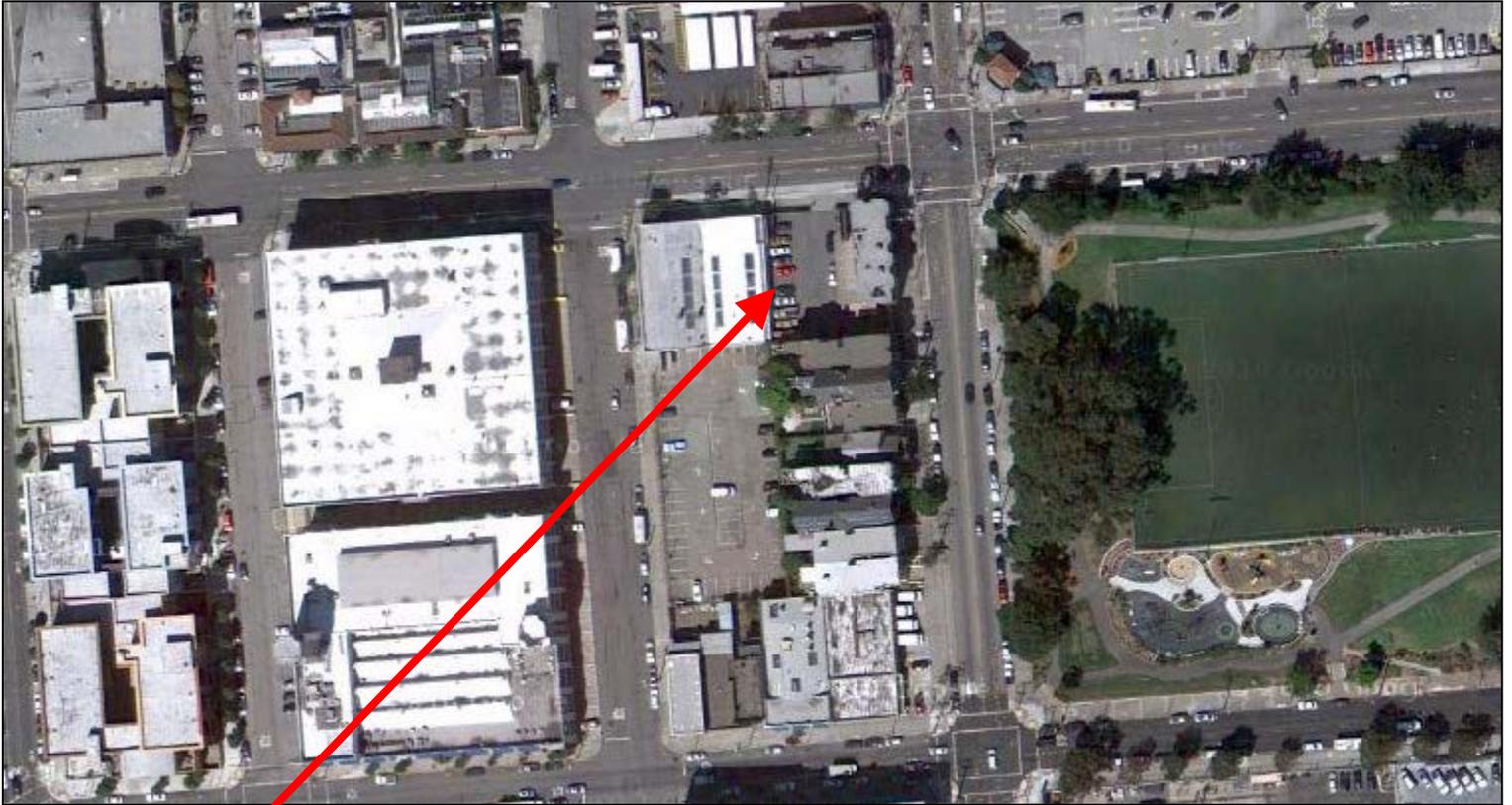
**SUBJECT PROPERTY**

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



Conditional Use authorization  
 Case Number 2006.0428D  
 12 Unit Multifamily Dwelling  
 2401 16<sup>th</sup> Street

# Aerial Photo

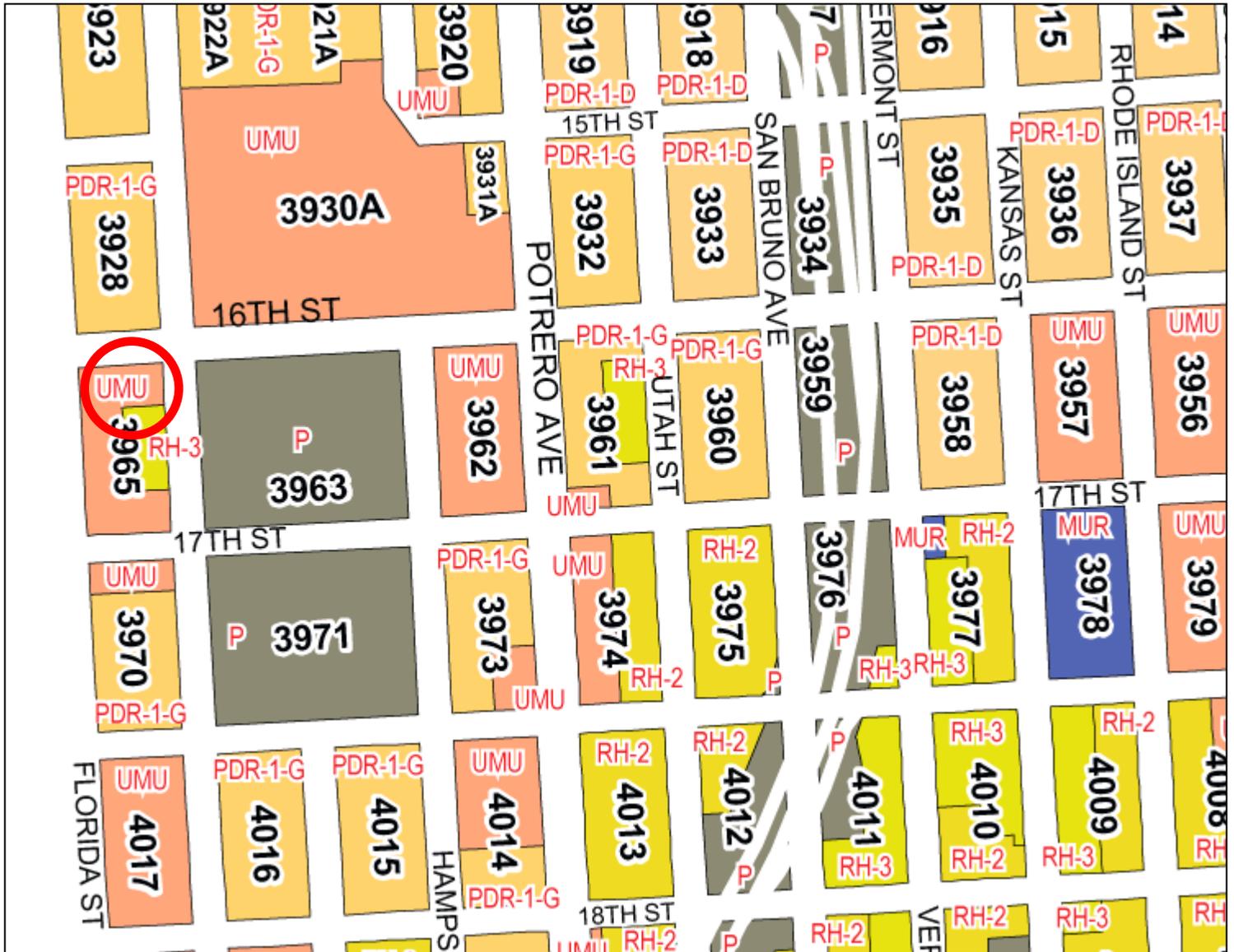


**SUBJECT PROPERTY**



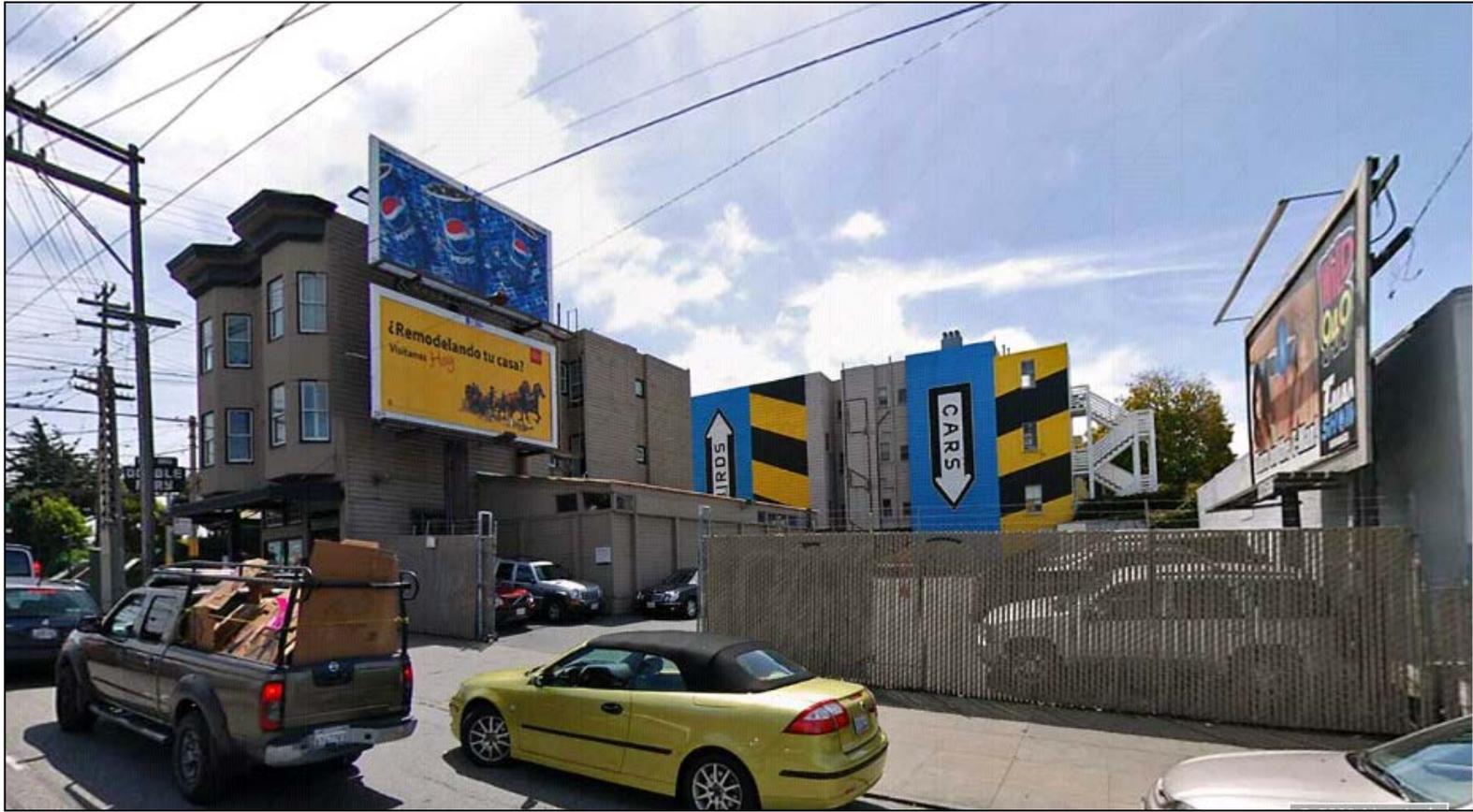
Conditional Use authorization  
Case Number 2006.0428D  
12 Unit Multifamily Dwelling  
2401 16<sup>th</sup> Street

# Zoning Map



Conditional Use authorization  
Case Number 2006.0428D  
12 Unit Multifamily Dwelling  
2401 16<sup>th</sup> Street

# Site Photo



Conditional Use authorization  
Case Number 2006.0428D  
12 Unit Multifamily Dwelling  
2401 16<sup>th</sup> Street



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** January 24, 2011  
**TO:** Applicants subject to Planning Code Section 415: Inclusionary Affordable Housing Program  
**FROM:** San Francisco Planning Department  
**RE:** Compliance with the Inclusionary Affordable Housing Program

1650 Mission St.  
Suite 400  
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CA 94103-2479

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All projects that involve five or more new dwelling units must participate in the *Inclusionary Affordable Housing Program* contained in Section 415 of the Planning Code. Every project subject to Section 415 must pay an Affordable Housing Fee that is equivalent to the applicable percentage of the number of units in the principal project, which is 20% or the applicable percentage if subject to different controls or requirements.

There are only a limited number of ways that a project can be eligible to provide on- or off-site affordable units. First, a project may be eligible if the developer chooses to commit to sell the new residential units rather than offer them as rental units, then the developer may build the affordable units on or off-site. Second, the project may be eligible for an alternative to the Affordable Housing Fee requirement if (a) it has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act<sup>1</sup>. All projects that can demonstrate that they are eligible for an alternative to the Affordable Housing Fee must provide the necessary documentation to the Planning Department and the Mayor's Office of Housing. Additional material may be required to determine if a project is eligible to fulfill the Program's requirements through an alternative.

Before the Planning Department and/or Planning Commission can act on the project, the *Affidavit for Compliance with the Inclusionary Affordable Housing Program* must be completed.

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<sup>1</sup> California Civil Code Section 1954.54(b).



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415

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I, Thomas Coyne, do hereby declare as follows:

a. The subject property is located at (address and block/lot):

2401 - 16th Street 3965; 001

b. The proposed project at the above address is subject to the Inclusionary Affordable Housing Program, Planning Code Section 415 et seq. The Planning Case No./Building Permit No. is tbd.

This project is **exempt** from the Inclusionary Affordable Housing Program:

- This Project uses California Debt Limit Allocation Committee (CDLAC) funding.
- This Project is 100% affordable.

c. This project will comply with the Inclusionary Affordable Housing Program by

- Planning Code Section 415.5: Payment of the **Affordable Housing Fee** prior to the first construction permit issuance.

**On-site or Off-site Affordable Housing Alternative** (415.6 and 415.7).

d. If the project will comply with the Inclusionary Housing Program through an **On-site or Off-site Affordable Housing Alternative**, please fill out the following regarding the type of units, including the unit mix tables.

**Ownership:** All affordable units will be sold as ownership units and will remain as ownership units for the life of the project.

**Rental:** Exception from the provisions of the Costa Hawkins Rental Housing Act.<sup>2</sup> The project sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Section 1954.54(b) through one of the following.

- Direct Financial contribution from a public entity
- Development or Density Bonus or Other Public Form of Assistance
- Development Agreement with the City. The project sponsor has entered into or has applied to enter into a Development

<sup>2</sup> California Civil Code Section 1954.50 and following.

Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

- e. Project sponsor acknowledges that failure to sell the affordable units as ownership units or to eliminate the on-site or off-site affordable ownership-only units at any time will require project sponsor to: (1) inform the Department and MOH and, if applicable, fill out a new affidavit; (2) record a new notice of special restriction; and (3) pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.
- f. The Project Sponsor must pay the Affordable Housing Fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by Mayor's Office of Housing prior to the issuance of the first construction document, with an option for the Project Sponsor to defer a portion of the payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.
- g. I am a duly authorized officer or owner of the subject property.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day in April 12, 2011 San Francisco  
(location) (date)

[Signature]  
Name (Signature)

TONY KIM authorized agent (415) 246 8855  
Name (Print), Title Contact Phone Number

**UNIT MIX TABLES**

Number of All Units in Principal Project:				
TOTAL AFFORDABLE UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDROOM:
1	0	0	10	2

If you selected an On-site or Off-site Alternative, please fill out the applicable section below:

On-site Affordable Housing Alternative (415.6): calculated at ~~15%~~ <sup>12%</sup> of the unit total:

Number of Affordable Units to be Located ON-SITE:				
TOTAL AFFORDABLE UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDROOM:
1			1	

Off-site Affordable Housing Alternative (415.7): calculated at 20 % of the unit total:

Number of Affordable Units to be Located OFF-SITE:				
TOTAL AFFORDABLE UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDROOM:
AREA OF DWELLINGS IN PRINCIPAL PROJECT:		S.F.	AREA OF DWELLINGS IN OFF-SITE PROJECT: S.F.	

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

Off-Site Block/Lot(s)

Building Permit Application No. (if applicable)

2006.0428C  
Case No. (if applicable)

Motion No. (if applicable)

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

**Combination of payment of an fee, on-site affordable units, or off-site affordable units with the following distribution:**

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

1. Fee \_\_\_\_\_% of affordable housing requirement
2. On-Site \_\_\_\_\_% of affordable housing requirement

Number of Affordable Units to be Located ON-SITE:				
TOTAL AFFORDABLE UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDROOM:

3. Off-Site \_\_\_\_\_% of affordable housing requirement

Number of Affordable Units to be Located OFF-SITE:				
TOTAL AFFORDABLE UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDROOM:
AREA OF DWELLINGS IN PRINCIPAL PROJECT:		S.F.	AREA OF DWELLINGS IN OFF-SITE PROJECT: S.F.	

\_\_\_\_\_  
Off-Site Project Address

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

\_\_\_\_\_  
Building Permit Application No.  
(applicable)

\_\_\_\_\_  
Case No. (if applicable)

\_\_\_\_\_  
Motion No. (if applicable)

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

cc: Mayor's Office of Housing  
Planning Department Case Docket  
Historic File, if applicable  
Assessor's Office, if applicable



# SAN FRANCISCO PLANNING DEPARTMENT

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Subject to: (Select only if applicable)

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

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## Planning Commission Draft Motion

HEARING DATE: APRIL 21, 2011

*Date:* April 14, 2011  
*Case No.:* **2006.0428 C**  
*Project Address:* **2401 16<sup>th</sup> STREET**  
*Zoning:* UMU (Urban Mixed Use)  
68-X Height and Bulk District  
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San Francisco, CA 94107  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 134, 175.6(E)(1), 215(A) AND 303 OF THE PLANNING CODE TO ALLOW A MULTI-FAMILY DEVELOPMENT PROVIDING 12 DWELLING UNITS AS AN EASTERN NEIGHBORHOODS PIPELINE PROJECT IN THE UMU (URBAN MIXED USE) ZONING DISTRICT, FORMERLY AN M-1 (LIGHT INDUSTRIAL) DISTRICT, AND A 68-X HEIGHT AND BULK DISTRICT; AND ADOPTING FINDINGS AND MITIGATION MONITORING AND REPORTING PROGRAM UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On March 23, 2006 Tony Kim (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 134, 175.6(e)(1), 215(a), and 303 of the Planning Code to allow a multifamily dwelling providing 12 units within the UMU (Urban Mixed Use) District and a 68-X Height and Bulk District.

On April 21, 2011, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2006.0428C.

On April 18, 2011 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2006.0428C, 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 south side of 16<sup>th</sup> Street, between Bryant and Florida Streets, Lot 001 in Assessor's Block 3965. The lot provides 100 feet of frontage on 16<sup>th</sup> Street and 100 feet of frontage on Bryant Street. A three story mixed use building is located at the northeast corner of the lot occupying approximately 33% of the lot. This building provides ground floor retail and two stories of office above. This building will remain on the lot. The remainder of the lot is currently used as parking. The property is located within the UMU (Urban Mixed Use) District and a 68-X height and bulk district; prior to the Eastern Neighborhoods, the property was in an M-1 (Light Industrial) zoning district and a 50-X Height and Bulk District.
3. **Surrounding Properties and Neighborhood.** The project site is located within the Eastern Neighborhoods Plan area and in the greater Mission neighborhood area. The properties to south along Bryant Street are largely two and three story residential buildings. Across Bryant Street to the east is Franklin Square, an approximately 190,000 square foot public park. To the northeast is the Potrero Center, a multilevel large retail center that serves the surrounding neighborhood as well as populations outside of the Mission neighborhood. Properties along 16<sup>th</sup> Street, both to the west and north, are largely commercial or light industrial. Immediately to the west is an automotive use; to the north across 16<sup>th</sup> Street and along Bryant Street are retail establishments, eating and drinking establishment and a public storage establishment. The surrounding properties are located within the RH-3 (Residential House, Three Family), PDR-1-G (Production, Distribution, Repair, General), UMU (Urban Mixed Use) and P (Public Use) Districts.
4. **Project Description.** The project proposes to construct a new four story, 40 foot tall multifamily building containing 12 dwelling units. The proposal will provide ten 2 bedroom units and two 3 bedroom units. 12 off-street parking spaces, bicycle parking and storage will be located within a ground floor garage. Vehicular access to the garage is from Bryant Street. Open space for the

dwelling units is proposed on balconies or on private decks. The Project is seeking Conditional Use authorization for relief from the rear yard requirement pursuant to Planning Code Section 134 and to establish dwelling units under the M-1 zoning controls pursuant to Planning Code Section 215(a) as an Eastern Neighborhoods Pipeline Project.

5. **Public Comment.** The Planning Department received two letters of support for the project. Planning Department Staff is not aware of any opposition to the Proposed Project.
6. **Eastern Neighborhood Pipeline.** Planning Code Section 175.6 applies Articles 1, 1.2, 1.5 and 2.5, as amended by the Eastern Neighborhoods Controls, and allows complete or partial relief from those requirements through the Conditional Use authorization process to Residential Code Conforming Projects that filed a first development application with the Planning Department prior to April 1, 2006.

*The Project Sponsor filed a first development application with the Planning Department on March 23, 2006. The Project Sponsor has elected the Project be subject to the controls under the former zoning district (M-1) and is seeking relief from the Rear Yard requirement under Article 1.2 through the Conditional Use authorization process.*

7. **Eastern Neighborhoods Interim Permit Review Procedures for Historic Resources:** The Eastern Neighborhoods Area Plans formalize and set the policy framework for the historic preservation efforts currently being performed by Planning Department preservation staff for this sub-area. The procedures, as a precautionary measure securing against the loss of potential historic resources, shall ensure extra scrutiny in the period between Plan adoption and adoption of survey findings by the Historic Preservation Commission and the Planning Commission. All proposed new construction within the entire areas covered by the Plans that is equal to or over 55 feet or 10 feet taller than adjacent buildings, built before 1963, shall be forwarded to the Historic Preservation Commission for Review and Comment during a regularly scheduled hearing. The Historic Preservation Commission's comments will be forwarded to the Planning Department for incorporation into the project's final submittal and in advance of any required final hearing before the Planning Commission.

*The Proposed Project was presented before the Historic Preservation Commission (HPC) on April 6, 2011. The HPC voted 7-0 in favor of Motion 0113, approving adoption of the HPC review of the Proposed Project per the Eastern Neighborhoods Area Plan Interim Permit Review Procedures and finding the Proposed Project acceptable.*

8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Rear Yard.** Planning Code Section 134 states that in UMU Zoning Districts rear yards shall be provided at the lowest story containing a dwelling unit, and at each succeeding level or story of the building.

*The Project proposes ground floor dwelling units without a code complying rear yard at the ground floor. The Project proposes an open area with a depth equal to 25% of lot depth and of approximately 1,875 square feet at the second story and above, meeting the rear yard requirement at these levels. The Project does not provide a code complying rear yard at the ground floor and the Project Sponsor is seeking Conditional Use authorization, in accordance with Planning Code Section 175.6(E)(1), for relief from the rear yard controls as an Eastern Neighborhoods Pipeline project.*

- B. **Open Space.** Planning Code Section 135 requires a minimum of 80 square feet of usable open space per dwelling unit when this open space is not publically accessible.

*The project proposes to meet the Open Space requirement through the provision of balconies and private decks. Each unit has at least 80 square feet of useable open space and two units have private decks of 785 and 805 square feet.*

- C. **Dwelling Unit Exposure.** Planning Code Section 140 requires that each dwelling unit face directly on an open area including a public street, a code complying rear yard or an inner court.

*The project proposes to meet the dwelling unit exposure requirement by having units face onto 16<sup>th</sup> Street or the rear yard at the second level and above.*

- D. **Street Trees.** Planning Code Section 428 requires the addition of 1 street tree for every 20 feet of street frontage, with any remaining fraction of 10 feet or more of frontage requiring an additional tree, when a project proposes the construction of a new building.

*The Project has 100 feet of frontage on 16<sup>th</sup> and Bryant Streets and as such is required to provide 5 new street trees on each street frontage. The Project is proposing 5 new street trees in accordance with Planning Code Section 428.*

- E. **Parking.** Planning Section 151.1 of the Planning Code limits parking in the UMU Zoning District to 0.75 automobiles per dwelling unit unless the dwelling unit is a two bedroom unit with at least 1,000 square feet of occupied floor area, in which case one automobile per dwelling unit is allowed.

*The Project is proposing 12 off-street parking spaces on the ground floor. This figure corresponds to the off-street parking limitations for 10 two bedroom dwelling units with at least 1,000 square feet of occupied floor area and 2 three bedroom dwelling units with at least 1,000 square feet of occupied floor area.*

- F. **Dwelling Unit Density.** Planning Code Section 215 allows dwellings within the M-1 (Light Industrial) Zoning District by Conditional Use authorization at a density to not exceed that allowed within an RM-1 (Residential, Mixed, High Density) Zoning District.

*The Project, as an Eastern Neighborhoods Pipeline project, is subject to the use controls under Article 2 of the former zoning district, the M-1 (Light Industrial). The M-1 Zoning District allows dwellings at density to not exceed those under an RM-1 (Residential, Mixed, Low Density) Zoning District, which is not less than 800 square feet of lot area per dwelling unit. The Project proposes 12 dwelling units, requiring at least 9,600 square feet of lot area. The lot area is approximately 10,000 square feet, in excess of the minimum 9,600 square feet and therefore meeting the dwelling unit density requirements.*

- G. **Height.** The Project, as an Eastern Neighborhoods Pipeline Project, must comply with the Height and Bulk District restrictions in existence at the time of first development application. The Height and Bulk District was the 50-X Height and Bulk District.

*The proposed height is 40 feet, well within the 50 foot height limit. The X Bulk District does not apply dimensional restrictions to the project.*

- H. **Affordable Housing Program.** Planning Code Section 4152 (formerly Code Section 315) sets forth the requirements and procedures for the Affordable Housing Program. On February 2, 2010, the Board of Supervisors adopted Interim Controls contained in Board of Supervisors' Resolution No. 36-10 (BOS File No.100047) entitled "Planning Code – Interim Controls Related to Affordable Housing Requirements" (the "Affordable Housing Ordinance"), the requirements of the Interim Controls apply to this Project. Under Planning Code Section 415.3 (formerly Code Section 315.3), these requirements would apply to projects that consist of ten or more units, where the first application (EE or BPA) was applied for before July 18, 2006. Pursuant to Planning Code Section 415.5 (formerly Code Section 315.6), the Project is required to provide 12% of the proposed dwelling units as affordable if the Project is eligible for and selects the on-site alternative.

*The Project Sponsor has demonstrated that it is eligible for the on-site alternative under Planning Code Section 415.5 (formerly Code Section 315.6), and has submitted a Declaration of Intent to satisfy the requirements of the Affordable Housing Ordinance by providing the affordable housing on-site instead of payment of the Affordable Housing Fee. In order for the project sponsor to be eligible for the on-site option under the Interim Controls, the project sponsor must submit an 'Affidavit to Establish Eligibility for Alternative to Affordable Housing Fee' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. The project sponsor submitted such Affidavit on April 12, 2011. The EE application was submitted on March 23, 2006. One 2 Bedroom unit of the 12 units provided will be an affordable unit. If the Project becomes ineligible to meet its Affordable Housing Program obligation on-site, it must pay the Affordable Housing Fee with interest, if applicable.*

9. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m)) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall

have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

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

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

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

*The Proposed Project is necessary, desirable and compatible with the neighborhood and community. The Project meets the height and bulk requirements outlined by the existing district and is of comparable height with the surrounding residential uses. Along Bryant Street the residential uses are of three and four stories. The number of dwelling units proposed, 12, is within the allowable residential density. Within its context, and given the development potential, the Proposed Project strikes a balance between existing residential density and development potential while maintaining compatibility.*

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

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

*The height and bulk of the existing building will be in line with the existing residential development in the area as the project proposes four stories and the existing residential uses are three and four stories. The Proposed Project provides a code complying rear yard at the second, third and fourth floors, thereby respecting the need of the adjacent dwellings for access to light and air.*

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 Proposed Project is within the off street parking maximums as established by the UMU Zoning District. The Planning Code does not require loading for a residential project of 12 units.*

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

*It is not anticipated that the proposed use, 12 dwelling units, will produce noxious or offensive emissions. The Proposed Project will be required to provide mechanical systems that meet the Building Code, thereby helping to prevent the emission of noxious odors.*

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

*The Proposed Project will screen the off street parking, recessing it approximately 40 feet away from the front property line and behind ground floor residential units. The design at the ground floor allows for landscaped areas between the ground floor fenestration.*

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

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

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

## HOUSING

### Objectives and Policies

#### OBJECTIVE 1:

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:

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

#### Policy 1.3:

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

*The Proposed Project is an underutilized commercial/industrial area that was rezoned under the Eastern Neighborhoods Program to allow dwelling units as a principal use. The proposed density is generally*

*higher than many of the adjacent buildings in the area, but does strike a balance between that existing residential density and the development potential of the site.*

**OBJECTIVE 4:**

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY.

**Policy 4.2:**

Include affordable units in larger housing projects.

*The Proposed Project seeks to develop 12 dwelling units. The Project Sponsor is proposing 1 of the 12 units be affordable units, in accordance with the requirements under Planning Code Section 415.*

**OBJECTIVE 8:**

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

**Policy 8.4:**

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

*The Proposed Project seeks to develop 12 dwelling units. The Project Sponsor is proposing 1 of the 12 units be affordable units, in accordance with the requirements under Planning Code Section 415.*

**Housing Density, Design and Quality of Life**

**OBJECTIVE 11:**

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

**Policy 11.2:**

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

*The Proposed Project is in the vicinity of the Franklin Square and four Muni bus lines. The Project is adjacent from the Potrero Center, a large retail center with a variety of retail uses, eating and drinking establishments and a financial service use.*

**RECREATION AND OPEN SPACE**

**Objectives and Policies**

**OBJECTIVE 4:**

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

**Policy 4.5:**

Require private usable outdoor open space in new residential development.

*The Proposed Project will provide private usable outdoor open space in the form of private decks or balconies for all units.*

## TRANSPORTATION

### Objectives and Policies

#### OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

*The Proposed Project includes the addition of five street trees along 16<sup>th</sup> and Bryant Streets.*

## URBAN DESIGN

### Objectives and Policies

#### OBJECTIVE 3:

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

Policy 3.1:

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

Policy 3.2

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

Policy 3.3

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

*The surrounding neighborhood is an urban area with an assortment of uses and building types and heights. The major streets in the project vicinity feature light industrial uses, retail uses, public open space and residential uses. Given this context the Proposed Project should incorporate predominate architectural patterns and influences into the 16<sup>th</sup> Street façade design. The Proposed Project blends well with this immediate area as it is of comparable height and mass and displays a contemporary architectural style.*

## MISSION AREA PLAN

### Land Use

#### Objectives and Policies

**OBJECTIVE 1.2**

IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

Policy 1.2.1:

Ensure that in-fill housing development is compatible with its surroundings.

*The Proposed Project is designed to fit within the existing context of residential and commercial/industrial buildings. The Project is well within the allowable height limit and while providing a fair amount of residential density, strikes a balance with the existing residential density and does not compromise amenities that contribute to the quality of life for the dwelling units, including usable open space. The Proposed Project features a contemporary architectural style that respects its surroundings while providing some distinction and is an appropriate infill development.*

**Housing**

**OBJECTIVE 2.1**

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

Policy 2.1.3:

Provide units that are affordable to households at moderate and “middle incomes” – working households earning above traditional below-market-rate thresholds but still well below what is needed to buy a market-priced home, with restrictions to ensure affordability continues.

*The Proposed Project will provide one unit affordable to households at moderate and “middle incomes” in accordance with the requirements governing the provision of affordable housing. This unit will be monitored by the Mayor’s Office of Housing to ensure affordability continues.*

**OBJECTIVE 2.5**

PROMOTE HEALTH THROUGH RESIDENTIAL DEVELOPMENT DESIGN AND LOCATION

Policy 2.5.3:

Require new development to meet minimum levels of “green” construction.

*The Proposed Project will be required to meet the standards for new construction as required by the Green Building Ordinance, the mechanism which the City of San Francisco uses to ensure “green” construction.*

**Built Form**

**OBJECTIVE 3.1**

PROMOTE AN URBAN FORM THAT REINFORCES THE MISSION’S DISTINCTIVE PLACE IN THE CITY’S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER

Policy 3.1.6

New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.

*The Proposed Project features a contemporary architectural style that respects its surroundings while providing some distinction. The proposed height and massing of the Project blend well with the surrounding context of multistoried residential buildings. The exterior finish materials are of good quality.*

**OBJECTIVE 3.2**

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

POLICY 3.2.3

Minimize the visual impact of parking.

POLICY 3.2.4

Strengthen the relationship between a building and its fronting sidewalk.

*The proposed off street parking is setback from the front building wall approximately 40 feet, behind ground floor residential units. The automobile entry is located on Bryant Street, a secondary street frontage, and is 10 feet wide, further de-emphasizing the presence of automobiles at the site. The ground floor is free of blank walls and ground floor units are accessed from the public right of way. Entries to the ground floor units are setback 6 ½ feet from the property line, offering an adequate buffer between public and private spaces. Spaces for landscaping are provided in between ground floor fenestration.*

**Streets and Open Space**

**OBJECTIVE 5.2**

ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY, PRIVATE OPEN SPACE

Policy 5.2.1

Require new residential and mixed-use residential development to provide on-site, private open space designed to meet the needs of residents.

*The Proposed Project satisfies its usable open space requirement through the provision of on site private open space on balconies and decks.*

12. **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 proposal would enhance existing neighborhood serving retail by providing an additional 12 new households that could become regular patrons of the those retail establishments.*

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

*The Proposed Project will conserve the existing mixed use character of the immediate vicinity as a residential development within an area that features light industrial, retail, open space and residential uses. The addition of the proposed 12 units will add households that will preserve economic diversity within the neighborhood.*

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

*The City's affordable housing supply will be enhanced by the Proposed Project as it is required to provide one new affordable unit to satisfy the requirements under Planning Code Section 415.*

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

*The Proposed Project is providing off-street parking for all units, thereby mitigating any burdens upon neighborhood parking. The #9, 12, 27, 33 and 55 MUNI bus lines run within reasonable walking distance of the site, providing a link to other areas of San Francisco.*

- 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.

*Displacement of industrial or service sector employment will not occur as a result of commercial office development from the Proposed 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 Proposed Project was presented before the Historic Preservation Commission (HPC) on April 6, 2011. The HPC voted 7-0 in favor of Motion 0113, approving adoption of the HPC review of the Proposed Project per the Eastern Neighborhoods Area Plan Interim Permit Review Procedures and finding the Proposed Project acceptable*

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

13. 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.

14. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2006.0248C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 11, 2011, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 21, 2011.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 21, 2011

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the new construction of a 4 story 40 foot tall building containing 12 dwelling units located at 2401 16<sup>th</sup> Street, Lot 001 in Assessor's Block 3965 pursuant to Planning Code Section(s) 134, 175.6(e), 215(a) and 303 within the UMU District and a 68-X Height and Bulk District; in general conformance with plans, dated March 11, 2011, and stamped "EXHIBIT B" included in the docket for Case No. 2006.0248C and subject to conditions of approval reviewed and approved by the Commission on April 21, 2011 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 April 21, 2011 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 Conditional Use authorization 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 Conditional Use 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. 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).*

### DESIGN

2. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant impacts to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:
  - a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
  - b. On-site, in a driveway, underground;
  - c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
  - d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding impacts on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
  - e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
  - f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;

g. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org/>.*

4. **Street Trees.** Pursuant to Planning Code Section 428 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org).*

5. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable 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.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

6. **Bicycle Parking.** The Project shall provide no fewer than XXX Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.

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

7. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than twelve (12) independently accessible off-street parking spaces.

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

8. **Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with

any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. 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.

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

## PROVISIONS

9. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

*For information about compliance, contact the First Source Hiring Manager at 415-401-4960, [www.onestopSF.org](http://www.onestopSF.org)*

## MONITORING

10. **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)*

## OPERATION

11. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*



Christina Olague, President  
Vice President Ron Miguel, and Commissioners  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> floor  
San Francisco, CA 94103

**RE: 2401 – 16<sup>th</sup> Street (Block 3965; Lot 001)  
Case No. 2006.0428C**

Dear Honorable Commissioners:

### **PROPOSAL**

Thomas and Martin Coyne propose to construct a four-story wholly residential building on an underutilized 10,000-square-foot corner lot. The project would provide twelve residential units with twelve off-street parking spaces accessed via an existing curbcut on Bryant Street. One of the twelve residential units would be designated as an on-site affordable housing unit.

The project sponsor submitted an Environmental Evaluation application on March 23, 2006. Therefore the project is an Eastern Neighborhoods “pipeline project” and as such the former zoning controls of M-1 (Light Industrial) with a 50-X height and bulk limitation apply to the proposal.

### **EXISTING CONDITIONS**

The subject site is a 100’ x 100’ deep lot on the southwest corner of 16<sup>th</sup> and Bryant Streets. Currently, the lot is improved with a three-story commercial building that will remain. A 13-foot tall, 1,130 square-foot horizontal addition that was constructed in 1992 will be removed. The remaining portion of the lot is an underutilized “L” shaped surface parking lot.

### **PROJECT HIGHLIGHTS**

1. **Housing stock:** The Project would provide ten two-bedroom units and two three-bedroom units.
2. **On-site below market rate housing:** The Project would comply with the Inclusionary Affordable Housing Program.

3. **First Source Hiring:** The project sponsor will comply with the First Source Hiring Program.
4. **The Historic Preservation Commission (HPC):** On April 6, 2011, the HPC concurred with Planning Department staff that the project is compatible and appropriate in size, massing, scale, fenestration pattern and material with the adjacent surrounding buildings.

#### CONDITIONAL USE AUTHORIZATION

This "pipeline project" under the former M-1 zoning classification requires a Conditional Use Authorization for the proposed residential use. Additionally, the project seeks a rear yard variance that also requires a conditional use authorization for this Eastern Neighborhoods "pipeline project."

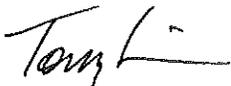
The project would provide housing that is necessary and desirable in an eclectic mixed neighborhood. The proposed use is consistent and would complement existing uses in the general vicinity. The subject property is adjacent to three and four-story wholly residential buildings to the south, Franklin Square Park to the east, the Potrero Shopping Center to the northeast and industrial and other miscellaneous commercial uses to the west.

Furthermore, the project meets the intent of the new UMU (Urban Mixed-Use) zoning district and the controls set forth for residential unit size, mix, off-street parking and open space.

#### CONCLUSION

The in-fill project proposes an appropriate residential building that is necessary and desirable on an underutilized surface parking lot. The project promotes the public welfare, convenience and necessity and meets all the required findings of the General Plan and Planning Code. The Project Sponsor respectfully requests that the Planning Commission grant a conditional use authorization for the construction of the project pursuant to Planning Code Sections 215(a), 175.6, and 134.

Thank you for your consideration.



Tony B. Kim  
(415) 246-8855

## **LIST OF EXHIBITS**

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EXHIBIT A	Prop M, Variance & Conditional Use Findings
EXHIBIT B	Letters of Support
EXHIBIT C	Block & SanBorn Maps
EXHIBIT D	Aerial photographs
EXHIBIT E	Streetscape photographs
EXHIBIT F	Color rendering and context photos
EXHIBIT G	Architectural drawings

**City Planning Case No.:** 2006.0428C  
**Address:** 2401 – 16<sup>th</sup> Street  
**Block and Lot Nos.:** 3965 / 001

### **PRIORITY GENERAL PLAN POLICIES FINDINGS**

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

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

The proposed project will retain the existing three-story commercial building on the subject lot. The new twelve unit building will bring new residents to a neighborhood with an established neighborhood-serving retail shopping center and other convenient goods and service.

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

The existing neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of the area. The proposed project will retain the existing three-story commercial building that contains the Double Play bar and restaurant.

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

One of the twelve residential units would be designated as an on-site affordable housing unit.

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

The project proposes 1:1 off-street parking spaces and will utilize the existing curb cut and driveway along Bryant Street. The project will not impede MUNI or overburden neighborhood parking.

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

The proposed project would have no effect on the city's industrial and service sectors.

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

The proposed new structure would be constructed and altered in accordance with all applicable building and structural regulations and codes as well as seismic safety requirements.

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

On April 6, 2011, the Historic Preservation Commission concurred with Planning Department staff that the project is compatible and appropriate in size, massing, scale, fenestration pattern and material with the adjacent surrounding buildings and especially the two adjacent potential historic resources.

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

The project sponsor worked very closely with Planning Department staff to reduce the overall proposed building height from 50 feet to 40 feet in order to protect the access to sunlight to Franklin Square Park.

APPLICANT: Thomas Coyne  
2401 – 16<sup>th</sup> Street  
San Francisco CA 94103

PROPERTY IDENTIFICATION: **2401 – 16<sup>th</sup> Street southwest corner of 16<sup>th</sup> and Bryant Streets:**  
Lot: 001 in Assessor's Block 3965; in an M-1 zoning district as a pipeline project. The new Eastern Neighborhood zoning district is UMU.

DESCRIPTION OF PROJECT AND VARIANCE SOUGHT:

**Property Description**

The subject property is located on the southwest corner of 16<sup>th</sup> and Bryant Streets. The subject property contains a three-story commercial building and an "L" shaped surface parking lot. The proposal is to construct a four-story, 40-foot tall, residential building.

**Rear Yard**

Planning Code Section 134(a)(1) requires the minimum rear yard depth be equal to 25 percent of the total depth of the lot on which the building is situated, but in no case less than 15 feet, whichever is greater. The proposal seeks to occupy 100 percent of the ground floor for the new building. An elevated Code-complying rear yard would be provided at the second floor and above.

**FINDINGS:**

Section 305(c) of the Planning Code states that in order to grant a variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

**FINDING 1.**

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district.

**REQUIREMENT MET.**

- A. The adjacent 100' x 100' parcel directly to the west contains a single-story commercial building that occupies 100 percent of the lot and therefore provides no rear yard or rear setback.
- B. The adjacent property directly to the south contains a four-story wholly residential building that occupies almost 100 percent of the lot with a limited rear yard.

**FINDING 2.**

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in a practical difficulty or unnecessary hardship not created by or attributed to the applicant or the owner of the property.

**REQUIREMENT MET.**

- A. Literal enforcement of the Code required rear yard imposes an undue hardship of the project sponsor without providing any public or private benefit since there are other parcels on the subject block and in the general vicinity with buildings that occupy 100 percent of the lot or provide a limited legal non-complying rear yard.
- B. The adjacent parcels provide no rear yard or very limited rear yard at ground level. The project seeks to provide an elevated rear yard equal to 25 percent of the total depth of the subject parcel. There would be no public or private benefit gained by providing a Code-complying rear yard at the ground floor.
- C. The existing built environment can be characterized as industrial/commercial buildings that occupy 100 percent of their lots without providing traditional rear yards or rear setbacks.

**FINDING 3.**

That such variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

**REQUIREMENT MET.**

- A. The granting of this variance is the best and most feasible manner by which the property owners can enjoy the same full use of their property that similarly situated property owners enjoy.
- B. The granting of the variance would allow development of a residential building containing family-sized units directly abutting eight consecutive lots that contain residential buildings that provide limited or legal non-complying rear yards.

**FINDING 4.**

That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

**REQUIREMENT MET.**

- A. The subject block does not provide a clear mid-block open space pattern. The project sponsor seeks a rear yard variance for only the ground floor. A 25-foot deep rear yard that meets the intent and spirit of the Code would be provided on the second floor and above. As such, the granting of this variance application would not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.
- B. The new Eastern Neighborhood zoning controls require the same amount of rear yard as the previous M-1 zoning district. Therefore, the granting of this variance for a "pipeline" project would not allow a greater deviation from the new UMU zoning controls.

**FINDING 5.**

The granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

**REQUIREMENT MET.**

- A. The proposal is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. The proposal is in harmony with the Residence Element of the General Plan to encourage residential development when it preserves or improves the quality of life for residents of the city.
- B. Planning Code Section 101.1 establishes eight priority planning policies and requires review of variance applications for consistency with said policies. The project meets with all relevant policies, including conserving neighborhood character and maintaining housing stock.
- C. The proposed project will be in keeping with the existing neighborhood lot pattern.

Address: 2401 – 16<sup>th</sup> Street

Block / Lot: 3965 / 001

## **CONDITIONAL USE FINDINGS**

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

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

The proposal is to construct a twelve unit wholly residential building. The project would provide housing that is necessary and desirable for the neighborhood in that it will provide twelve family-sized dwelling units.

The existing uses in the general vicinity of the project site are mixed. The subject property is adjacent to residential buildings to the south, Franklin Park to the east, a large retail mall to the northeast and industrial and miscellaneous uses to the west.

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

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

The proposal will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. The size, scale, height, and design of the proposed new building are consistent with the surrounding structures in the neighborhood.

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

Persons and vehicles will have accessibility to the project. Off-street parking is proposed to be provided at a 1:1 ratio, with twelve independently accessible off-street parking spaces proposed. In addition, the subject site is within three blocks of several MUNI bus lines 9, 12, 22, 27, 33, & 53.

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

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

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

A rear yard and private decks are proposed to provide open space. The proposed rear yard will preserve the light and air of the adjacent residential building directly to the south.

Five or more new street trees will be planted along 16<sup>th</sup> Street as a part of the project.

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

Planning Code Section 215 allows the construction of residential dwelling units in the M-2 district with conditional use authorization by the Planning Commission. Directly south of the subject lot are parcels containing multi-unit residential building within a RH-3 zoning district. The proposed residential use will be compatible with the existing land use.

The proposed building complies with the 50-X height limit.

In addition, the proposed project at 2401 – 16<sup>th</sup> Street complies with the new Eastern Neighborhood - UMU zoning controls. The Goals, Objectives, and Policies of the Plan encourage housing to support the surrounding neighborhood serving commercial establishments. The area within the subject lot proposed for new construction has always been used as a surface parking lot. The proposed building and uses will meet the spirit and intent of the Eastern Neighborhood UMU policies and zoning controls.

April 7, 2011

President Christina Olague  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

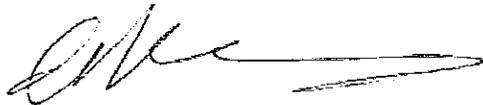
Dear President Olague,

I am the owner of Advance Auto Repair located at 2435 16<sup>th</sup> Street. My business is directly next door to the parking lot that the proposed project will replace. I spoke with Tom Coyne and I support his plan to build new homes. This will help improve the area and will bring more families and customers to the area once it is completed.

I hope that the Commission votes favorably on this project on April 21st.

Sincerely,

Igor Stolper

A handwritten signature in black ink, appearing to read 'Igor Stolper', with a long horizontal flourish extending to the right.

4/07/2011

President Christina Olague  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

President Olague and Commissioners,

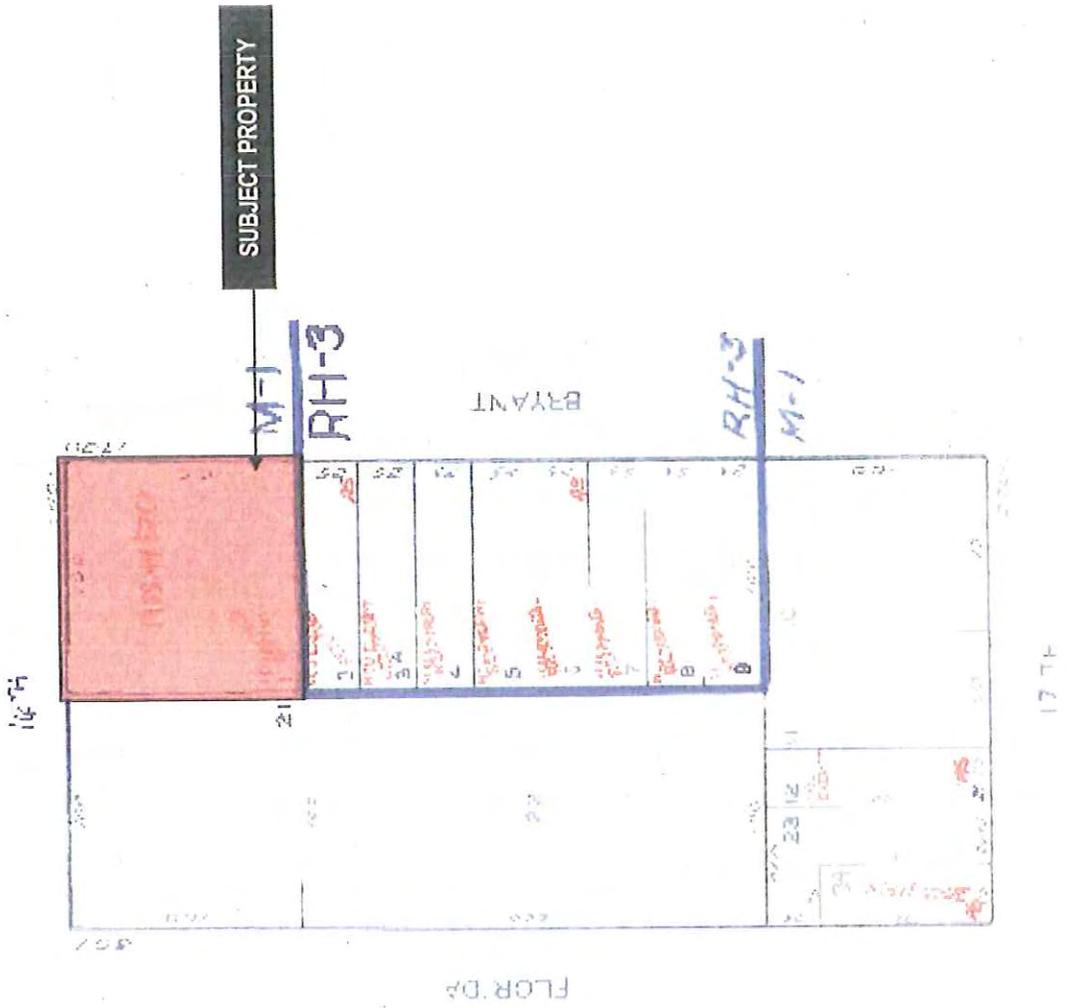
On behalf of USA Auto Body & Painting, Inc., I write in support of the 12-unit residential development proposed for 2401 16<sup>th</sup> Street. We do not usually take a position on neighborhood issues but our shop is just steps away from the project site and we know the area well.

We were happy to learn that the Double Play will not be impacted by this project. New family sized homes replacing a parking lot will enhance and enliven the area and will activate this portion of 16<sup>th</sup> Street. This area of Potrero is truly mixed use in character and new future residents will only help the local businesses like ours.

We urge the Commission approves this project its April 14<sup>th</sup> hearing.

Respectfully,

 4/11/2011

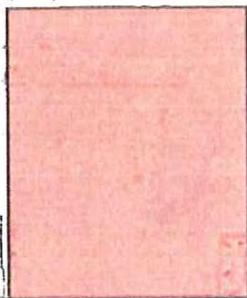


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SUBJECT PROPERTY

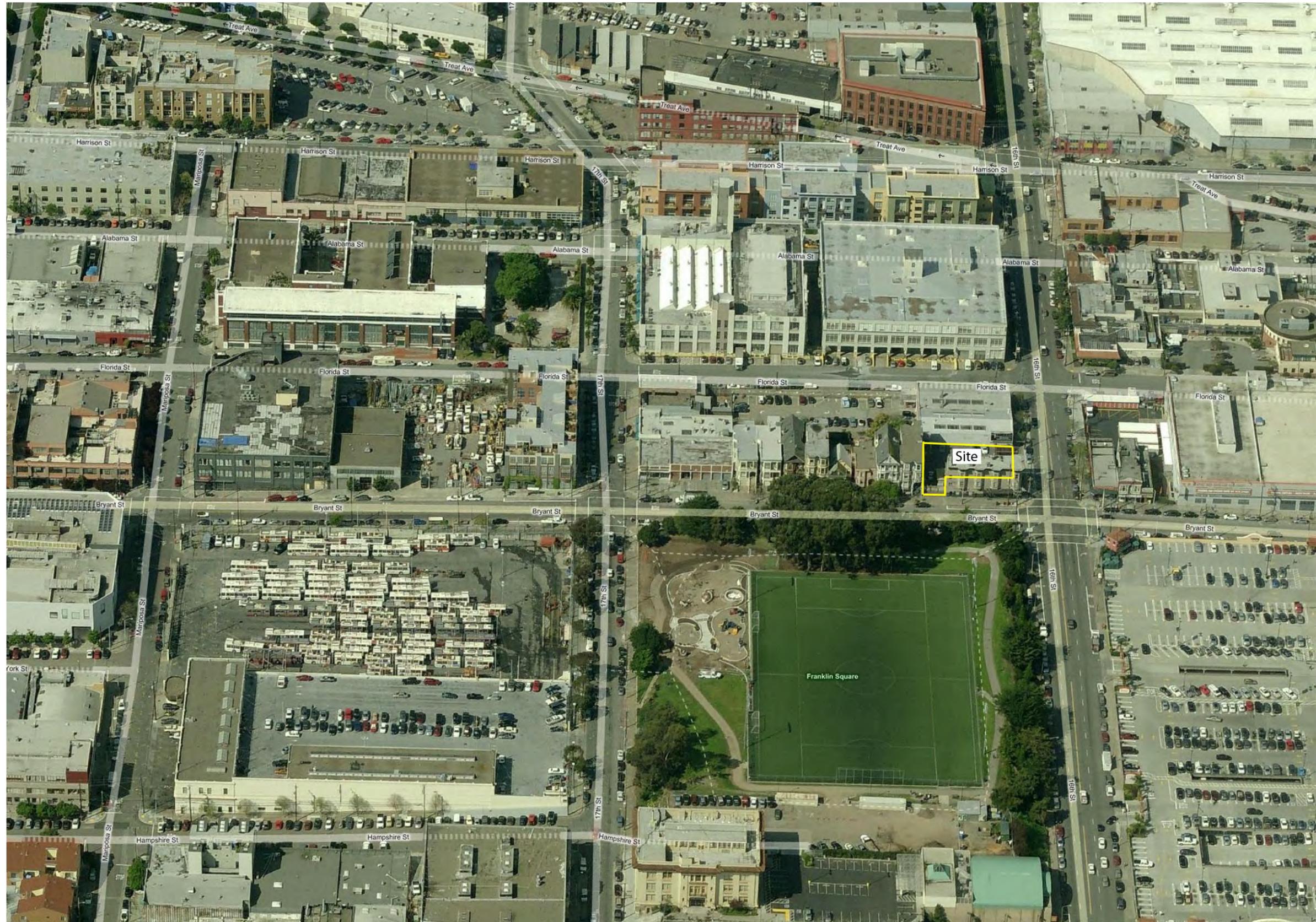
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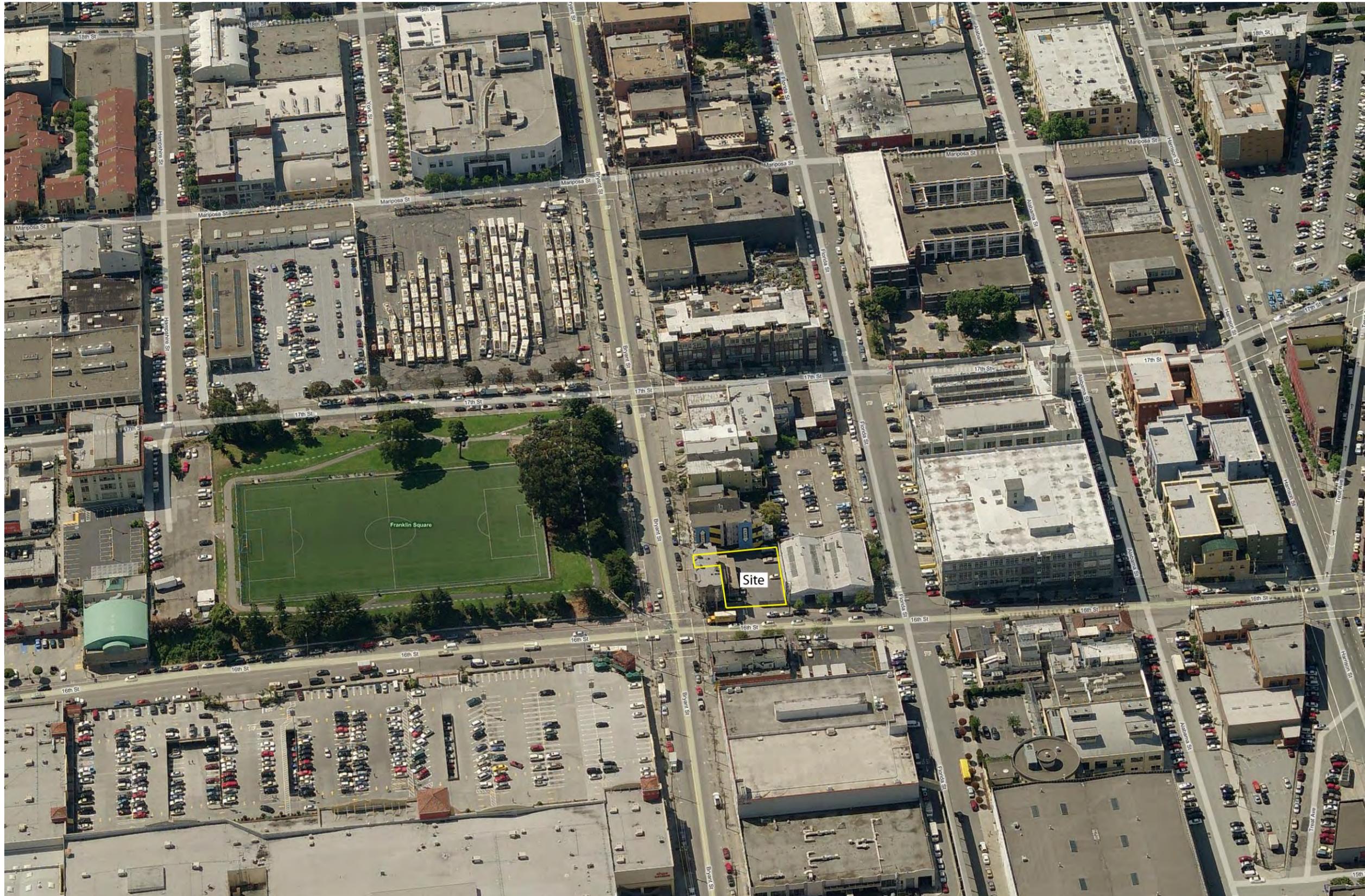
BRYAN



3965

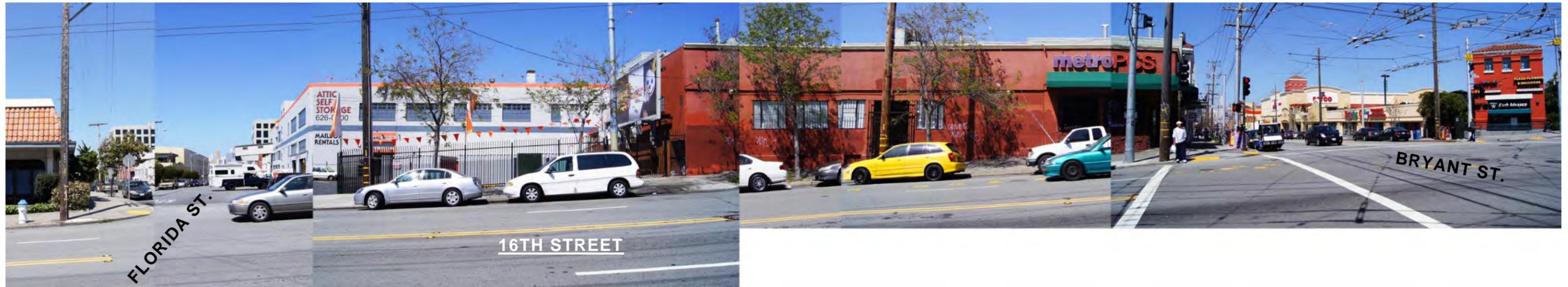
North







ALABAMA ST.



BRYANT ST.



GABRIEL Y. NG  
& ASSOCIATES

**STREETSCAPE ALONG 16TH STREET ACROSS SUBJECT SITE**  
2421-2423-2425 16TH STREET, SAN FRANCISCO, CA 94110

4/11/2011

**SUBJECT SITE**



**BRYANT ST.**

**16TH STREET**

**FLORIDA ST.**



**FLORIDA ST.**

**16TH STREET**

**ALABAMA ST.**



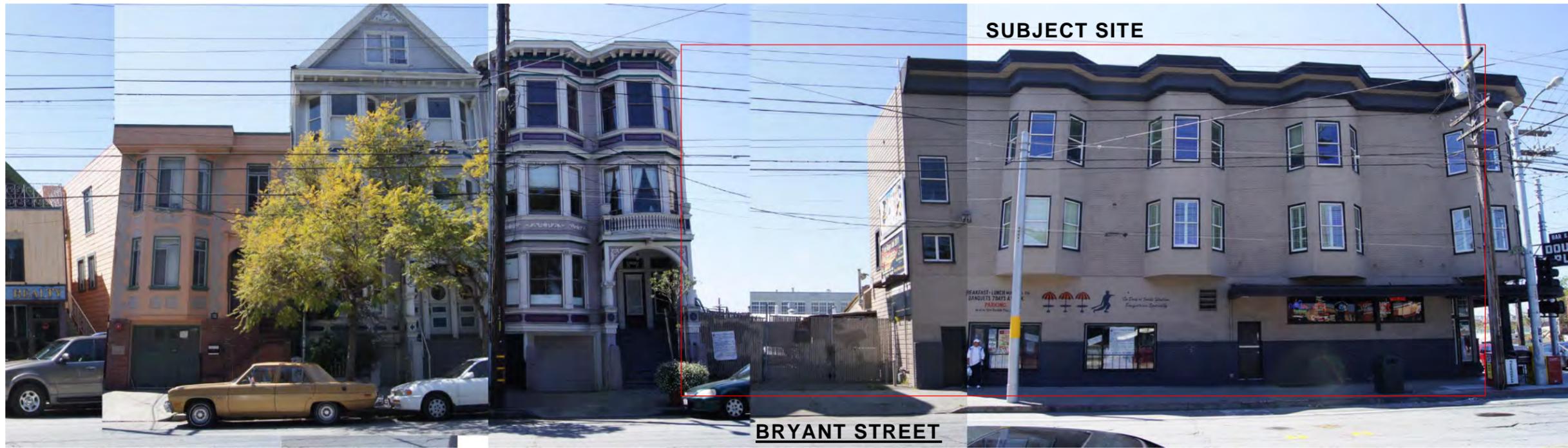
16TH STREET



17TH STREET



**BRYANT STREET**



**SUBJECT SITE**

**BRYANT STREET**

16TH STREET



GABRIEL Y. NG & ASSOCIATES

**STREETSCAPE ALONG BRYANT STREET AT SUBJECT SITE**  
 2421-2423-2425 16TH STREET, SAN FRANCISCO, CA 94110

4/11/2011



CONCEPTUAL STREETScape ALONG 16TH STREET WITH PROPOSED BUILDING



CONCEPTUAL STREETScape ALONG BRYANT STREET WITH PROPOSED BUILDING



CONCEPTUAL GROUND FLOOR UNIT ENTRANCES ON 16TH STREET

SYMBOLS

- COLUMN GRID LINE
- INTERIOR ELEVATION NUMBER WITH DIRECTION INDICATION SHEET NUMBER
- SECTION/DETAIL IDENTIFICATION SHEET NUMBER
- ENLARGED PLAN SECTION OR DETAIL REFERENCE
- ROOM/SPACE NUMBER
- DOOR NUMBER HARDWARE GROUP
- WINDOW NUMBER
- NEW STUD WALL - SEE DETAIL
- NEW STUD WALL WITH INSULATION SEE DETAIL
- NEW DOOR
- EXISTING CONDITION TO BE REMOVED
- EXISTING WALL/DOOR TO REMAIN
- MASONRY WALL
- F.D. FLOOR DRAIN
- R.D. ROOF DRAIN
- H.B. HOSE BIBB
- S.P. SPRINKLER HEAD
- S.D. SMOKE DETECTOR
- T THERMOSTAT
- C.A.R. COLD AIR RETURN
- HEATING DUCT REGISTER
- EXHAUST FAN
- EXHAUST FAN WITH HEAT FAN
- EXHAUST FAN WITH HEAT LAMP
- TELEPHONE OUTLET +12" UON
- TELEVISION OUTLET +12" UON
- DUPLEX RECEPTACLE (110V) +12" UON
- APPLIANCE CIRCUIT (220V) +12" UON
- DUPLEX RECEPTACLE WITH ONE SWITCHED OUTLET +12" UON
- GFI GROUND FAULT INSULATED DUPLEX RECEPTACLE +12" UON
- SWITCH +48" UON
- 3 WAY DIMMER
- 4 WAY DIMMER
- LIGHTING FIXTURE IDENTIFICATION TAG
- H.I.D. OR INCANDESCENT LIGHT FIXTURE RECESSED
- F1 5" COMPACT FLUORESCENT RECESSED LIGHT W/ 1-CFH26 LAMP - 28 WATTS
- A1 5" LOW VOLTAGE PENDANT LIGHT - 50 WATTS
- H.I.D. OR INCANDESCENT LIGHT FIXTURE CEILING MOUNTED
- CHANDELIER
- H.I.D. OR INCANDESCENT LIGHT FIXTURE WALL MOUNTED
- H.I.D. OR INCANDESCENT WALL SCONCE W/ HEIGHT INDICATION
- FLUORESCENT FIXTURE RECESSED OR SURFACE MOUNTED
- FLUORESCENT FIXTURE WALL MOUNTED
- TRACK LIGHT FIXTURE CEILING MOUNTED W/ LENGTH INDICATION
- GAS NATURAL GAS OUTLET
- HWH HOT WATER HEATER

# 2421-2423-2425 16TH STREET NEW 12-UNIT CONDOMINIUM



ELEVATION ON 16TH STREET



ELEVATION ON BRYANT STREET

**Area Calculation (In Square Foot):**

Address	2421 16th St.										2423 16th St.	2425 16th St.	Common Area	Garage	Total	
	201	202	301	302	303	304 (BMR)	401	402	403	404						
4rd Floor																797.5
3rd Floor																797.5
2nd Floor	1250.6	1250.6	1187.2	1187.2	1076.1	1076.1	1187.2	1187.2	1076.1	1076.1			1012.2	1012.2	839.6	5365.2
Ground Floor													997.8	1038.3	881.6	4807.0
<b>Total</b>	<b>1250.6</b>	<b>1250.6</b>	<b>1187.2</b>	<b>1187.2</b>	<b>1076.1</b>	<b>1076.1</b>	<b>1187.2</b>	<b>1187.2</b>	<b>1076.1</b>	<b>1076.1</b>	<b>2010.0</b>	<b>2050.5</b>	<b>3316.2</b>	<b>4807.0</b>	<b>23738.1</b>	

Total Living area for all Units = 15614.9 S.F.

Total Garage & Common Area = 8123.2 S.F.

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

**Usable Open Space Calculation (All Private) (In Square Foot):**

Address	2421 16th St.										2423 16th St.	2425 16th St.	Total			
	201	202	301	302	303	304	401	402	403	404						
4rd Floor																
3rd Floor																
2nd Floor	785.7	806.1	80.0	80.0	82.0	82.0	80.0	80.0	82.0	82.0			80.0	80.0	1751.8	
Ground Floor																0.0
<b>Total Area Provided (private)</b>	<b>785.7</b>	<b>806.1</b>	<b>80.0</b>	<b>80.0</b>	<b>82.0</b>	<b>82.0</b>	<b>80.0</b>	<b>80.0</b>	<b>82.0</b>	<b>82.0</b>	<b>80.0</b>	<b>80.0</b>	<b>82.0</b>	<b>80.0</b>	<b>80.0</b>	<b>2399.8</b>
<b>Total Area Required (private)</b>	<b>80.0</b>	<b>80.0</b>	<b>80.0</b>	<b>80.0</b>	<b>80.0</b>	<b>80.0</b>	<b>80.0</b>	<b>80.0</b>	<b>80.0</b>	<b>80.0</b>	<b>80.0</b>	<b>80.0</b>	<b>80.0</b>	<b>80.0</b>	<b>80.0</b>	<b>960.0</b>

Total Required Open Space: 960.0 S.F.  
Total Proposed Usable Open Space: 2399.8 S.F.

ABBREVIATIONS

A	AND	C.O.	CLEANOUT	E.	EAST	FLR.	FLOOR	JAN.	JANITOR	O.F.D.	OVERFLOW DRAIN	RET.	RETAINING	SUSP.	SUSPENDED
∠	ANGLE	C.T.	CERAMIC TILE	(E)	EXISTING	FLUOR.	FLUORESCENT	JT.	JOINT	O.H.	OVERHEAD	RGTR.	REGISTER	SYM.	SYMMETRICAL
AT	CENTER LINE	CAB.	CABINET	E.J.	EXPANSION JOINT	FFR.F.	FIREPROOF	KIT.	KITCHEN	OFF.	OFFICE	RM.	ROOM	T.&G.	TONGUE & GROOVE
∅	DIAMETER	CEM.	CEMENT	E.P.	ELEC. PANEL BOARD	FT.	FOOT OR FEET	LAB.	LABORATORY	OPNG.	OPENING	S.	SOUTH	T.B.	TOWEL BAR
#	POUND OR NUMBER	CLG.	CEILING	E.W.	EACH WAY	FTG.	FOOTING	LAM.	LAMINATE	OPP.	OPPOSITE	S.A.D.	SEE ARCHITECTURAL DRAWINGS	T.C.	TOP OF CURB
R	PROPERTY LINE	CLKG.	CAULKING	E.W.C.	ELEC. WATER COOLER	FURR.	FURRING	LAV.	LAVATORY	P.C.	PHOTO CELL	S.C.	SOLID CORE	T.P.	TOP OF PAVEMENT
A.D.	AREA DRAIN	CLO.	CLOSET	EA.	EACH	FUT.	FUTURE	LVR.	LOCKER	P.LAM.	PLASTIC LAMINATE	S.C.D.	SEAT COVER DISPENSER	T.P.D.	TOILET PAPER DISPENSER
A.P.	ACCESS PANEL	CLR.	CLEAR	EL.	ELEVATION	G.B.	GRAB BAR	LT.	LIGHT	P.P.	PAPER TOWEL DISPENSER	S.D.	SOAP DISPENSER	T.V.	TOP OF WALL
ACOUS.	ACOUSTICAL	CONC.	CONCRETE	ELEV.	ELEVATOR	G.D.	GARBAGE DISPOSAL	M.C.	MEDICINE CABINET	P.T.D.	PAPER TOWEL RECEPTACLE	S.G.D.	SLIDING GLASS DOOR	T.W.	TOP OF WINDOW
AGGR.	AGGREGATE	CONN.	CONNECTION	EMER.	EMERGENCY	G.F.I.	GROUND FAULT INTERRUPTER	MAX.	MAXIMUM	P.T.R.	PRECAST	S.H.	SINGLE HUNG (WINDOW)	TEL.	TELEPHONE
ALUM.	ALUMINUM	CONSTR.	CONSTRUCTION	ENCL.	ENCLOSURE	G.S.M.	GALVANIZED SHEET	MECH.	MECHANICAL	PL.	PLASTER	S.N.	SANITARY NAPKIN DISPENSER	TER.	TERRAZZO
APPROX.	APPROXIMATE	CONT.	CONTINUOUS	E.Q.	EQUAL	G.A.	GAUGE	MEMB.	MEMBRANE	PLAS.	PLASTER	S.N.R.	SANITARY NAPKIN	THK.	THICK
ARCH.	ARCHITECTURAL	CORR.	CORRIDOR	E.QPT.	EQUIPMENT	GAL.	GALLON	MET.	METAL	PLYWD.	PLYWOOD	S.S.K.	SERVICE SINK	TRD.	TREAD
ASB.	ASBESTOS	CSMT.	CASEMENT (WINDOW)	EXP.	EXPANSION	GND.	GROUND	MFR.	MANUFACTURER	PR.	PAIR	S.S.T.	STAINLESS STEEL	TYP.	TYPICAL
ASPH.	ASPHALT	CTR.	CENTER	EXT.	EXTERIOR	GR.	GRADE	MR.	MANHOLE	PT.	POINT	SCHED.	SCHEDULE	U.O.N.	UNLESS OTHERWISE NOTED
AWN.	AWNING (WINDOW)	D.H.	DOUBLE HUNG (WINDOW)	F.A.	FIRE ALARM	F.D.	FLOOR DRAIN	MISC.	MISCELLANEOUS	PTN.	PARTITION	SECT.	SECTION	UNF.	UNFINISHED
B.R.	BEDROOM	D.O.	DOOR OPENING	F.E.	FIRE EXTINGUISHER	F.F.R.	FIRE FIGHTING RIG	MTD.	MOUNTED	Q.T.	QUARRY TILE	SH.	SHelf	UR.	URINAL
BD.	BOARD	D.S.P.	DRY STANDPIPE	F.E.C.	FIRE EXTINGUISHER CLOSURE	FT.	FOOT OR FEET	GND.	GROUND	R.	RISER	SHR.	SHOWER	VERT.	VERTICAL
BITUM.	BITUMINOUS	DBL	DOUBLE	F.G.	FIXED GLASS	GYP.	GYPsum	H.B.	HOSE BIBB	R.D.	ROUGH DRAIN	SHT.	SHEET	VEST.	VESTIBULE
BLDG.	BUILDING	DEPT.	DEPARTMENT	F.H.C.	FIRE HOSE CABINET	H.M.	HOLLOW METAL	H.C.	HOLLOW CORE	R.O.	ROUGH OPENING	SIM.	SIMILAR	W.	WEST
BLK.	BLOCKING	DET.	DETAIL	F.O.C.	FACE OF CONCRETE	H.D.W.D.	HARDWOOD	H.W.	HOLLOW CORE	R.W.	REDWOOD	SL	SLIDER (WINDOW)	W.	WITH
BM.	BEAM	DIA.	DIAMETER	F.O.F.	FACE OF FINISH	H.W.	HARDWARE	H.W.	HOLLOW CORE	R.W.L.	RAIN WATER LEADER	SPEC.	SPECIFICATION	W.C.	WATER CLOSET
BM.	BLOCKING	DIM.	DIMENSION	F.O.S.	FACE OF STUD	HORIZ.	HORIZONTAL	MIN.	MINIMUM	REF.	REFERENCE	SQ.	SQUARE	WD.	WOOD
BO.S.	BOTH SIDES	DN.	DOWN	F.P.	FIREPLACE	HOUR	HOUR	MIR.	MIRROR	REFR.	REFRIGERATOR	STA.	STATION	W/O	WITHOUT
BOT.	BOTTOM	DR.	DOOR	F.S.	FULL SIZE	HT.	HEIGHT	MISC.	MISCELLANEOUS	REIN.	REINFORCED	STD.	STANDARD	WP.	WATERPROOF
C.B.	CATCH BASIN	DS.	DOWNSPOUT	FDN.	FOUNDATION	I.D.	INSIDE DIAMETER (DIM.)	MTD.	MOUNTED	REQ.	REQUIRED	STL.	STEEL	WSCOT.	WAINSCOT
C.G.	CORNER GUARD	D/W	DISHWASHER	FIN.	FINISH	INSUL.	INSULATION	MUL.	MULLION	RESIL.	RESILIENT	STR.	STRUCTURAL	WT.	WEIGHT
C.I.	CAST IRON	DWG.	DRAWING	FLASH.	FLASHING	INT.	INTERIOR								

DRAWING INDEX

NO.	DESCRIPTION
A-0	GENERAL NOTE & PROJECT DATA
A-1	EXISTING SITE PLAN
A-2	SITE/ROOF PLAN
A-3	GROUND FLOOR PLAN
A-4	2ND & 3RD FLOOR PLANS
A-5	4TH FLOOR PLAN
A-6	NORTH & EAST ELEVATIONS
A-7	SOUTH & WEST ELEVATIONS
A-8	SECTIONS

PROJECT DATA

**BUILDING PERMIT APPLICATION #:**

BLOCK/LOT: 3965/001	OCCUPANCY: R-1, S-2
ZONING: M-1	NUMBER OF UNITS: 12 CONDOMINIUM
NUMBER OF STORIES: 4-STORY	
TYPE OF CONSTRUCTION: TYPE V-A, FULLY SPRINKLERED	

GENERAL NOTES

PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY GABRIEL Y. NG AND ASSOCIATES FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS.

ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE IBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT.

THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.

THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED.

AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE ARCHITECT SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.

DO NOT SCALE DRAWINGS.

REVISIONS	BY
10/7/08	EE
12/17/09	EE
3/2/10	EE
3/8/11	EE
3/18/11	EE
4/11/11	EE
4/11/11	EE

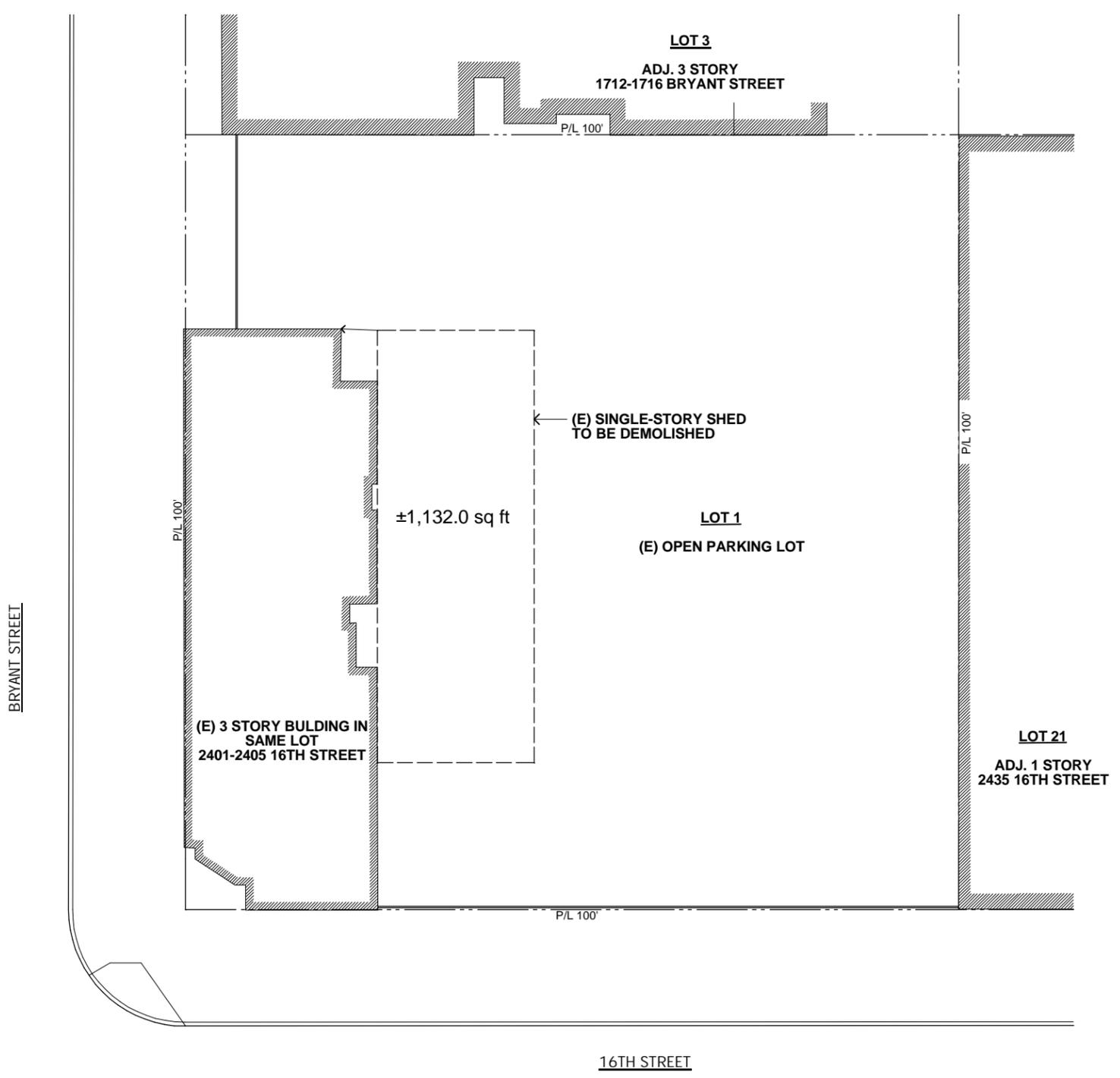


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SAN FRANCISCO CA 94122  
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FAX 682-8720  
www.gynai.com

NEW 12-UNIT CONDOMINIUM  
2421-2423-2425 16TH STREET  
BLOCK 3965, LOT 001  
SAN FRANCISCO, CA 94110

GENERAL NOTE & PROJECT DATA

Date	3/28/11
Scale	AS NOTED
Drawn	EC
Job	051217
Sheet	<b>A-0</b>
Of 8	Sheets



**EXISTING SITE PLAN**  
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

REVISIONS	BY
10/7/08 EE APPL.	EC
12/17/09 EE APPL. REV. 1	EC
3/2/10 EE APPL. REV. 2	EC
3/8/11 EE APPL. REV. 3	EC
3/18/11 EE APPL. REV. 4	EC
4/11/11 EE APPL. REV. 5	EC



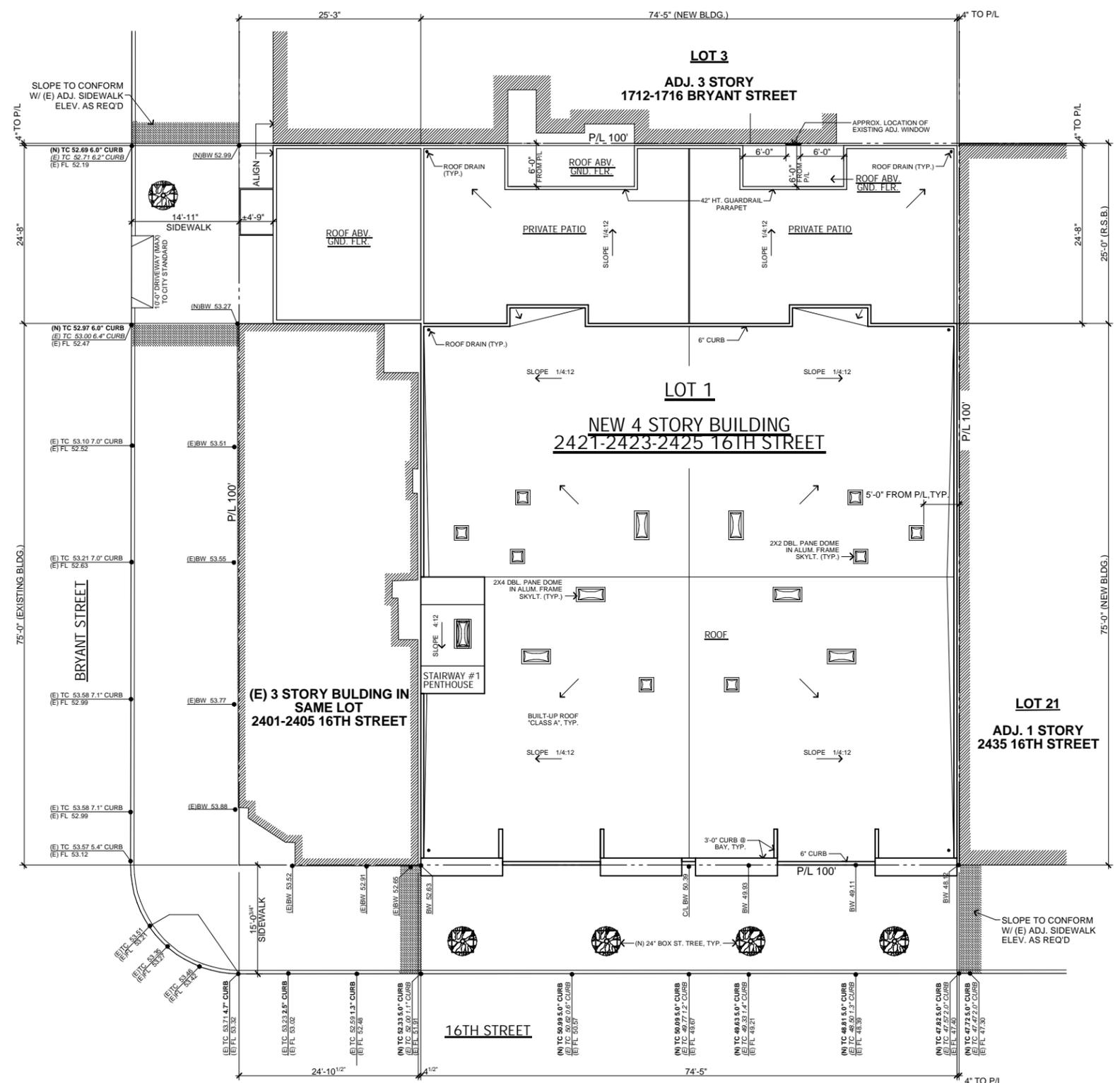
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EXISTING SITE PLAN

Date 3/28/11  
Scale AS NOTED  
Drawn EC  
Job 051217  
Sheet

**A-1**  
Of 8 Sheets



**SITE/ ROOF PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

REVISIONS	BY
10/7/08	EE
EE APPL.	EC
12/17/09	EE
EE APPL. REV. 1	EC
3/2/10	EE
EE APPL. REV. 2	EC
3/8/11	EE
EE APPL. REV. 3	EC
3/18/11	EE
EE APPL. REV. 4	EC
4/11/11	EE
EE APPL. REV. 5	EC



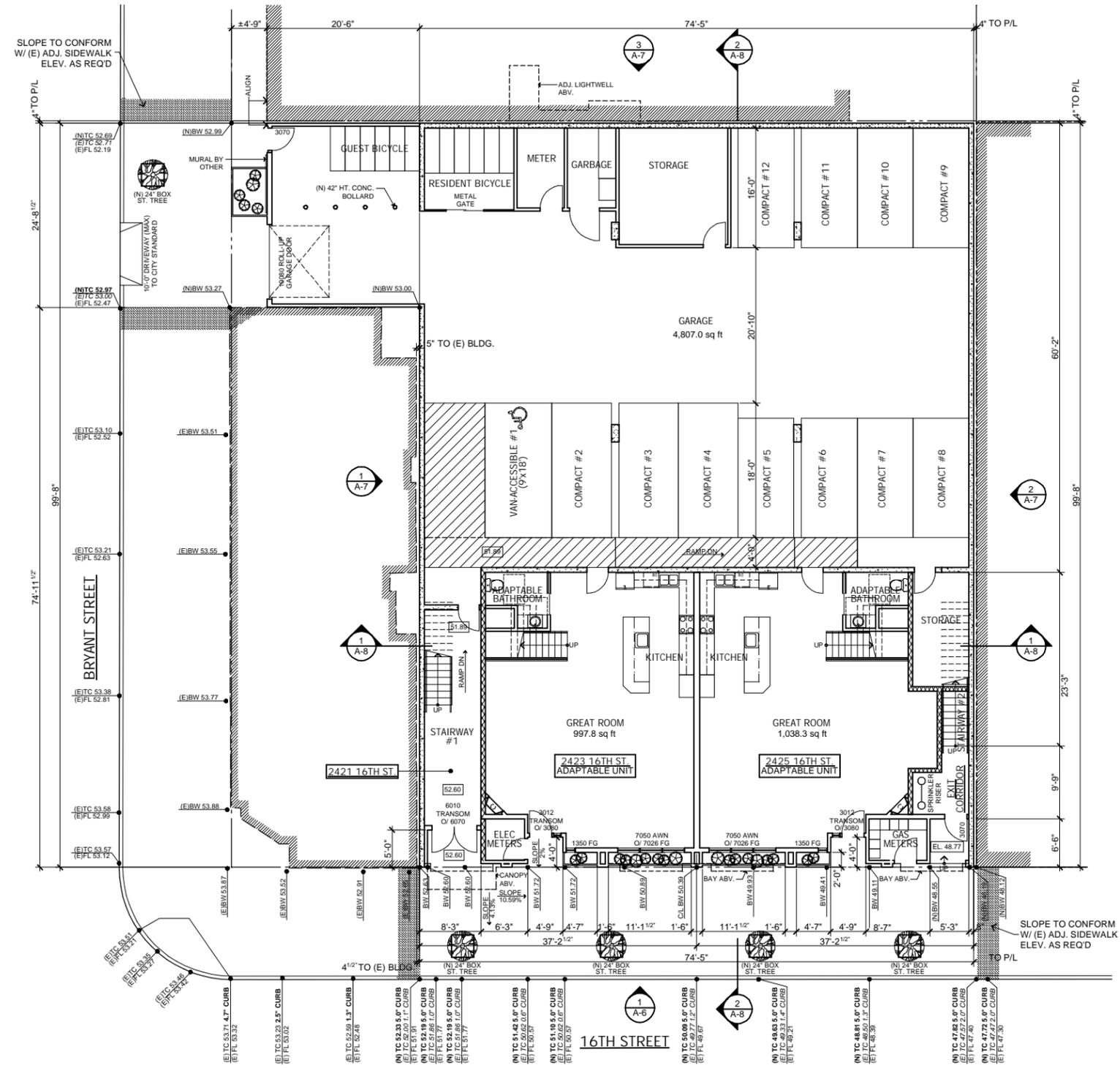
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NEW 12-UNIT CONDOMINIUM  
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SITE/ROOF PLAN

Date 3/28/11  
 Scale AS NOTED  
 Drawn EC  
 Job 051217  
 Sheet

A-2  
 Of 8 Sheets



**GROUND FLOOR PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

**LEGEND**

- 2HR WALL
- 1HR WALL

REVISIONS	BY
10/7/08	EC
EE APPL.	EC
12/17/09	EC
EE APPL. REV. 1	EC
3/2/10	EC
EE APPL. REV. 2	EC
3/8/11	EC
EE APPL. REV. 3	EC
3/18/11	EC
EE APPL. REV. 4	EC
4/11/11	EC
EE APPL. REV. 5	EC



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NEW 12-UNIT CONDOMINIUM  
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GROUND FLOOR PLAN

Date 3/28/11  
 Scale AS NOTED  
 Drawn EC  
 Job 051217  
 Sheet

**A-3**  
 Of 8 Sheets

REVISIONS	BY
10/7/08	EC
EE APPL.	EC
12/17/09	EC
EE APPL. REV. 1	EC
3/2/10	EC
EE APPL. REV. 2	EC
3/8/11	EC
EE APPL. REV. 3	EC
3/18/11	EC
EE APPL. REV. 4	EC
4/11/11	EC
EE APPL. REV. 5	EC



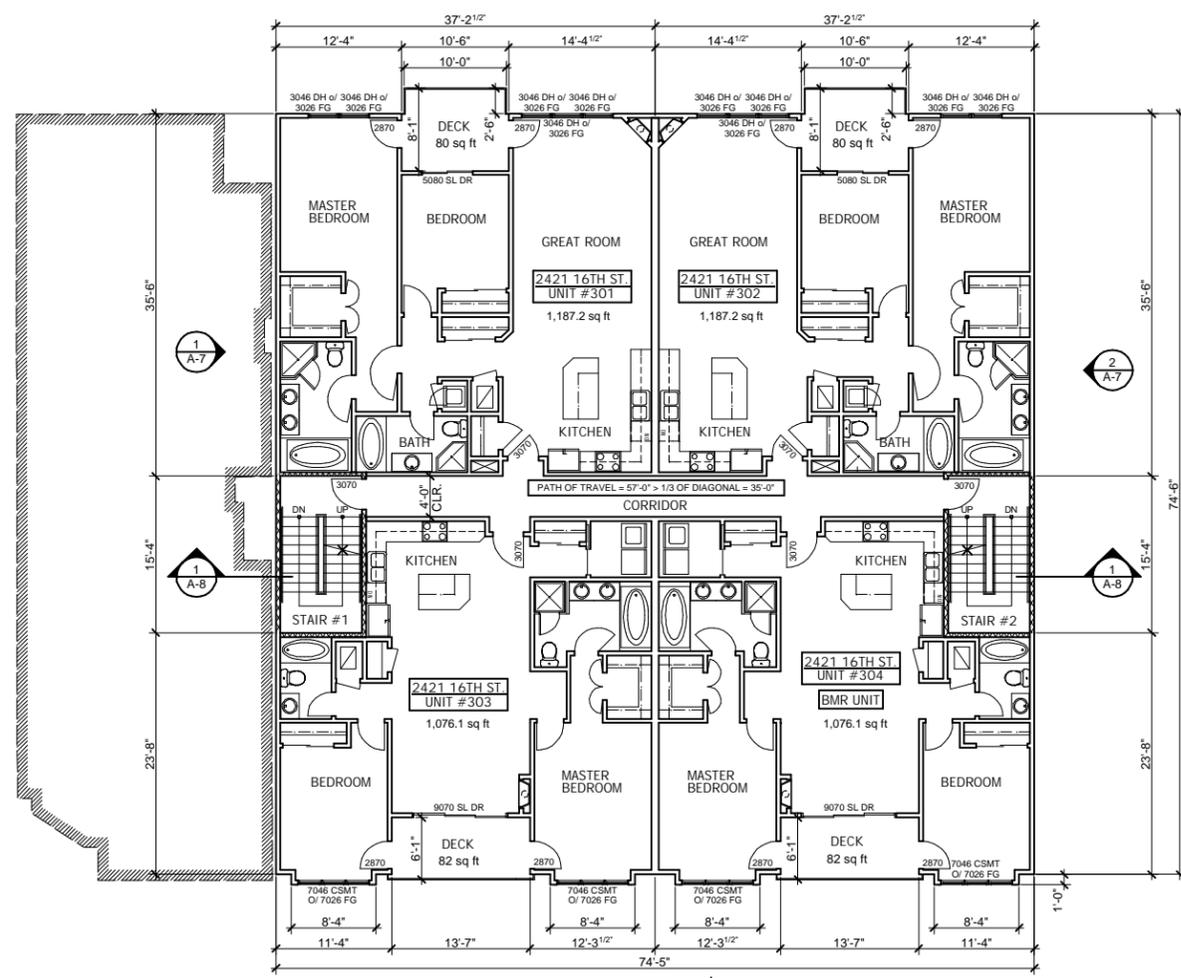
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NEW 12-UNIT CONDOMINIUM  
 2421-2423-2425 16TH STREET  
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2ND & 3RD FLOOR PLANS

Date 3/28/11  
 Scale AS NOTED  
 Drawn EC  
 Job 051217  
 Sheet

A-4  
 Of 8 Sheets

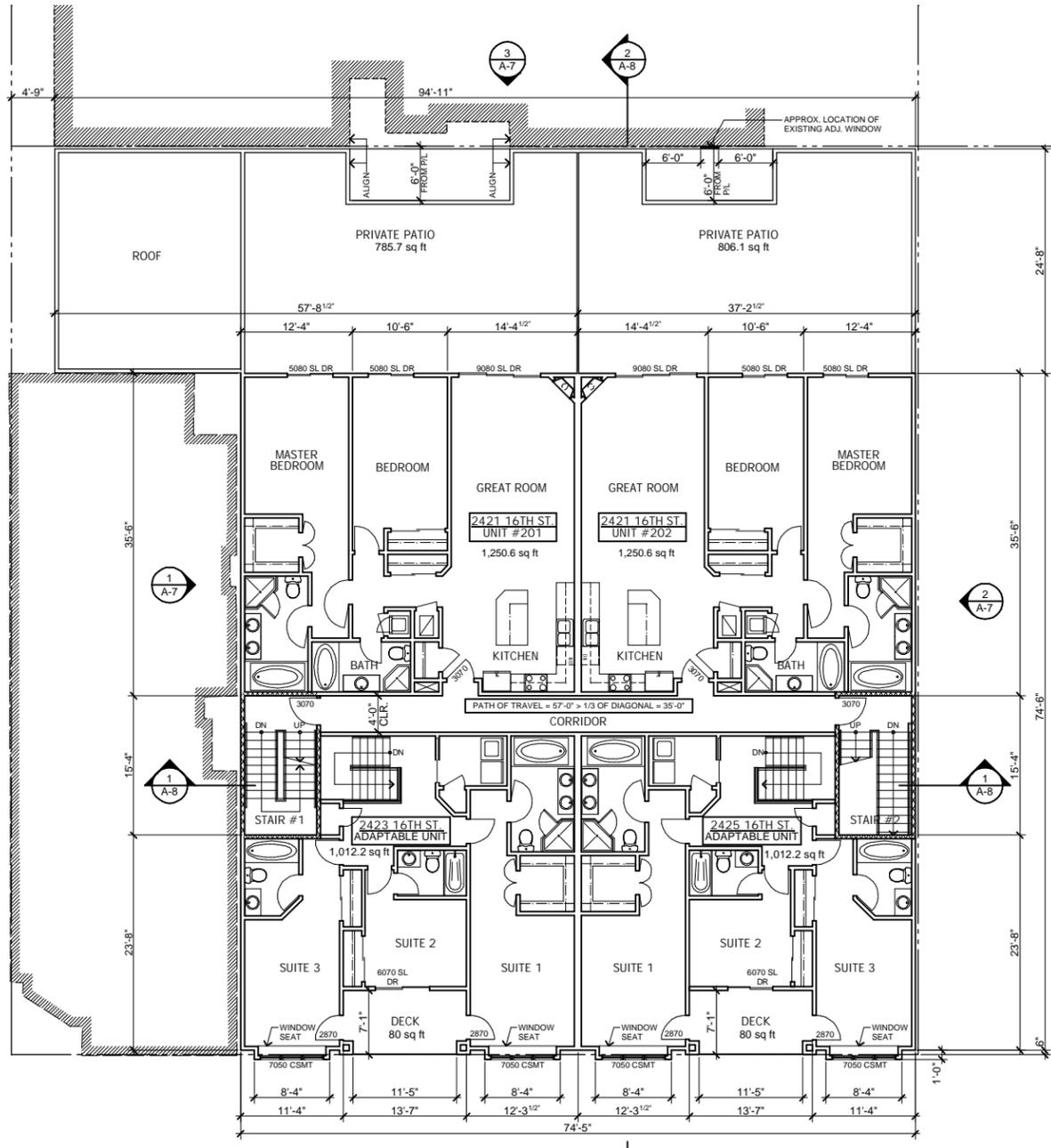


**3RD FLOOR PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

**LEGEND**

- 2HR WALL
- 1HR WALL



**2ND FLOOR PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

REVISIONS	BY
10/7/08	EE APPL.
12/17/09	EE APPL. REV. 1
3/2/10	EE APPL. REV. 2
3/8/11	EE APPL. REV. 3
3/18/11	EE APPL. REV. 4
4/11/11	EE APPL. REV. 5



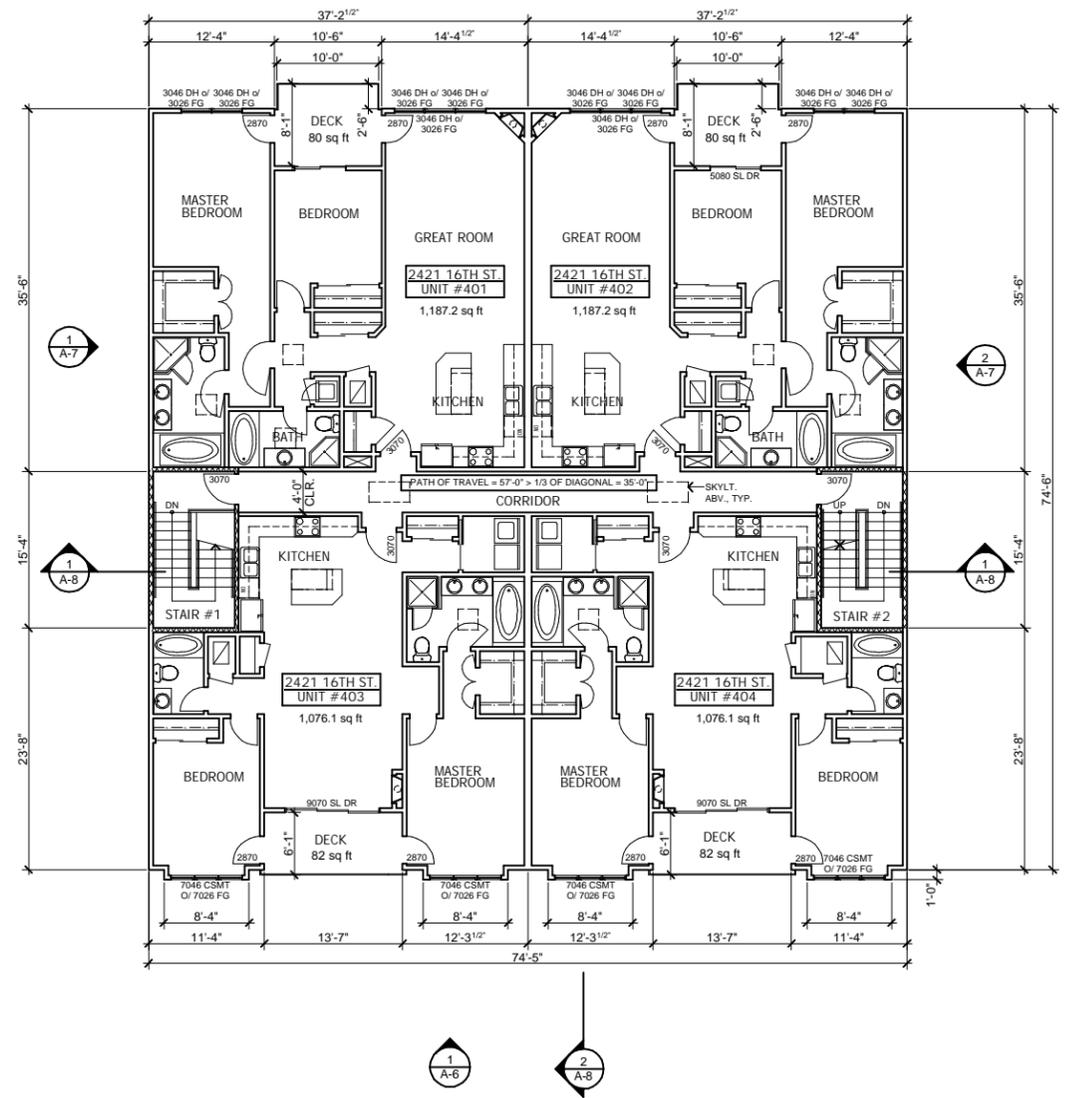
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NEW 12-UNIT CONDOMINIUM  
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4TH FLOOR PLAN

Date 3/28/11  
 Scale AS NOTED  
 Drawn EC  
 Job 051217  
 Sheet

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 Of 8 Sheets



**4TH FLOOR PLAN**

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

**LEGEND**

- 2HR WALL
- ===== 1HR WALL



**1** BLOCK ELEVATION  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



**2** NORTH ELEVATION  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
10/7/08	EC
EE APPL.	EC
12/17/09	EC
EE APPL. REV. 1	EC
3/2/10	EC
EE APPL. REV. 2	EC
3/8/11	EC
EE APPL. REV. 3	EC
3/18/11	EC
EE APPL. REV. 4	EC
4/11/11	EC
EE APPL. REV. 5	EC



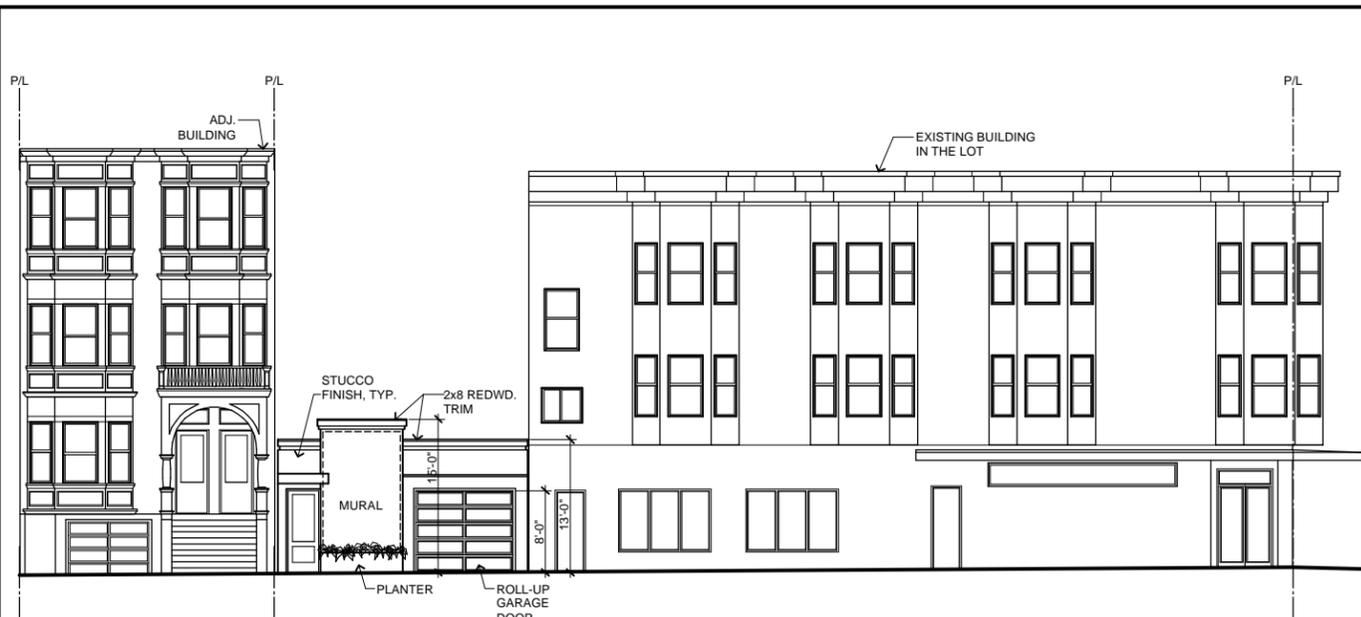
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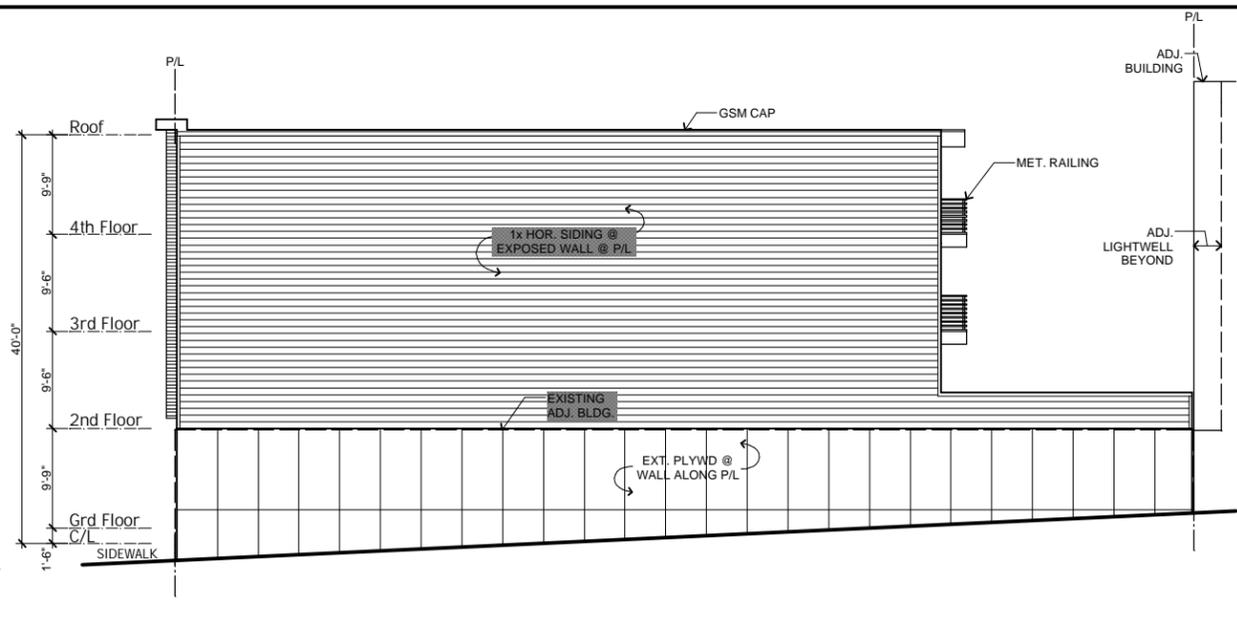
NORTH & EAST ELEVATIONS

Date 3/28/11  
 Scale AS NOTED  
 Drawn EC  
 Job 051217  
 Sheet

A-6  
 Of 8 Sheets



**1 EAST ELEVATION**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



**3 SOUTH ELEVATION**  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

REVISIONS	BY
10/7/08 EE APPL.	EC
12/17/09 EE APPL. REV. 1	EC
3/2/10 EE APPL. REV. 2	EC
3/8/11 EE APPL. REV. 3	EC
3/18/11 EE APPL. REV. 4	EC
4/11/11 EE APPL. REV. 5	EC



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SOUTH & WEST ELEVATIONS

Date 3/28/11  
 Scale AS NOTED  
 Drawn EC  
 Job 051217  
 Sheet

A-7  
 Of 8 Sheets

REVISIONS	BY
10/7/08	EE
EE APPL.	EC
12/17/09	EE
EE APPL. REV. 1	EC
3/2/10	EE
EE APPL. REV. 2	EC
3/8/11	EE
EE APPL. REV. 3	EC
3/18/11	EE
EE APPL. REV. 4	EC
4/11/11	EE
EE APPL. REV. 5	EC



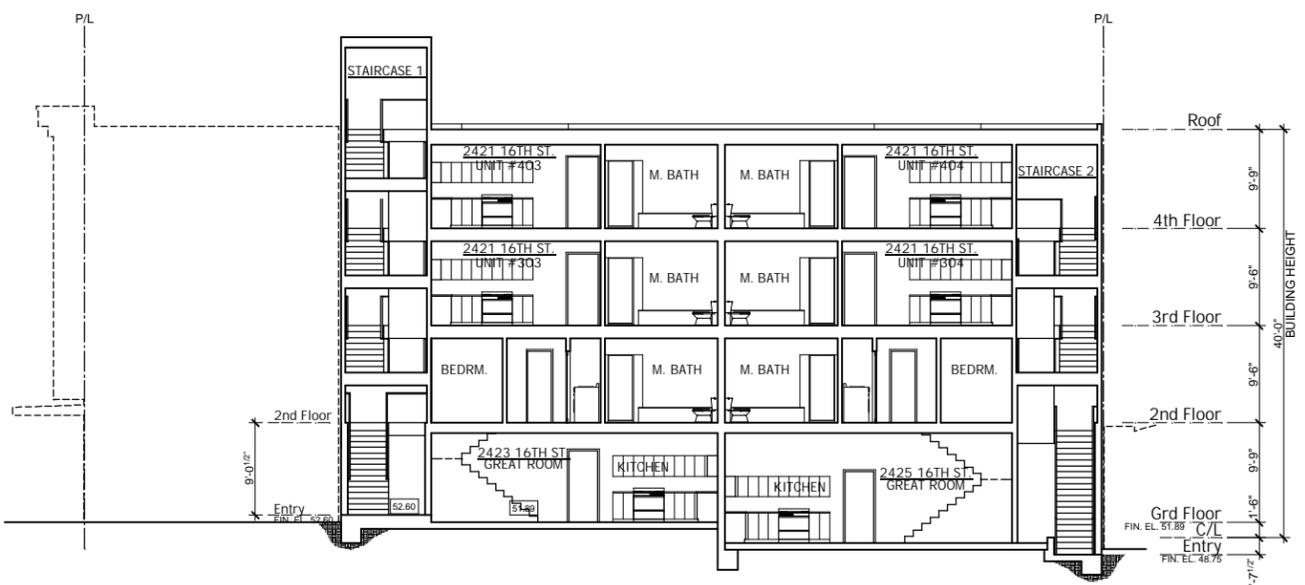
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NEW 12-UNIT CONDOMINIUM  
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SECTIONS

Date 3/28/11  
 Scale AS NOTED  
 Drawn EC  
 Job 051217  
 Sheet

A-8  
 Of 8 Sheets



**1** CROSS SECTION  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



**2** LONGITUDINAL SECTION  
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"