SAN FRANCISCO
PLANNING DEPARTMENT

Executive Summary
Large Project Authorization & Shadow Analysis

HEARING DATE: JULY 24, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date:	July 17, 2014
Case No.:	**2012.0793 KX**
Project Address:	**346 POTRERO AVENUE**
Zoning:	UMU (Urban Mixed Use) 85-X Height and Bulk District
Block/Lot:	3962/008
Project Sponsor:	Jessie Stuart 90 New Montgomery, Suite 750 San Francisco, CA 94105
Staff Contact:	Diego R Sánchez – (415) 575-9082 diego.sanchez@sfgov.org
Recommendation:	**Approval with Conditions**

PROJECT DESCRIPTION

The applicant proposes to demolish the existing 3,000 square foot automotive use building and construct a nine-story, 85 foot tall mixed use building with up to 70 dwelling units and 1,600 square feet of retail. In total, the building will be approximately 88,100 square feet in size. The project will also provide 43 off-street parking spaces located in a basement level at the rear of the property as well as 5,037 square feet of useable open space at the rear and roof of the building.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Potrero Avenue, between 16th and 17th Streets, Block 3962, Lot 008. The property is located within the UMU (Urban Mixed Use) District with an 85-X height and bulk district. The present use of the property is an automobile washing establishment, and includes a one-story building of approximately 3,000 square feet in area. The property is located in the middle of the block, has 125 feet of frontage along Potrero Avenue, a depth of 90 feet and an area of 11,250 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property is located at the eastern end of the Mission neighborhood, near the intersection of Potrero Avenue and 16th Street. Properties in the area are of a mixed character, including light industrial, residential and retail buildings. The property to the north of the subject property is a limited restaurant (dba McDonalds) that also includes a drive up facility. The property to the south is an automobile service station (dba Shell). Properties to east, across Potrero Avenue, are generally two- and three-story proprieties. These properties include either PDR uses, mixed use retail/residential buildings or entirely residential uses. Properties to west include two- and four-story institutional uses and a surface parking lot serving the institutional uses. Further west is Franklin Square, a public park owned and operated by

the San Francisco Recreation and Park Department. The surrounding properties are located within the PDR-1-G (Production, Distribution and Repair: General), UMU (Urban mixed Use) and P (Public Use) zoning districts.

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on March 28, 2014, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 3, 2014	July 3, 2014	20 days
Posted Notice	20 days	July 3, 2014	July 3, 2014	20 days
Mailed Notice	20 days	July 3, 2014	July 3, 2014	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the Large Project Authorization process..

PUBLIC COMMENT

- To date, the Planning Department has not received any input from the public regarding the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- Large Project Authorization Modifications: As part of the Large Project Authorization (LPA), the Commission may grant modifications from certain Planning Code requirements for projects that exhibit outstanding overall design and are complementary to the design and values of the surrounding area. The proposed project requests exceptions from the Rear Yard requirement (Planning Code Section 134), the Useable Open Space requirement (Planning Code Section 135), the Useable Open Space for Uses Other than Dwelling Units requirement (Planning Code Section 135.3), the Dwelling Unit Exposure requirement (Planning Code Section 140) and the Street Frontages requirement (Planning Code Section 145.1). Planning Department staff is generally in support of the proposed modifications.

- Proposition K / Planning Code Section 295: Planning Code Section 295 requires that the General Manager of the Recreation and Park Department, in consultation with the Recreation and Park Commission, recommend to the Planning Commission that new shadow cast by the proposed project not be adverse to the use of Franklin Square. On February 20, 2014, the Recreation and Park Commission adopted a motion finding the additional shadow cast by the proposed project on Franklin Square to not be adverse to its use

- Affordable housing. The project is subject to the affordable housing requirement for projects within the UMU zoning district and is designated as a Tier B site. The project is required to provide a minimum of 16 percent of all units as affordable, if electing the on-site alternative. For the 70 dwelling units, the project will provide the required 11 affordable housing units on site.

- Development Impact Fees: The Project would be subject to the following development impact fees, which are estimated as follows:

DEVELOPMENT IMPACT FEE SUMMARY		
Eastern Neighborhoods Infrastructure Impact Fee		
Replacement or Change of Use	$13,644.00	
New Construction	$717,548.00	
		$731,192.00
Alternate Means of Satisfying the Open Space Requirement		
Residential Open Space Fee	$212,804.00	
Non-Residential Open Space Fee	$562.00	
		$213,366.00
Transit Impact Development Fee		
Retail		$22,240.00
TOTAL		**$966,798.00**

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application, as based upon the annual updates managed by the Development Impact Fee Unit of the Department of Building Inspection.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant a Large Project Authorization pursuant to Planning Code Section 329 to allow the construction of a nine-story, 85 foot tall mixed use building with up to 70 dwelling units and 1,600 square feet of retail and to allow modifications to the requirements for Rear Yard (Planning Code Section 134), Useable Open Space (Planning Code Section 135), Useable Open Space for Uses Other than Dwellings (Planning Code Section 135.3), Dwelling Unit Exposure (Planning Code Section 140) and Street Frontages (Planning Code Section 145.1). The subject property is located within the UMU (Urban Mixed Use) Zoning District and an 85-X Height and Bulk Designation.

The Planning Commission must also, upon recommendation of the General Manager of the Recreation and Park Department and in consultation with the Recreation and Park Commission, adopt a motion to find that the additional shadow cast by the project on Franklin Square would not be adverse to the use of the park, pursuant to Planning Code Section 295.

BASIS FOR RECOMMENDATION

- The project provides 70 new dwelling units, 45% of which are two-bedroom units or better, in conformance with the vision for the area and the project.
- The project is proposing to meet its affordable housing requirement on-site, creating a socially integrated development.
- The project provides private and common useable open spaces at the rear yard and at the roof as amenities to the residents.
- The project reduces the number of existing curb cuts by half, locates the sole automobile entrance at the north end of the site and provides landscaped planters at the street level, thereby improving the pedestrian environment.
- The Proposed Project casts only an additional 0.253% increment of shadow on Franklin Square.
- The General Manager of the Recreation and Parks Department, in consultation with the Recreation and Parks Commission, recommend that the Planning Commission find the additional shadow cast by the proposed project on Franklin Square to not be adverse to its use.
- At current rates, the project will produce approximately $966,798 in development impact fees that will benefit the community and City.
- The project is consistent, on balance, with the objectives and policies of the General Plan.

RECOMMENDATION:	**Approval with Conditions**

Attachments:
Block Book Map
Sanborn Map
Aerial Image
Zoning Map
Site Image
Public Correspondence
Project Sponsor Submittal

Attachment Checklist

- ☒ Executive Summary
- ☒ Draft Motion
- ☐ Environmental Determination
- ☒ Zoning District Map
- ☐ Height & Bulk Map
- ☒ Parcel Map
- ☒ Sanborn Map
- ☒ Aerial Photo
- ☒ Context Photos
- ☒ Site Photos
- ☒ Project sponsor submittal

  Drawings: Existing Conditions
  - ☒ Check for legibility

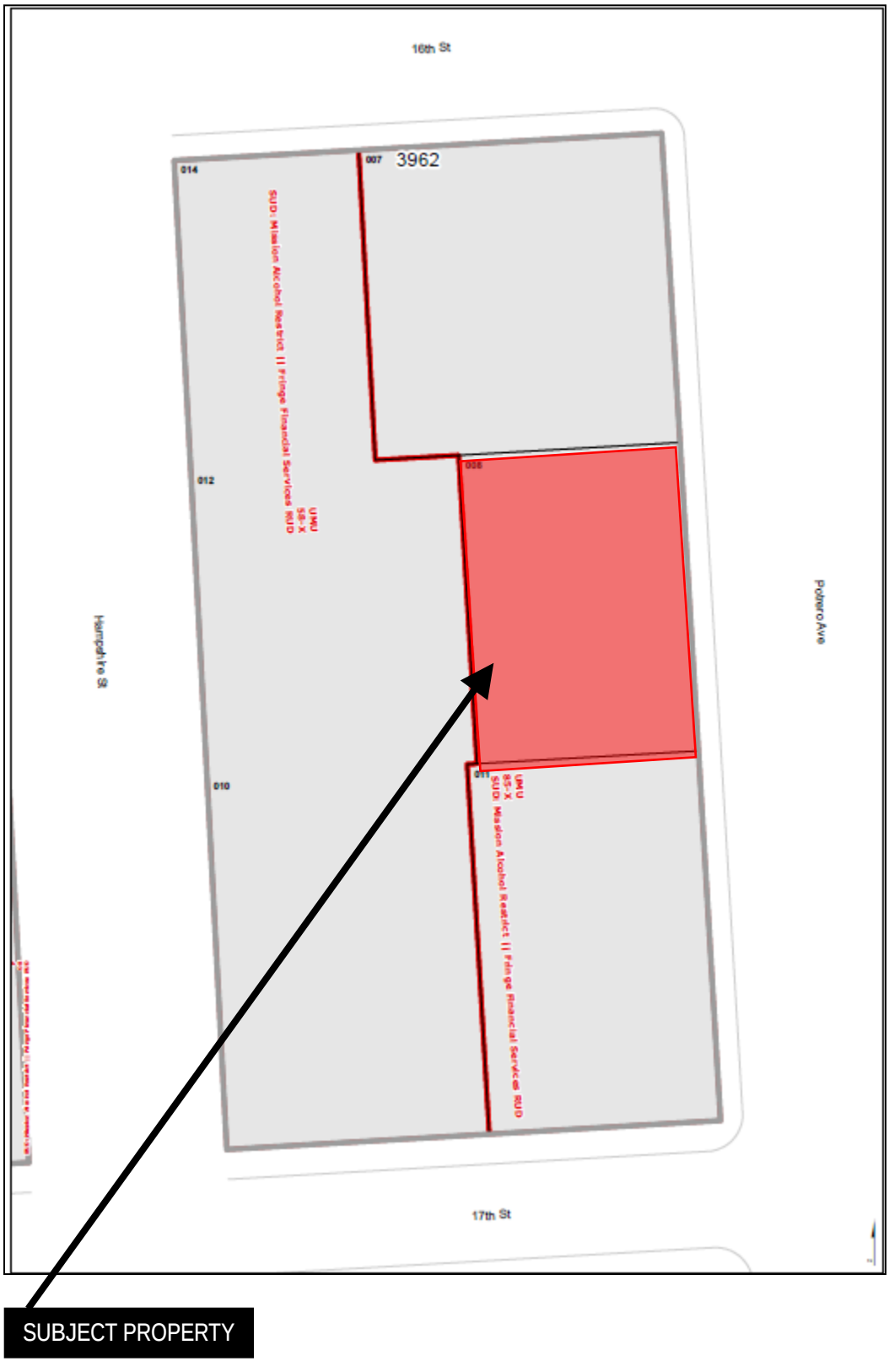
  Drawings: Proposed Project
  - ☒ Check for legibility
- ☒ Housing Documents
  - ☒ Inclusionary Affordable Housing Program: Affidavit for Compliance
  - ☒ Residential Pipeline

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

Planner's Initials

DRS: G:\DOCUMENTS\SE TEAM\Large Project Authorization\346 Potrero\Commission Packet\346 Potrero ExecutiveSummary_template.doc

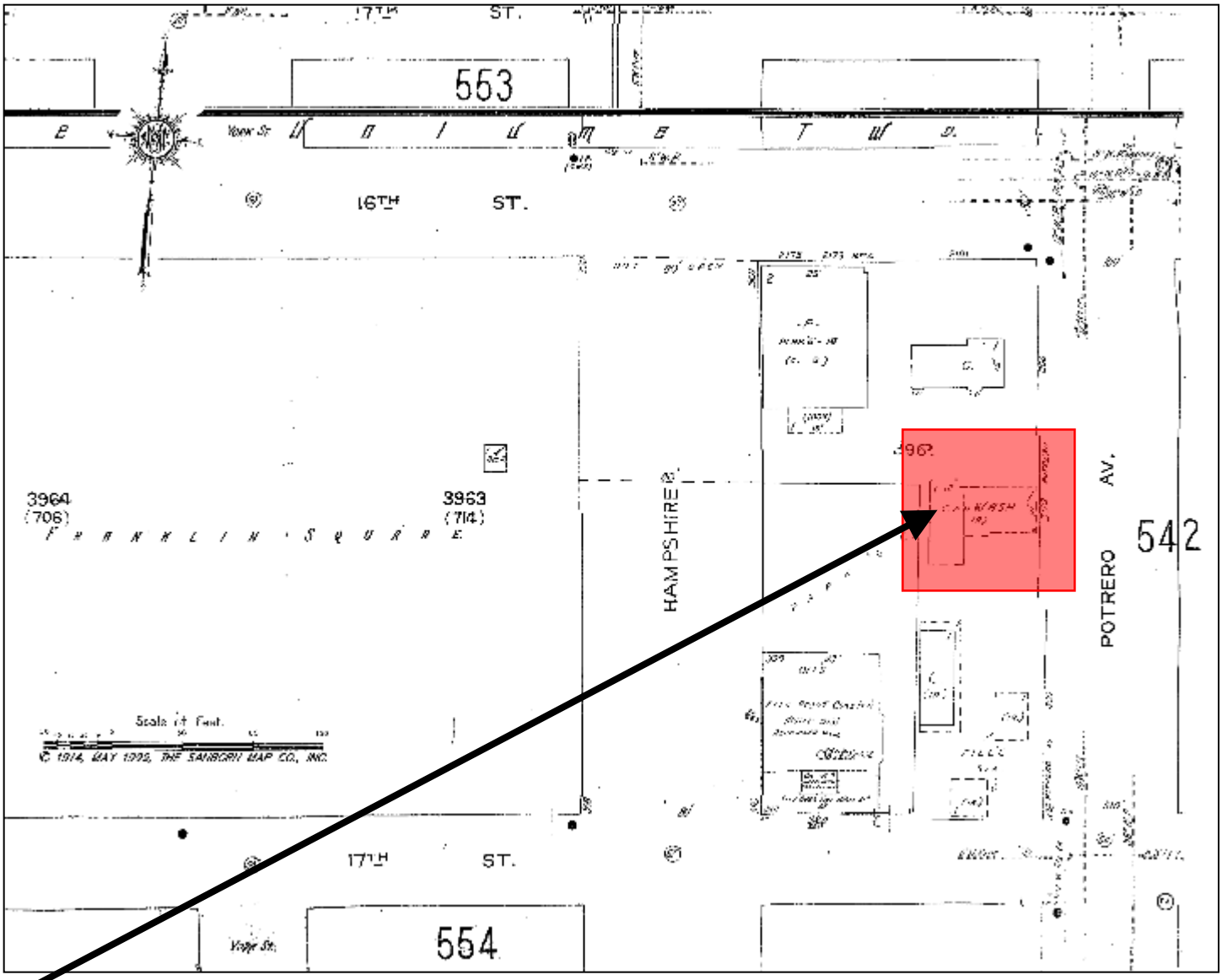
Parcel Map



Large Project Authorization
Case Number 2012.0793KX
346 Potrero Avenue

SAN FRANCISCO
PLANNING DEPARTMENT

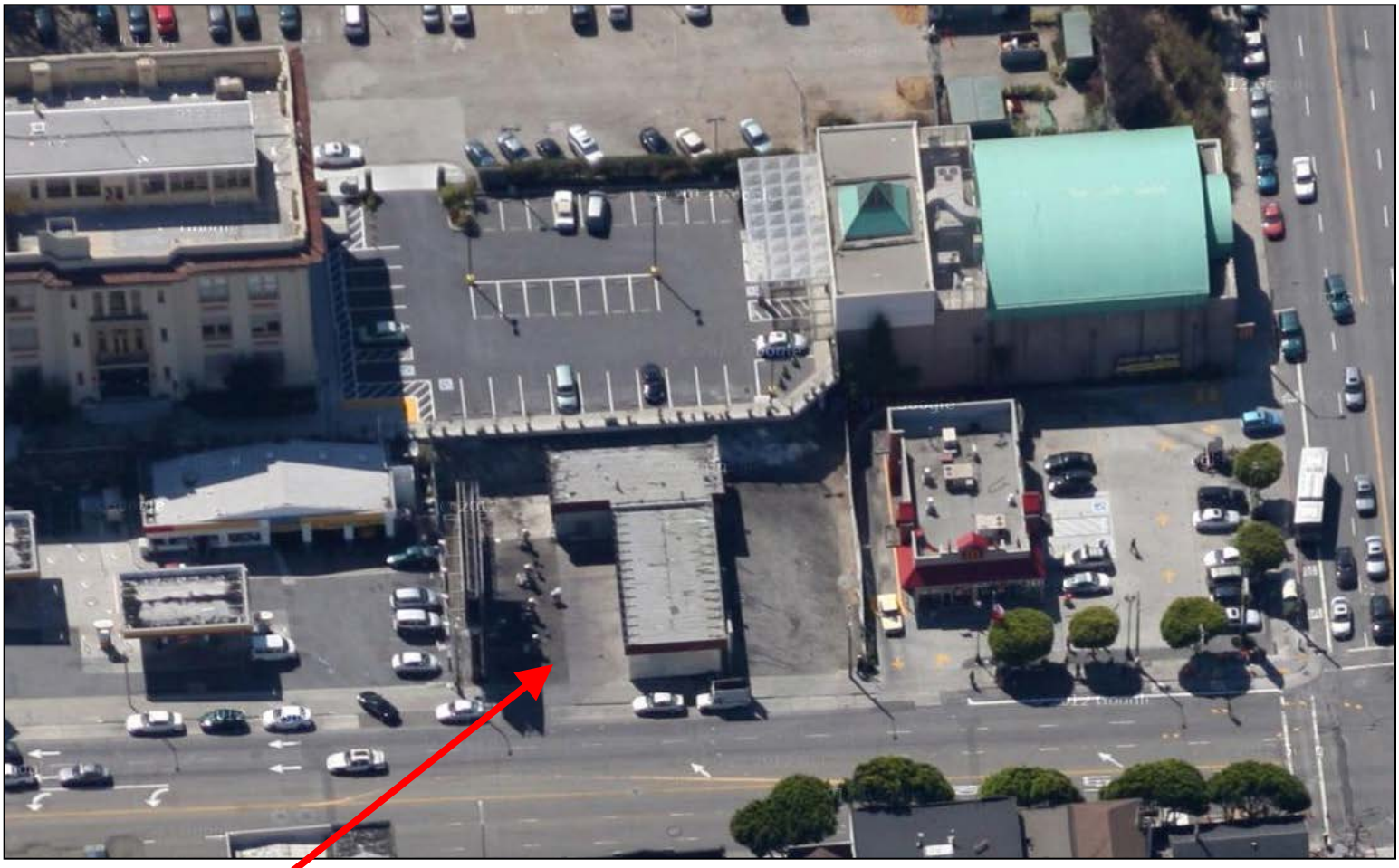
Sanborn Map*



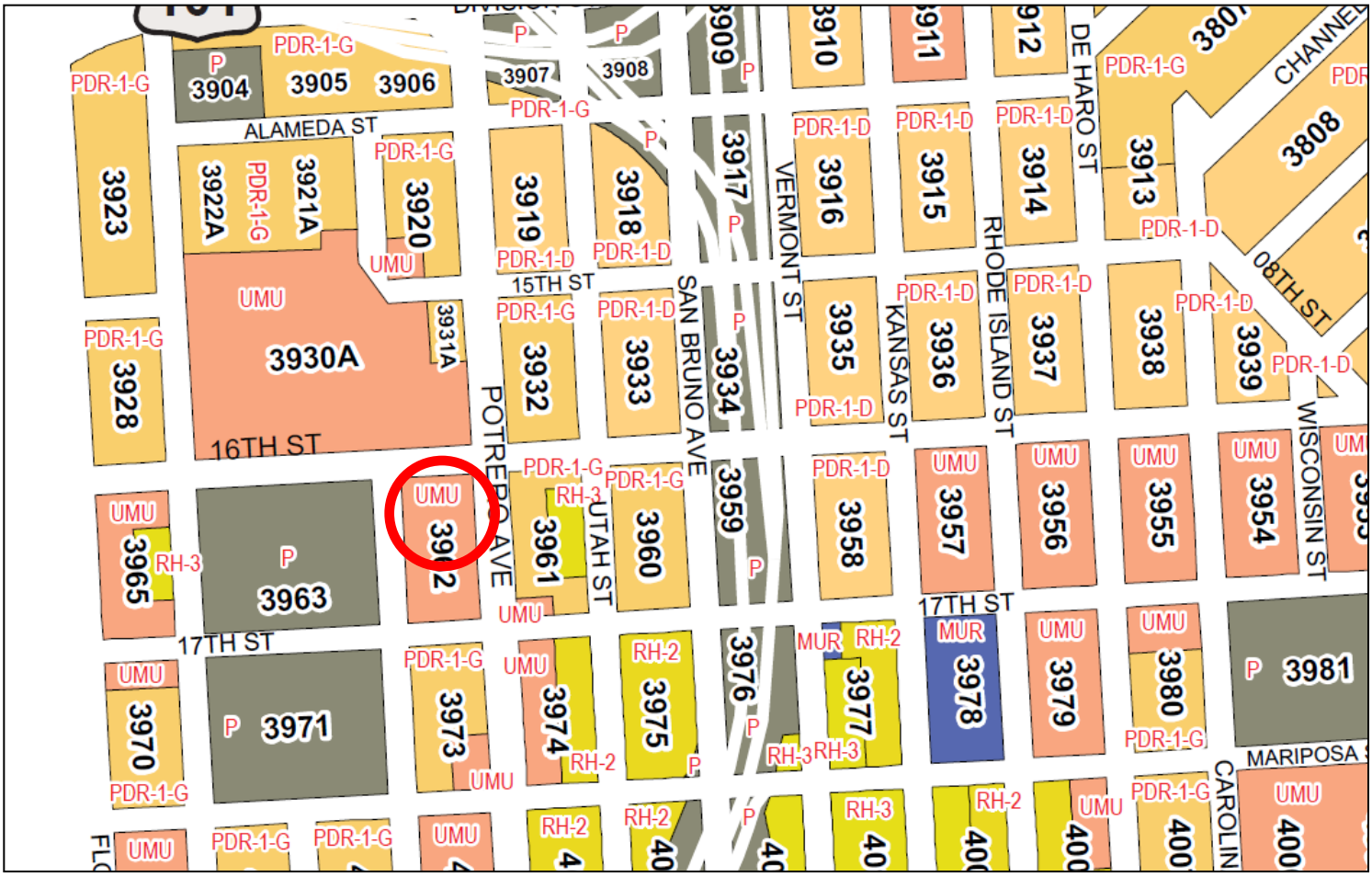
The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Large Project Authorization
Case Number 2012.0793KX
346 Potrero Avenue

Aerial Photo



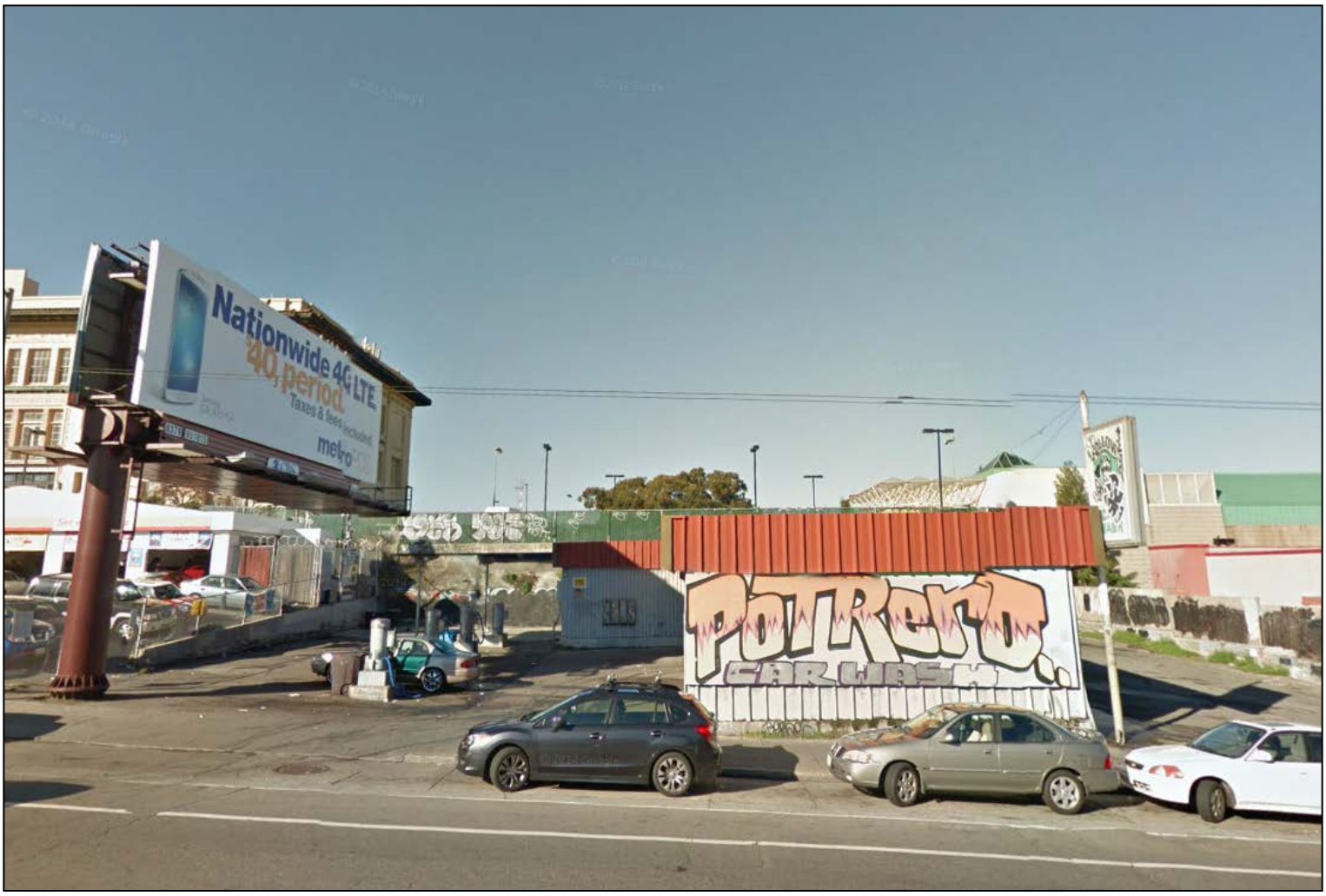
Zoning Map



Large Project Authorization
Case Number 2012.0793KX
346 Potrero Avenue

SAN FRANCISCO
PLANNING DEPARTMENT

Site Photo


Nationwide 4G LTE
40 period
Taxes & fees included
metro
POTRERO
CAR WASH

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MEMO

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RESIDENTIAL PIPELINE

ENTITLED HOUSING UNITS 2007 to 2014 Q1

State law requires each city and county to adopt a Housing Element as a part of its general plan. The State Department of Housing and Community Development (HCD) determines a Regional Housing Need (RHNA) that the Housing Element must address. The need is the minimum number of housing units that a region must plan for in each RHNA period.

This table represents completed units and development projects in the current residential pipeline to the first quarter of 2014 (Q1). The total number of entitled units is tracked by the San Francisco Planning Department and is updated quarterly in coordination with the *Quarterly Pipeline Report.* Subsidized housing units – including moderate and low income units – as well as inclusionary units are tracked by the Mayor's Office of Housing; these are also updated quarterly.

2014 QUARTER 1	RHNA Allocation 2007 - 2014	Units Built 2007 - 2014 Q1	Units Entitled in 2014 Q1 Pipeline*	Percent Built and Entitled
Total Units	**31,193**	**18,078**	**16,733**	**111.6%**
Above Moderate (> 120% AMI)	12,315	11,993	14,073	211.7%
Moderate Income (80 - 120% AMI)	6,754	1,107	753	27.5%
Low Income (< 80% AMI)	12,124	4,978	1,907	56.8%

**These totals do not include three entitled major development projects with a total of 23,714 net new units: Hunters' Point, Treasure Island and ParkMerced. While entitled, these projects are not expected to be completed during the 2007-2014 RHNA reporting period.*

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

July 7, 2014
Date

I, **Christopher Davenport**, do hereby declare as follows:

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

346 Potrero — Address
3962 / 008 — Block / Lot

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 Number and/or Building Permit Number is:

2012.0793E — Planning Case Number
2013/11/20/2405 S — Building Permit Number

This project requires the following approval:

- [x] Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)
- [ ] This project is principally permitted.

The Current Planner assigned to my project within the Planning Department is:

Diego Sanchez
Planner Name

Is this project within the Eastern Neighborhoods Plan Area?

- [x] Yes (if yes, please indicate Tier) Tier B
- [ ] No

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

- [ ] 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:

- [ ] Payment of the Affordable Housing Fee prior to the first site or building permit issuance (Planning Code Section 415.5).
- [x] On-site or Off-site Affordable Housing Alternative (Planning Code Sections 415.6 and 416.7).

d. If the project will comply with the Inclusionary Affordable Housing Program through an **On-site** or **Off-site Affordable Housing Alternative**, please fill out the following regarding how the project is eligible for an alternative and the accompanying unit mix tables on page 4.

- ☑ **Ownership.** All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.
- ☐ **Rental.** Exemption from Costa Hawkins Rental Housing Act.[2] 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 Sections 1954.50 though 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 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. The 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 the Project Sponsor to:

(1) Inform the Planning Department and the Mayor's Office of Housing and, if applicable, fill out a new affidavit;

(2) Record a new Notice of Special Restrictions; 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 the 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:

90 New Montgomery Suite 750, San Francisco, CA 94105
Location

7.7.14
Date

Signature

Christopher Davenport, Senior Vice President
Name (Print), Title

415-370-1767
Contact Phone Number

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

2 California Civil Code Section 1954.50 and following.

Unit Mix Tables

NUMBER OF ALL UNITS IN PRINCIPAL PROJECT:					
Total Number of Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
70	-		38	30	2

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

☑ On-site Affordable Housing Alternative (Charter Section 16.110 (g) and Planning Code Section 415.6): calculated at 12% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED *ON-SITE*					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
11	-	-	6	5	-

☐ Off-site Affordable Housing Alternative (Planning Code Section 415.7): calculated at 20% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED *OFF-SITE*					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

Area of Dwellings in Principal Project (in sq. feet)	Off-Site Project Address	
Area of Dwellings in Off-Site Project (in sq. feet)		
Off-Site Block/Lot(s)	Motion No. (if applicable)	Number of Market-Rate Units in the Off-site Project

☐ Combination of payment of a 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 below market rate 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	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

3. Off-Site _____ % of affordable housing requirement.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED *OFF-SITE*					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

Area of Dwellings in Principal Project (in sq. feet)	Off-Site Project Address	
Area of Dwellings in Off-Site Project (in sq. feet)		
Off-Site Block/Lot(s)	Motion No. (if applicable)	Number of Market-Rate Units in the Off-site Project

CONTACT INFORMATION AND DECLARATION OF SPONSOR OF PRINCIPAL PROJECT	CONTACT INFORMATION AND DECLARATION OF SPONSOR OF OFF-SITE PROJECT (IF DIFFERENT)
Company Name **Trumark Urban**	Company Name
Print Name of Contact Person **Christopher Davenport**	Print Name of Contact Person
Address **90 New Montgomery Suite 750**	Address
City, State, Zip **San Francisco, CA 94105**	City, State, Zip
Phone, Fax **415-370-1767**	Phone, Fax
Email **cdavenport@trumarkco.com**	Email
I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above. Signature **Christopher Davenport, Senior Vice President** Name (Print), Title	I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above. Signature Name (Print), Title

SAN FRANCISCO
PLANNING DEPARTMENT

Subject to: (Select only if applicable)

☑ Affordable Housing (Sec. 415)
☐ Jobs Housing Linkage Program (Sec. 413)
☐ Downtown Park Fee (Sec. 412)
☑ First Source Hiring (Admin. Code)
☐ Child Care Requirement (Sec. 414)
☑ Other: EN Impact Fees (Sec. 423)
Useable Open Space (Sec. 426, 427)

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Planning Commission Draft Motion

HEARING DATE: JULY 24, 2014

Date:	July 17, 2014
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Project Address:	**346 POTRERO AVENUE**
Zoning:	UMU (Urban Mixed Use) 85-X Height and Bulk District
Block/Lot:	3962/008
Project Sponsor:	Jessie Stuart 90 New Montgomery, Suite 750 San Francisco, CA 94105
Staff Contact:	Diego R Sánchez – (415) 575-9082 diego.sanchez@sfgov.org

ADOPTING FINDINGS RELATING TO LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329 TO ALLOW NEW CONSTRUCTION OF A NINE-STORY RESIDENTIAL BUILDING WITH UP TO 70 DWELLING UNITS AND TO ALLOW EXCEPTIONS FROM (1) REAR YARD PURSUANT TO PLANNING CODE SECTION 134, (2) USEABLE OPEN SPACE PURSUANT TO PLANNING CODE SECTION 135, (3) USEABLE OPEN SPACE FOR USES OTHER THAN DWELLING UNITS PURSUANT TO PLANNING CODE SECTION 135.3, (4) DWELLING UNIT EXPOSURE PURSUANT TO PLANNING CODE SECTION 140 AND (5) STREET FRONTAGE PURUSANT TO PLANNING CODE SECTION 145.1, AND TO ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AT 346 POTRERO AVENUE, LOT 008 IN ASSESSOR'S BLOCK 3962, WITHIN THE UMU (URBAN MIXED USE) ZONING DISTRICT AND AN 85-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 18, 2013 Jessie Stuart (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for a Large Project Authorization under Planning Code Section 329 to allow new construction of a nine-story residential building with up to 70 dwelling units and to allow exceptions from the following: (1) Rear Yard pursuant to Planning Code Section 134, (2) Useable Open Space pursuant to Planning Code Section 135, (3) Useable Open Space for Uses Other than

Dwelling Units pursuant to Planning Code Section 135.3, (4) Dwelling Unit Exposure pursuant to Planning Code Section 140 and (5) Street Frontage pursuant to Planning Code Section 145.1 on the property at 346 Potrero Avenue, west side of Potrero Avenue between 16th Street and 17th Street,; Lot 008 in Assessor Block 3962 (hereinafter "Subject Property"). The project is located within a UMU (Urban Mixed Use) Zoning District an 85-X Height and Bulk District.

On July 24, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on a Large Project Authorization, application No. 2012.0793KX.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commissions review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project–specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off–site and cumulative impacts which were not discussed in the underlying EIR, or(d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On February 3, 2014, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major

revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2012.0793 KX at 1650 Mission Street, Fourth Floor, San Francisco, California.

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 Large Project Authorization requested in Application No. 2012.0793X, 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 west side of Potrero Avenue, between 16th and 17th Streets, Block 3962, Lot 008. The property is located within the UMU (Urban Mixed Use) District with an 85-X height and bulk district. The present use of the property is an automobile washing establishment, and includes a one-story building of approximately 3,000 square feet in area. The property is located in the middle of the block, has 125 feet of frontage along Potrero Avenue , a depth of 90 feet and an area of 11,250 square feet.

3. **Surrounding Properties and Neighborhood.** The property is located at the eastern end of the Mission neighborhood, near the intersection of Potrero Avenue and 16th Street. Properties in the area are of a mixed character, including light industrial, residential and retail buildings. The property to the north of the subject property is a limited restaurant (dba McDonalds) that also includes a drive up facility. The property to the south is an automobile service station (dba Shell). Properties to east, across Potrero Avenue, are generally two- and three-story proprieties. These properties include either PDR uses, mixed use retail/residential buildings or entirely residential uses. Properties to west include two- and four-story institutional uses and a surface

parking lot serving the institutional uses. Further west is Franklin Square, a public park owned and operated by the San Francisco Recreation and Park Department. The surrounding properties are located within the PDR-1-G (Production, Distribution and Repair: General), UMU (Urban mixed Use) and P (Public Use) zoning districts.

4. **Project Description.** The applicant proposes to demolish the existing 3,000 square foot automotive use building and construct a nine-story, 85 foot tall mixed use building with up to 70 dwelling units and 1,600 square feet of retail. In total, the building will be approximately 88,100 square feet in size. The project will also provide 43 off-street parking spaces located in a basement level at the rear of the property as well as 5,037 square feet of useable open space at the rear and roof of the building.

5. **Public Comment**. The Department has not received any input from the public regarding the proposed project.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

   A. **Permitted Uses in UMU Zoning Districts.** Planning Code Sections 843.20 and 843.45 states that residential and retail uses are principally permitted use within the UMU Zoning District.

   The proposed project would construct new residential and retail uses within the UMU Zoning District; therefore, the proposed project complies with Planning Code Sections 843.20 and 843.45.

   B. **Rear Yard.** Planning Code Section 134 requires a rear yard shall 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.

   The project is providing a rear year of 14 feet (equivalent to 15.6 percent of total lot depth) which does not comply with the Planning Code minimum of 25 percent or 15 feet. The project is seeking an exception from this requirement pursuant to Planning Section 329.

   C. **Useable Open Space for Dwelling Units.** Planning Code Section 135 requires a minimum of 80 square feet of useable open space for each dwelling unit or 54 square feet if that useable open space is made publically accessible. Any amount of useable open space not provided is subject to the provisions of Planning Code Section 427.

   The project is required to provide 5,600 square feet of useable open space. The project is proposing 5,037 square feet of useable open space at the rear yard and on decks at the roof. The project is seeking an exception from the rear yard requirement and will pay the in-lieu fee, in accordance with Planning Code Section 427, for the useable open space not provided.

   D. **Useable Open Space for Uses Other than Dwelling Units.** Planning Code Section 135.3 requires a minimum of one square foot of useable open space for each 250 square feet of

occupied floor area for retail businesses within the Eastern Neighborhoods Mixed Use Districts.

The project is required to provide 6.4 square feet of useable open space for the non-residential use. The project is seeking an exception from this requirement and will pay the in-lieu fee, in accordance with Planning Code Section 426, for the 6.4 square feet of useable open space not provided.

E. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires one new street tree for every 20 feet of street frontage for projects proposing new construction and requires streetscape and pedestrian elements in conformance with the Better Streets Plan when a project is on a lot that is greater than ½-acre in total area and the project includes new construction

The project is proposing the new construction of a nine-story mixed use building on a ¼ acre lot with 125 feet of frontage on Potrero Avenue. The project will provide six street trees in compliance with Section 138.1.

F. **Dwelling Unit Exposure.** Planning Code Section 140 requires each dwelling unit to face directly on a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, a rear yard meeting the requirements of this Code or an outer court whose width is 25 feet or an open area no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor.

There are 34 units that do not face an area as required by Planning Code Section 140. An exception is being sought pursuant to Planning Code Section 140.

G. **Street Frontage in Mixed Use Districts.** Section 145.1 of the Planning Code requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 17 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

The project is proposing the off-street parking to be located at the rear of the property. The off-street parking entrance is approximately 12 feet in width. The ground floor features two retail uses as well as the residential lobby and areas for building systems. The street-fronting spaces are set back three feet from the sidewalk, providing a comfortable buffer from the public realm, but still meeting the intention of this Code Section. The ground floor is fenestrated in excess of 60 percent of the street frontage.

The minimum floor-to-floor height of 17 feet, as required in the UMU zoning district, is not provided for the non-residential uses. The project is seeking an exception from this requirement.

H. **Off-Street Parking**. Planning Section 151.1 of the Planning Code allows as of right up to three off-street parking spaces for every four dwelling units within the UMU Zoning District and up to one off-street parking space for each dwelling unit if that dwelling unit has at least two bedrooms and 1,000 square feet of area.

The project is proposing 70 dwelling units, of which four are at least two bedrooms and 1,000 square feet in size. Up to 54 off-street parking spaces are allowed, as of right. The project is proposing 43 off-street parking spaces, in compliance with Planning Code Section 151.1.

I. **Bicycle Parking Requirement.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit as well as one Class 2 bicycle parking space for each 20 dwelling units. Section 155.2 also requires at least two Class 2 bicycle parking spaces for the retail component

The project is proposing up to 70 dwelling units and approximately 1,600 square feet of occupied floor area of retail space and requires at least 70 Class 1 bicycle parking spaces and four Class 2 bicycle spaces for the residential component and two Class 2 bicycle parking spaces for the retail component. The project is proposing 78 Class 1 bicycle parking spaces and six Class 2 bicycle parking spaces, in compliance with Planning Code Section 155.2.

J. **Car Sharing.** In newly constructed buildings containing residential uses, Planning Code Section 166 requires, if parking is provided, car-share parking spaces to be provided based on the number of dwelling units in the amount specified in Table 166.

The project is proposing up to 70 dwelling units and is required to provide at least one car sharing space. The project is proposing one car sharing space.

K. **Minimum Dwelling Unit Mix.** Planning Section 207.6 requires new residential projects proposing at least five dwelling units to provide either 40 percent of the total number of proposed dwelling units as two bedroom units or 30 percent of the total number of proposed dwelling units as three bedrooms units.

The project is proposing up to 70 dwelling units of which 32 will be two bedroom units or larger. This is equivalent to 45% of all dwelling units being two bedroom units.

L. **Shadow Impact Analysis.** Planning Code Section 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the

Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

The project is proposing a nine-story mixed use building 85 feet in height, as measured to the finished roof, and was found to cast new shadow upon Franklin Square, a property under the jurisdiction of the Recreation and Park Commission. The Planning Commission finds the new shadow, after comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon Franklin Square.

M. **Neighborhood Notification.** Planning Section 312 requires neighborhood notification when proposing a change of use from one land use category to another within the Eastern Neighborhoods Mixed Use Districts.

The project is proposing a change of use from the Motor Vehicle Services land use category to the Residential Uses land use category and has conducted the required notification in conjunction with the notification for the Large Project Authorization.

N. **Inclusionary Affordable Housing Program in UMU.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements would apply to projects that consist of 10 or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. Since the Project is located within the UMU Zoning District, the Inclusionary Affordable Housing Program requirement for the On-Site Affordable Housing Alternative is to provide 16% of the proposed dwelling units as affordable, as outlined in Planning Code Section 419.3.

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.6 and 419.3, and has submitted a 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' 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 July 7, 2014. The EE application was submitted on October 12, 2010. Therefore, 11 dwelling units (six one-bedroom and five two-bedroom units) of the 70 units provided will be affordable units.

O. **Transit Impact Development Fee.** Planning Code Section 411 applies the Transit Impact Development Fee to projects cumulatively creating more than 800 gross square feet of non-residential uses including Retail/Entertainment, Management, Information and Professional Services and Production/Distribution/Repair

The project is proposing approximately 1,600 gross square feet of retail use. This use is subject to the Transit Impact Development Fee at the per gross square foot rate in place at time of building permit issuance.

P. **Eastern Neighborhood Infrastructure Impact Fees**. Planning Code Section 423 is applicable to any development project within the UMU (Urban Mixed Use) Zoning District that results in at least one net new residential and/or any replacement of gross square feet or change of use.

The project is proposing up to 70 dwelling units within a nine-story mixed use building of approximately 80,570 gross square feet in size. The project is also replacing the existing PDR uses. The project is subject to Planning Code Section 423 and all associated impact fees must be paid prior to the issuance of the building permit application.

7. **General Compliance with the Large Project Authorization in Eastern Neighborhoods Mixed Use District Objectives.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

A. Overall building mass and scale

The proposed building mass and scale is appropriate for the context given that the context is undergoing rapid change. Currently the context is dominated by two- and three-story mixed use, residential and light industrial buildings. The base of the building corresponds to this context. The base of the building is strongly delineated from the upper stories at the third floor by a horizontal element that forms part of the exterior structural system. The second story is also differentiated through the use of concrete as a frame for the protruding windows. Together, these treatments express a horizontality of the base that lends itself to the current context.

The upper stories foretell the coming development and the associated higher residential density of the area; at the same time the upper stories are rooted into the base of the building through the exterior structural system. Five columns of the exterior structural system emanating from the base of building help anchor that portion of the exterior structural system that wraps the upper stories. The depth of the upper story is reduced by one-third, in deference to the adjacent properties to the west and to help reduce scale. The north and south facades are also sculpted to reduce mass through two vertical, continuous notches 12 feet in width and five feet in depth.

B. Architectural treatments, facade design and building materials:

The principal architectural treatment is a concrete exterior structural system that wraps the building on all four sides and provides depth and interest to the project. Behind that exterior structural system, at the front and rear of the building, are a number of balconies for the enjoyment of the residents. The primary façade, on Potrero Avenue, is aptly split into a base that corresponds in height and motif to the current context. This façade enjoys two generously fenestrated retail spaces as well as welcoming

residential lobby. These areas will also feature planting and hardscape paving patterns that help establish a sense of place and entry into the project. The upper stories feature the exposed structural system which is expressed in a primary grid and a secondary "vine-like" motif. The exterior walls or enclosure of the building is a high quality window wall system with integrated sliding glass doors. Juliet balconies will be defined by steel cable rails. The material palette of concrete, aluminum window systems and steel cable rails reflects a contemporary architectural style.

C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access;

The lower floors are designed to correspond to the prevailing context of the area. The ground floor is setback two feet from the public right of way and at the residential lobby it is setback three feet. This provides an adequate buffer for the ground floor uses, while maintaining engagement with the public realm given the magnitude of the setbacks. The generous fenestration of the active uses - the two retail spaces and the residential lobby- further engage the public and provide transparency into the building. The sole off-street parking entrance is at the north end of the project and is 12 feet in width. Off-street parking is located at the rear of the project, and uses a system of mechanical car stackers to further reduce building footprint devoted to off-street parking.

D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site;

The project provides useable open space, both common and private, at the rear yard, at private decks and at a common roof deck. The common roof deck is especially attractive as it provides sweeping views west of the project. All proposed open spaces are easily accessed from dwelling units.

E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2;

The provision of a mid-block alley is not applicable because the Potrero Avenue frontage is less than 200 feet in length.

F. Streetscape and other public improvements, including tree planting, street furniture, and lighting.

Required street trees, in accordance with Planning Code Section 138.1 as well as required Class 2 bicycle parking will be provided within the public right of way immediately in front on the building. In addition the project sponsor will provided landscaped planters along the commercial façade.

G. Circulation, including streets, alleys and mid-block pedestrian pathways;

Automobile access is provided exclusively through the sole garage entrance at the northern end of the subject property. The project will be eliminating one of the two existing curb cuts, further enhancing pedestrian circulation.

H. Bulk limits;

The proposed project is within an 'X' bulk district, which does not restrict bulk.

I. Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan;

The proposed project, on balance, meets the Objectives and Policies of the General Plan.

8. **Large Project Authorization Exceptions**. As a component of the review process under Planning Code Section 329, projects may seek specific exceptions to the provisions of this Code as provided for below:

A. Where not specified elsewhere in Planning Code Section 329, modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located

The proposed project is seeking exceptions from the rear yard requirement (Section 134), the useable open space requirement (Section 135) the useable open space for uses other than dwelling units requirement (Section 135.3), the dwelling unit exposure requirement (Section 140) and the Street Frontage requirement (Section 145.1).

Planning Code Section 134 requires the project to provide a rear yard equivalent to 25 percent of lot depth at the rear of the yard and at the lowest story containing a dwelling unit. Given the depth of the subject lot, 90 feet, the project is required to provide a rear yard of 22 feet, six inches in depth. This is equivalent to an area of 2,025 square feet. The project is proposing a rear yard of 14 feet and is seeking an exception on the basis of the eight foot height differential between the location of the rear yard and the top of the surface of the adjacent off-street parking lot. To ameliorate the lack of a code complying rear yard, the project is providing 3,270 square feet of space for roof decks at the rear of the project.

Planning Code Section 135 requires the project to provide at least 80 square feet of useable open space for each dwelling unit. Because the project is proposing 70 dwelling units, the project is required to provide at least 5.600 square feet of useable open space. The project is proposing 5,037 square feet of useable open space at the rear yard, on decks and at a common roof deck. The project sponsor will pay the in-lieu fee, in accordance with Planning Code Section 427, for the useable open space not provided.

Planning Code Section 135.3 requires the project to provide a minimum of one square foot of useable open space for each 250 square feet of occupied floor area for retail businesses within the Eastern Neighborhoods Mixed Use Districts. The project is proposing 1,600 square feet of retail space and is required to provide 6.4 square feet of useable open space for the retail businesses. The project sponsor

will pay the in-lieu fee, in accordance with Planning Code Section 426, for the useable open space not provided.

Planning Code Section 140 requires each dwelling unit to face directly on a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, a rear yard meeting the requirements of this Code or an outer court whose width is 25 feet or an open area no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor. The project is proposing thirty four units that do not meet this requirement. These units that do not meet the requirement are at the rear of the proposed building and face the rear yard and Franklin Square. All other units either face Potrero Avenue or a public street in excess of 25 feet in width; these units are complying with Planning Code Section 140.

Planning Code Section 145.1 requires the project provide areas with non-residential uses a minimum floor-to-floor height of 17 feet. The project provides a portion of the ground floor retail spaces with the required 17 foot floor-to-floor height. However portions of the ground floor retail spaces do not enjoy the required 17 foot floor-to-floor height as the project is proposing residential amenity spaces and portions of two dwelling units over the retail spaces. The floor-to-floor heights at these locations vary from 9 feet, two inches at the amenity spaces to eleven feet, eight inches at one dwelling unit.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 4:
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1:
Develop new housing, and encourage the remodeling of existing housing, for families with children.

The proposed project exceeds the minimum dwelling unit mix requirement by providing more than 40% of its units as two-bedroom units or larger.

OBJECTIVE 5:
ENSURE THAT ALL RESIDENTS HAVE EQUAL ACCESS TO AVAILABLE UNITS.

Policy 5.4:
Provide a range of unit types for all segments of need, and work to move residents between unit types as their needs change.

The Project proposes a mix of unit types, including studio, loft, one- and two-bedroom apartments, which may suit the needs of a variety of households including singles, families and the elderly.

OBJECTIVE 11:
FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.6:
Foster a sense of community through architectural design, using features that promote community interaction.

The ample common useable open spaces as well as the generous fenestration at the ground floor provide, through architectural design, opportunities for community interaction either through common use of spaces or through a visual connection and invitation to interact.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKINIG ENVIRONMENT.

Policy 1.1:
Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:
Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:
Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project is proposing two retail spaces along Potrero Avenue. The proposed retail spaces will provide desirable goods and/or services to the residents of the project as well as to the greater neighborhood which is consistent with the UMU zoning district.

TRANSPORTATION ELEMENT

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 Project will install street trees at approximately 20 foot intervals along the Potrero Avenue frontage, in compliance with requirements.

OBJECTIVE 28:
PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:
Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:
Provide parking facilities which are safe, secure, and convenient.

The Project includes 112 bicycle parking spaces in a secure and convenient location on the subject property.

MISSION AREA PLAN

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 1.2.2:
For new construction, and as part of major expansion of existing buildings in neighborhood commercial districts, require ground floor commercial uses in new housing development. In other mixed-use districts encourage housing over commercial or PDR where appropriate.

The Project is proposing to demolish an existing automobile washing establishment and construction 70 dwelling units. The Project is proposing two retail spaces along Potrero Avenue. These retail spaces encompass the majority of the area on the ground floor.

OBJECTIVE 2.3:
ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.

Policy 2.3.1:
Target the provision of affordable units for families.

Policy 2.3.3:
Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate units are two or more bedrooms.

The Project is proposing to satisfy the affordable housing requirement by providing affordable units on-site. Of the required 11 affordable units, seven two-bedroom units will be designated as affordable units.

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.

The Project is proposing to locate its off-street parking at the rear of the property, within mechanical car stackers.

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

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

The proposal will enhance the existing neighborhood-serving retail uses by introducing a large number of potential patrons to the area.

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

The proposed building is designed in a manner that complements the current mixed character of the area, with an eye toward establishing a framework from which subsequent residential development may draw inspiration.

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

The proposed development will add 70 new dwelling units, of which 11 will be affordable, on-site dwelling units under Planning Code Sections 415 and 419.

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

It is not anticipated that commuter traffic will impede MUNI transit or overburden streets or neighborhood parking as the sole automobile entrance is at the northern end of the subject property.

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

The proposed project will not displace industrial and service sector establishments with commercial office development as the proposed project is primarily residential.

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

The proposed project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code.

G. That landmarks and historic buildings be preserved.

No historic resource or landmark properties are on the project site.

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

The Planning Commission found that the net new shadow cast by the project upon Franklin Square will not be adverse to the use of the park.

11. **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 submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

12. 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.

13. 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 Large Project Authorization Application No. 2012.0793KX** under Planning Code Section 329 to allow the new construction of a nine-story mixed use building with up to 70 dwelling units, 1,600 gross square feet of retail space and exceptions from the rear yard, useable open space, useable open space for uses other than dwelling units, dwelling unit exposure and street frontages requirements within the UMU (Urban Mixed Use) Zoning District and an 85-X Height and Bulk District. The Project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 15, 2014, 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.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 24, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 24, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow to allow the new construction of a nine-story mixed use building with up to 70 dwelling units, 1,600 gross square feet of retail space and exceptions from the rear yard, useable open space, useable open space for uses other than dwelling units, dwelling unit exposure and street frontages requirements located at 346 Potrero Avenue, Lot 008 in Assessor's Block 3962 pursuant to Planning Code Section 329 within the UMU (Urban Mixed Use) District and an 85-X Height and Bulk District; in general conformance with plans, dated **XXXXXX**, and stamped "EXHIBIT B" included in the docket for Case No. **2012.0793KX** and subject to conditions of approval reviewed and approved by the Commission on **July 24, 2014** 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 **July 24, 2014** 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.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Mitigation Measures**. Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2004.0160E) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
   For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **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 building permit plans. 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

9. **Transformer Vault**. The location of individual project PG&E Transformer Vault installations has significant effects 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 effects 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).

h. 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

10. **Street Trees.** Pursuant to Planning Code Section 138.1 (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

PARKING AND TRAFFIC

11. **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

12. **Car Share.** Pursuant to Planning Code Section 166, no fewer than **one (1)** car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

13. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 76 bicycle parking spaces (70 Class 1 spaces and four Class 2 spaces for the

residential portion of the Project and two Class 1 or 2 spaces for the commercial portion of the Project).
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

14. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than fifty four (54) off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

15. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use 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 415-581-2335, www.onestopSF.org

16. **Transit Impact Development Fee**. Pursuant to Planning Code Section 411, the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

17. **Affordable Units.**

    A. **Eastern Neighborhoods Affordable Housing Requirements for UMU.** Pursuant to Planning Code Section 419.3, Project Sponsor shall provide 16 percent of the proposed dwelling units as affordable to qualifying households as the proposed project is a Tier B project where a minimum of 16 percent of the total units constructed shall be affordable to and occupied by qualifying persons and families. The Project contains 70 units; therefore, 11 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 11 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing ("MOH").
    For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

    B. **Unit Mix.** The Project contains 38 one-bedroom, 30 two-bedroom and two three-bedroom units; therefore, the required affordable unit mix is six one-bedroom and five two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified

accordingly with written approval from Planning Department staff in consultation with MOH.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

C. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

D. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than sixteen percent (16%) of the each phase's total number of dwelling units as on-site affordable units.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

E. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

F. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOH at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:
http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org or the Mayor's Office of Housing at 415-701-5500, www.sf-moh.org.

a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project.

The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing**.** Other specific standards for on-site units are outlined in the Procedures Manual.

b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco." The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOH shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOH at least six months prior to the beginning of marketing for any unit in the building.

d. Required parking spaces shall be made available to renters of affordable units according to the Procedures Manual.

e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOH or its successor.

f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions (as defined in California Government Code Section 65915 et seq.) provided herein. The Project Sponsor has executed the Costa Hawkins agreement and will record a Memorandum of Agreement prior to issuance of the first construction document or must revert payment of the Affordable Housing Fee.

g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates

of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.

h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOH and pay interest on the Affordable Housing Fee at a rate equal to the Development Fee Deferral Surcharge Rate in Section 107A.13.3.2 of the San Francisco Building Code and penalties, if applicable**.**

19. **Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

20. **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

21. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

22. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

23. **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

24. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility	Status/Date Completed
Noise Mitigation Measure				
Project Mitigation Measure 1 – Noise (Mitigation Measure F-4 of the Eastern Neighborhoods FEIR) **To reduce potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses, the Planning Department shall require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within 900 feet of, and that have a direct line-of-sight to, the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall be prepared by persons qualified in acoustical analysis and/or engineering and shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity. Should such concerns be present, the Department may require the completion of a detailed noise assessment by person(s) qualified in acoustical analysis and/or engineering prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained.**	Project sponsor.	Prior to first project approval action.	Planning Department Environmental Review Officer (ERO).	Considered complete upon Planning Department review and approval of the final noise analysis.
Project Mitigation Measure 2 – Noise (Mitigation Measure F-6 of the Eastern Neighborhoods FEIR) **To minimize effects on development in noisy areas, for new development including noise sensitive uses, the Planning Department shall, through its building permit review process, in conjunction with noise analysis required pursuant to Mitigation Measure F-4, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.**	Project sponsor.	Through building permit review process.	Planning Department Environmental Review Officer (ERO).	Considered complete upon issuance of building permit.

MEASURES ADOPTED AS CONDITIONS OF APPROVAL	Responsibility for Implementation	Schedule	Monitoring/Report Responsibility	Status/Date Completed
Hazardous Materials Mitigation Measure				
Project Mitigation Measure 3 – Hazardous Building Materials (Mitigation Measure L-1 of the Eastern Neighborhoods FEIR) **The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and property disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.**	Project sponsor.	During demolition, excavation, and construction.	Department of Building Inspection (DBI).	Compliance through building permit process.

SAN FRANCISCO
PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

HEARING DATE: JULY 24, 2014

Date:	July 17, 2014
Case No.:	**2012.0793KX**
Project Address:	**346 POTRERO AVENUE**
Zoning:	UMU (Urban Mixed Use) 85-X Height and Bulk District
Block/Lot:	3962/008
Project Sponsor:	Jessie Stuart 90 New Montgomery, Suite 750 San Francisco, CA 94105
Staff Contact:	Diego R Sánchez – (415) 575-9082 diego.sanchez@sfgov.org

ADOPTING FINDINGS, WITH THE RECOMMENDATION OF THE GENERAL MANAGER OF THE RECREATION AND PARK DEPARTMENT, IN CONSULTATION WITH THE RECREATION AND PARK COMMISSION, THAT NET NEW SHADOW ON FRANKILN SQUARE BY THE PROPOSED PROJECT AT 346 POTRERO AVENUE WOULD NOT BE ADVERSE TO THE USE OF FRANKLIN SQUARE.

PREAMBLE

Under Planning Code Section ("Section") 295, a building permit application for a project exceeding a height of 40 feet cannot be approved if there is any shadow impact on a property under the jurisdiction of the Recreation and Park Department, unless the Planning Commission, upon recommendation from the General Manager of the Recreation and Park Department, in consultation with the Recreation and Park Commission, makes a determination that the shadow impact will not be significant or adverse.

On February 7, 1989, the Recreation and Park Commission and the Planning Commission adopted criteria establishing absolute cumulative limits for additional shadows on fourteen parks throughout San Francisco (Planning Commission Resolution No. 11595).

Franklin Square is located on Lot 001 in Assessor's Block 3963, is generally bounded by Hampshire Street to the east, 16th Street to the North, Bryant Street to the west and 17th Street to the south. Franklin Square measures approximately 191,999 square feet and a soccer field and children's play area are the principal active uses of the park. Lawn areas with trees and shrubs of various maturities also encircle the park. The neighborhood immediately surrounding Franklin Square is of a mixed use character, with structures between one- and four-stories in height. The neighborhood encompassing Franklin Square is part of the

Eastern Neighborhoods Area Plan and is envisioned, generally, for increased building heights and residential density.

On an annual basis, the Theoretically Available Annual Sunlight ("TAAS") on Franklin Square (with no adjacent structures present) is approximately 714,505,078.60 square-foot-hours of sunlight. Existing structures in the area cast shadows on Franklin Square that total approximately 39,896,906.64 square-foot hours, or approximately 5.58 percent of the TAAS.

On April 18, 2013 Jessie Stuart (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for a Shadow Impact Study and a Large Project Authorization on the property at 346 Potrero Avenue, west side of Potrero Avenue, between 16th Street and 17th Street; Lot 008 in Assessor's Block 3962, (hereinafter "Subject Property") to construct a nine-story residential and retail mixed use building (hereinafter "the Project") at this site. The Project is located within an UMU (Urban Mixed Use) Zoning District an 85-X Height and Bulk District.

A technical memorandum, prepared by CADP, was submitted on February 9, 2014, and updated on June 16, 2014 to reflect Project revisions including a smaller building envelope, analyzing the potential shadow impacts of the Project to properties under the jurisdiction of the Recreation and Parks Department (Case No. 2012.0793K). The memorandum concluded that the Project would cast approximately 1,808,025.93 square-foot-hours of new shadow on Franklin Square, equal to approximately 0.253 percent of the theoretically available annual sunlight ("TAAS") on Franklin Square.

On February 20, 2014, the Recreation and Park Commission conducted a duly noticed public hearing at a regularly scheduled meeting and recommended that the Planning Commission find that the shadows cast by the Project on Franklin Square will not be adverse to the use of Franklin Square.

The Planning Commission has reviewed and considered reports, studies, plans and other documents pertaining to the Project.

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

FINDINGS

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

1. The foregoing recitals are accurate, and also constitute findings of this Commission.

2. The additional shadow cast by the Project, while numerically significant, would not be adverse, and is not expected to interfere with the use of the Park, for the following reasons:

    a. The proposed project would reduce the annual available insolation by about 0.253 percent (a reduction of 1,808,025.93 square foot hours of sunlight). This results in a total shadow load of 41,704,932.57 square foot hours and a reduction of the available insolation to 5.83 percent.

b. Although the additional shadow cast by the proposed project has a numerically significant effect, the magnitude of the additional shadow is below approximately one quarter of one percent, and amounts to a reasonable and extremely small loss of sunlight for a park in an area slated for increased building heights and residential density.

c. The net new shadow cast upon Franklin Square from the Project occurs exclusively in the morning, and never after 10 AM.

d. The net new shadow cast is relatively small in area in comparison to the size of Franklin Square and at its greatest extent never exceeds 11.30 percent of the area of Franklin Square. The average duration of the net new shadow is one hour, seven minutes and is never longer than one hour, 23 minutes. While the new shadow would shade the soccer field and pedestrian pathways, it never reaches the children's play area.

3. A determination by the Planning Commission and the Recreation and Park Commission to allocate net new shadow to the Project does not constitute an approval of the Project.

DECISION

That based upon the Record, the submissions by the Project Sponsor, the staff of the Planning Department, the recommendation of the General Manager of the Recreation and Park Department, in consultation with the Recreation and Park Commission, and other interested parties, the oral testimony presented to the Planning Commission at the public hearing, and all other written materials submitted by all parties, the Planning Commission hereby DETERMINES, under Shadow Analysis Application No. **2012.0793K,** that the net new shadow cast by the Project on Franklin Square will not be adverse to the use of Franklin Square.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting on July 24, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 24, 2014

34 Corte Madera Avenue
Mill Valley, CA 94941

June 16, 2014

TO: Christopher Davenport
Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506

CC: Alexis Pelosi
Pelosi Law Group
560 Mission Street, Suite 2800
San Francisco, CA 94105

SUBJECT: **346 Potrero Avenue Shadow Analysis – Updated Analysis of Revised Design**

OVERVIEW

The project sponsor has requested that CADP run an additional shadow analysis for 346 Potrero Avenue using a revised project design to determine whether the proposed design would impact the shadow analysis previously conducted. The project design was revised based on comments received from the City Planning Department.

This analysis is not intended to replace the previous shadow analysis prepared for the project, and as noted below, does not change the conclusions of that analysis.

FRANKLIN SQUARE

The San Francisco Property Information Map lists Franklin Square as 191,999 square feet or approximately 4.408 acres. The boundaries of Franklin Square were provided by the San Francisco Recreation and Park Department. The analysis conducted was based on Franklin Square boundaries without a strip of property located along the eastern property boundary under the jurisdiction of the Department of Public Works (DPW). The DPW property is used by Recreation and Park Department staff for access and maintenance staging as well as parking for Franklin Square.

PROJECT DESIGN REVISIONS

The proposed project remains a residential mixed-use development with ground floor commercial/retail, off-street parking and a common space roof-top terrace facing west, toward Franklin Square. The design of the proposed project, however, has been revised, based on Planning Department comments, which in turn has resulted in changes to building envelope. The building heights remain the same, but the overhang of the western façade that fronts on Franklin Square has been pulled back 1 to 2 feet.

The analysis conducted was based on a model of the proposed building, parapet, and penthouse enclosure dimensions identified on the elevations and roof plan attached as Exhibit A.

SHADOW RESULTS

CADP prepared the additional shadow analysis using the same methodology as that used for the January 17, 2014 and the February 9, 2014, shadow analysis.

As noted in the February 9, 2014, analysis Franklin Square has 714,505,078.60 square feet hours of Theoretically Available Annual Sunlight ("TAAS"), which is the amount of theoretically available sunlight on the park, annually, if there were no shadows from structures, trees, or other facilities. Shadows currently exist on Franklin Square, predominately in the morning and evening hours. The existing shadow load for

34 Corte Madera Avenue
Mill Valley, CA 94941

Franklin Square using the updated park boundaries is 39,896,906.64 square foot hours annually, which is 5.58% of the total TAAS for Franklin Square.

Under the revised design, the proposed project would add 1,808,025.93 new square foot hours of shadow on the park. This is a 0.253% increase in shadow as a percentage of TAAS and would result in a total shadow load on the park of 5.83 percent.

A comparison of these findings to the previous analysis is included in **Table 1** below.

Table 1.
COMPARISON OF NEW SHADOW on FRANKLIN SQUARE

Design	New Shadow	% of New Shadow	Total New Shadow	% of Total Shadow w/proposed project
Original Design	2,224,757.53	0.311	42,121,664.17	5.89
Revised Design	1,808,025.93	0.253	41,704,932.57	5.83
Difference	-416,731.6	-0.058	-416,731.6	-0.06

The "worst day" is August 2nd/May 10th from sunrise +1 hour until 8:15 a.m. with a new shadow load of 8,414.89 square foot hours and the shadow area at its maximum would be 20,786.91 square feet.

A comparison of these findings to the previous analysis is included in **Table 2**.

Table 2.
COMPARISON OF "WORST DAY"

Design	Date	Duration	Day Net New Totals (SFH)	Maximum Area at Maximum
Original Design	June 28th / *June 14th*	Sunrise + 1 hour till 8:15 a.m. (1 hour 34 min)	9,907.24	19,675.47
Revised Design	August 2nd / *May 10th*	Sunrise +1 hour till 8:15 a.m. (1 hour 10 min)	8,414.89	20,786.91
Difference		-14 min	-1,492.35	+1,111.44

The largest new shadow by area would occur on August 9th/*May 3rd* at sunrise +1 hour. At that time, the new shadow cast by the proposed project would be 21,320.41 square feet. A diagram showing the largest shadow by area is attached as Exhibit B.

34 Corte Madera Avenue
Mill Valley, CA 94941

A comparison of these findings to the previous analysis is included in **Table 3**.

Table 3.
COMPARISON OF LARGEST SHADOW BY AREA

Design	Date	Size (SF)	% of Park Shaded
Original Design	August 9th / *May 3rd*	21,751.61	11.33
Revised Design	August 9th / *May 3rd*	21,320.41	11.10
Difference	None	-431.1	– 0.23

New shadows cast would occur during the first two hours of the day (sunrise +1 hour) and in all instances would be gone by 9:30 a.m. On average, all new shadows would be gone by 9:00 a.m. and the range of when the shadow disappears is from 8:15 a.m. (occurs on June 21st, June 28th/*June 14th*, July 5th/*June 7th*, July 12th/May *31st* and July 19th/*May 24th*) to 9:30 a.m. (occurs on October 11th/*March 1st*, October 18th/*February 22nd* and November 29th/*January 11th*).

The average duration of the shadow would be 1 hour 7 minutes with the range of duration from approximately 47 minutes (occurs on December 20th) to approximately 1 hour 23 minutes (occurs on November 8th/*February 1st*).

A comparison of these findings to the previous analysis is included in **Table 4**.

Table 4.
COMPARISON OF TIMING OF SHADOW

Design	Earliest Time of Last Shadow	Latest Time of Last Shadow	Average Duration	Duration of Shadow	
				Shortest	Longest
Original Design	8:30 a.m.	9:45 a.m.	1 hour 23 min	1 hour 6 min	1 hour 38 min
Revised Design	8:15 a.m.	9:30 a.m.	1 hour 7 min	47 min	1 hour 23 min
Difference	-15 min	-15 min	-16 min	-9 min	-15 min

The location of shadows from the proposed project does not change. Because the shadow location does not change updated graphical depictions were not prepared.

SHADOW EVALUATION

The revised project design would reduce the annual available sunlight by 0.253 percent, which is a 1,808,025.93 square foot hour reduction of sunlight. This would result in a total shadow load on the park of 41,704,932.57 square foot hours or 5.83 percent. **This is a reduction of 416,731.6 square foot hours and a 0.06 percent reduction in total shadow over the previous design**. Because the revised design would decrease the total shadow load on Franklin Square, the impact of the proposed project under the revised design is actually less than the previous design proposal.

34 Corte Madera Avenue
Mill Valley, CA 94941

The finding of the shadow evaluation conducted on the revised design are presented in **Table 5** below. A summary excel spreadsheet with the findings is included as Exhibit C and a complete excel spreadsheet with all the findings is provided under separate cover.

Table 5.
SHADOW on FRANKLIN SQUARE

	Available	Existing Shadow	New Shadow	TOTAL SHADOW
SQ. FT. HOURS	714,505,078.60	39,896,906.64	1,808,025.93	41,704,932.57
PERCENT	100	5.58	0.253	**5.83**

* * * * * *

Please direct questions regarding this analysis directly to Adam Noble.

Regards,

Adam Noble Adam Noble Digitally signed by Adam Noble DN: cn=Adam Noble, o=CADP, ou, email=abnoble@pacbell.net, c=US Date: 2014.06.17 10:59:02 -07'00'

Adam Noble
President

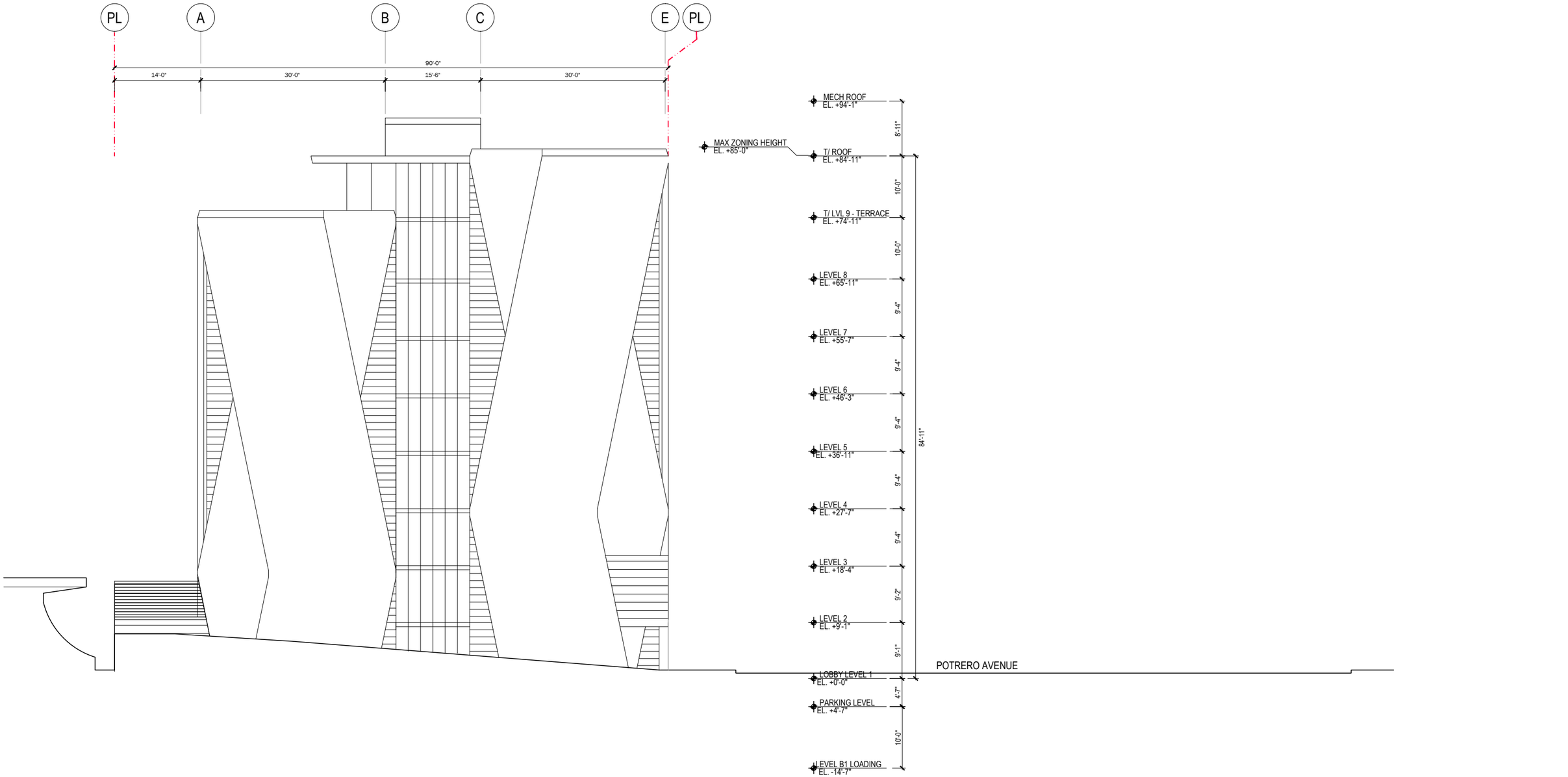
Exhibit A

Exhibit A

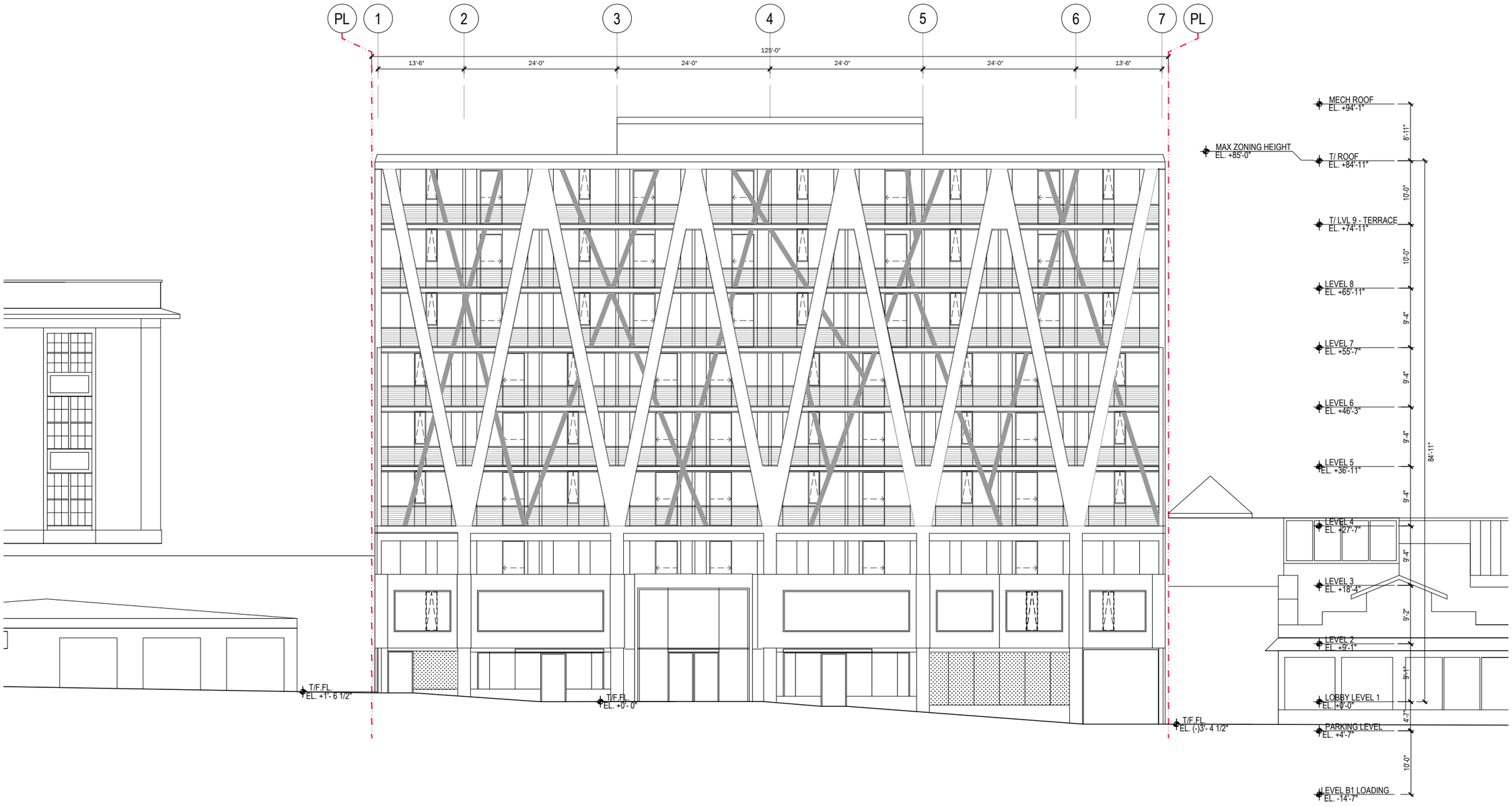
346 POTRERO STREET

San Francisco, California

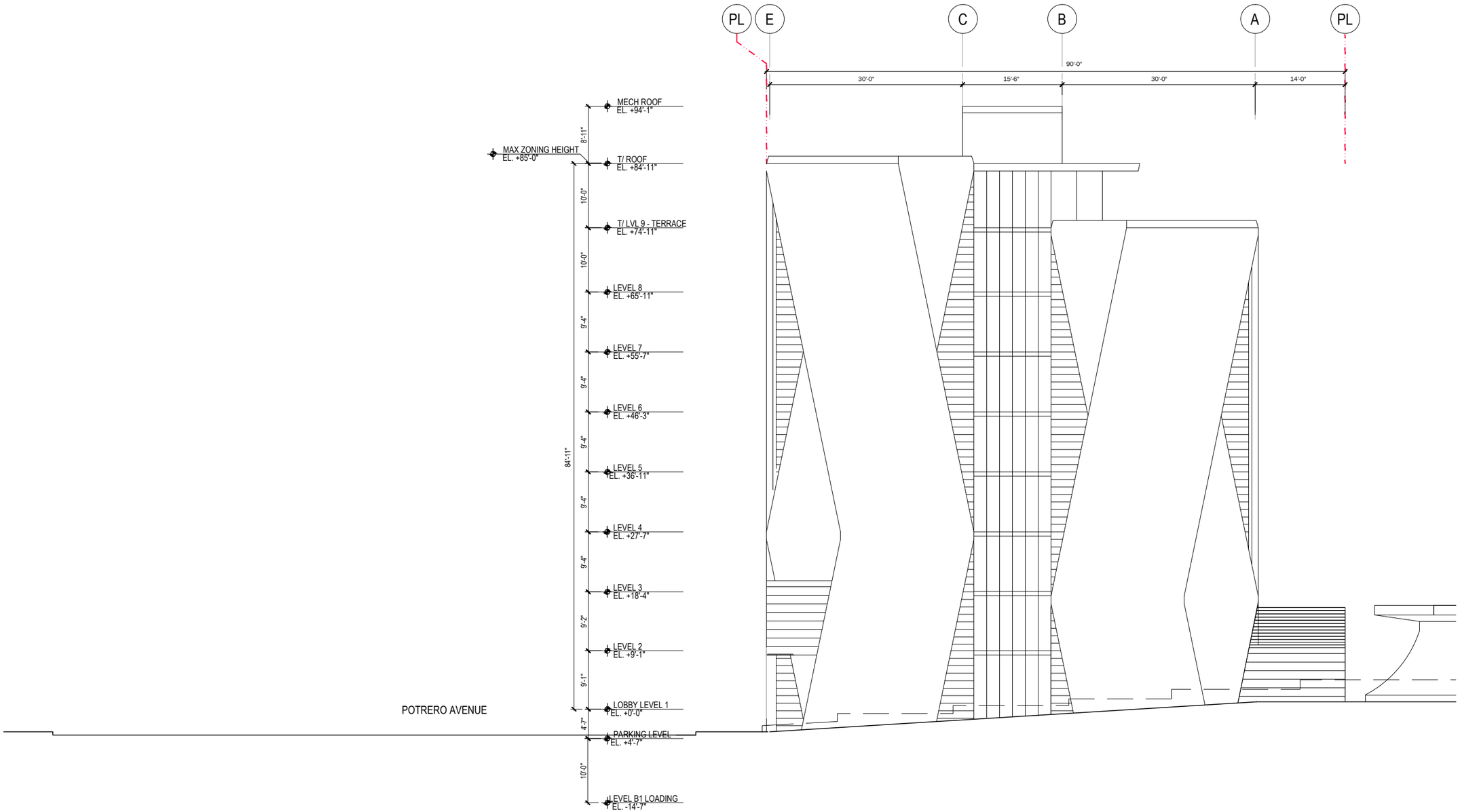
TRUMARK URBAN | HANDEL ARCHITECTS LLP



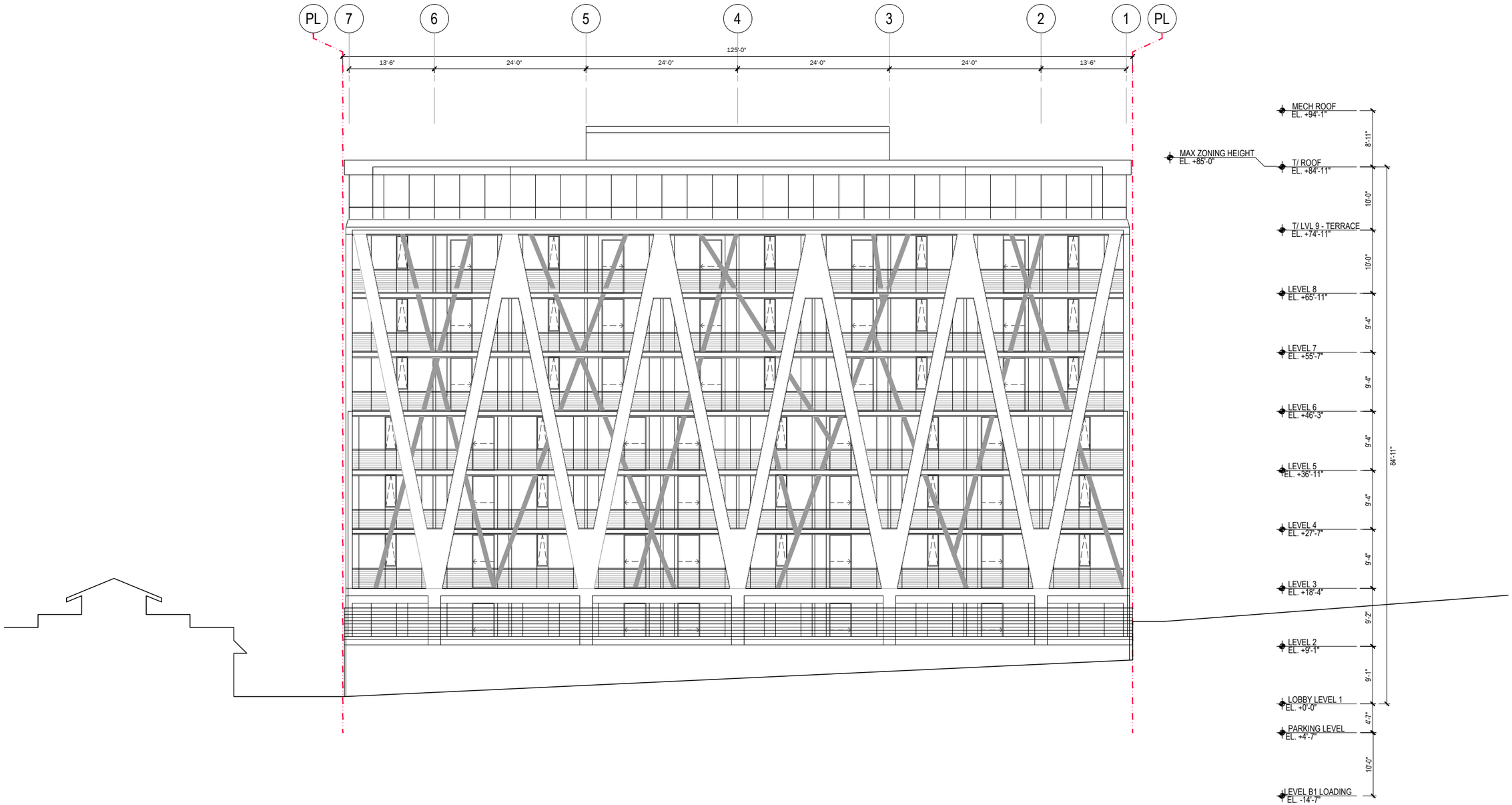
1.1 South Elevation | 1/16" = 1'-0"



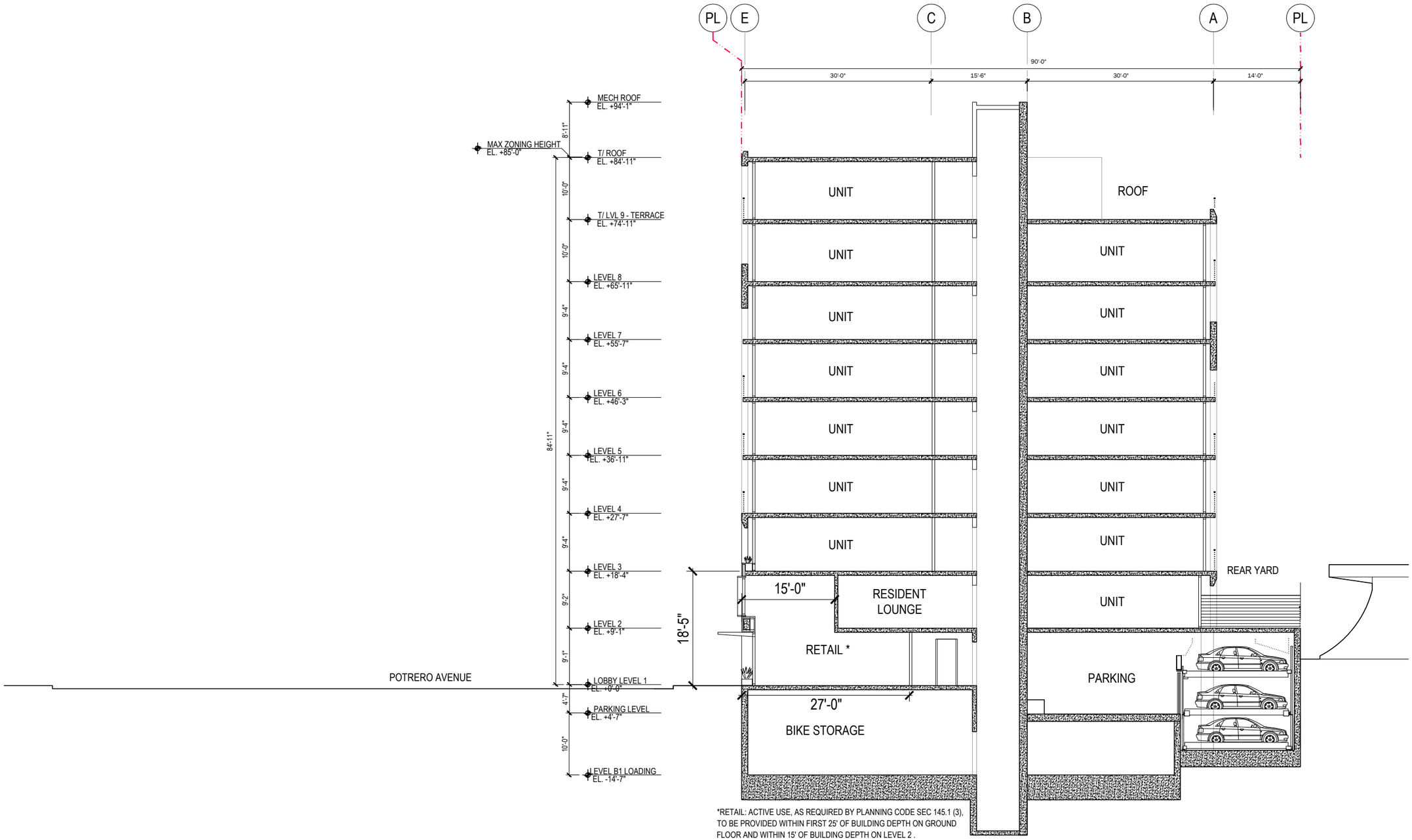
1.2 East Elevation | 1/16" = 1'-0"



1.3 North Elevation | 1/16" = 1'-0"

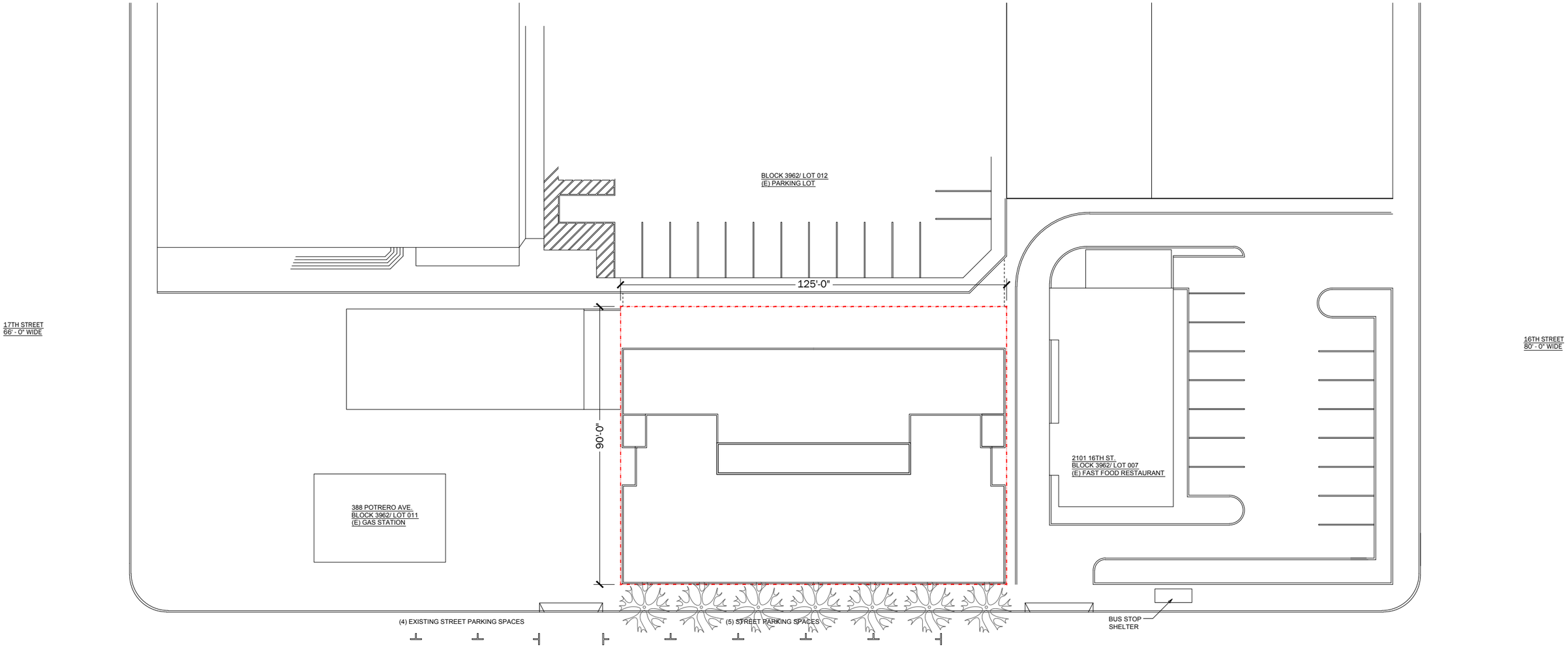


1.4 West Elevation | 1/16" = 1'-0"



*RETAIL: ACTIVE USE, AS REQUIRED BY PLANNING CODE SEC 145.1 (3), TO BE PROVIDED WITHIN FIRST 25' OF BUILDING DEPTH ON GROUND FLOOR AND WITHIN 15' OF BUILDING DEPTH ON LEVEL 2 .

FLOOR TO FLOOR HEIGHT TO BE MINIMUM 17'0"



3.1 Site Plan | 1/32" = 1'-0"

PL
1
2
2.5
3
3.5
4
4.5
5
5.5
6
7
PL
125'-0"
13'-6"
24'-0"
12'-0"
A
B
C
D
PL
14'-0"
30'-0"
3BD 3BA
UNIT D
1315 SF
IDF
2BD 2BA
UNIT C
1203 SF
1BD 1BA
UNIT B
687 SF
3BD 3BA
UNIT A
1315 SF

N

4.2 Roof Plan | 1/16" = 1'-0"

5.2 View from West

Exhibit B

346 Potrero Avenue
August 9 Sunrise +1hr

New Design Outline

Existing shadow
New shadow from project

CA DP

Exhibit C

Date	Mirror	Date+Time	Duration	Total Day Duration	ExSF	ExSfHr	NewSF	NewSFHr	Day Net New totals (SFH)
21-Jun	*None*	06.21 06:46:48	0:06:36		37,716.97	4,148.87	19,162.42	2,107.87	
		06.21 07:00:00	0:13:48		36,373.97	8,366.01	10,847.36	2,494.89	
		06.21 07:15:00	0:15:00		31,859.35	7,964.84	7,260.52	1,815.13	
		06.21 07:30:00	0:15:00		27,531.38	6,882.85	4,362.90	1,090.73	
		06.21 07:45:00	0:15:00		24,187.09	6,046.77	1,725.30	431.32	
		06.21 08:00:00	0:15:00	1:20:24	21,732.15	5,433.04	24.46	6.11	7,946.05
28-Jun	*14-Jun*	06.28 06:48:35	0:06:00		37,993.96	3,799.40	19,310.65	1,931.07	
		06.28 07:00:00	0:13:12		36,994.31	8,138.75	12,093.05	2,660.47	
		06.28 07:15:00	0:15:00		32,597.48	8,149.37	7,705.19	1,926.30	
		06.28 07:30:00	0:15:00		27,984.54	6,996.14	4,774.14	1,193.53	
		06.28 07:45:00	0:15:00		24,630.27	6,157.57	2,029.23	507.31	
		06.28 08:00:00	0:15:00	1:19:12	22,043.57	5,510.89	126.77	31.69	8,250.37
5-Jul	*7-Jul*	07.05 06:52:12	0:03:36		38,788.48	2,327.31	19,402.48	1,164.15	
		07.05 07:00:00	0:11:24		37,931.57	7,207.00	13,764.94	2,615.34	
		07.05 07:15:00	0:15:00		33,767.80	8,441.95	8,458.30	2,114.57	
		07.05 07:30:00	0:15:00		28,973.21	7,243.30	5,429.42	1,357.36	
		07.05 07:45:00	0:15:00		25,351.93	6,337.98	2,534.30	633.57	
		07.05 08:00:00	0:15:00	1:15:00	22,598.04	5,649.51	426.71	106.68	7,991.67
12-Jul	*31-May*	07.12 06:56:24	0:01:48		40,023.69	1,200.71	19,435.91	583.08	
		07.12 07:00:00	0:09:00		39,665.85	5,949.88	16,833.25	2,524.99	
		07.12 07:15:00	0:15:00		35,595.41	8,898.85	9,554.26	2,388.57	
		07.12 07:30:00	0:15:00		30,543.79	7,635.95	6,338.73	1,584.68	
		07.12 07:45:00	0:15:00		26,376.53	6,594.13	3,249.97	812.49	
		07.12 08:00:00	0:15:00	1:10:48	23,327.69	5,831.92	858.91	214.73	8,108.53
19-Jul	*24-May*	07.19 07:01:11	0:07:48		41,773.94	5,430.61	19,837.67	2,578.90	
		07.19 07:16:11	0:14:24		37,719.97	9,052.79	10,683.17	2,563.96	
		07.19 07:30:00	0:14:24		32,651.38	7,836.33	7,462.64	1,791.04	
		07.19 07:45:00	0:15:00		27,731.51	6,932.88	4,119.85	1,029.96	
		07.19 08:00:00	0:15:00	1:06:36	24,351.79	6,087.95	1,433.34	358.34	8,322.19
26-Jul	*17-May*	07.26 07:07:12	0:03:36		43,965.87	2,637.95	20,395.13	1,223.71	
		07.26 07:15:00	0:11:24		41,324.77	7,851.71	14,713.68	2,795.60	

		07.26 07:30:00	0:15:00		35,135.27	8,783.82	8,784.69	2,196.17	
		07.26 07:45:00	0:15:00		29,608.53	7,402.13	5,217.31	1,304.33	
		07.26 08:00:00	0:15:00		25,641.89	6,410.47	2,109.08	527.27	
		07.26 08:15:00	0:15:00	1:15:00	22,715.82	5,678.96	185.16	46.29	8,093.37
2-Aug	***10-May***	08.02 07:12:36	0:01:12		46,249.63	924.99	20,786.91	415.74	
		08.02 07:15:00	0:09:00		45,243.00	6,786.45	19,069.59	2,860.44	
		08.02 07:30:00	0:15:00		38,666.71	9,666.68	10,445.11	2,611.28	
		08.02 07:45:00	0:15:00		32,171.27	8,042.82	6,427.57	1,606.89	
		08.02 08:00:00	0:15:00		27,269.87	6,817.47	2,952.52	738.13	
		08.02 08:15:00	0:15:00	1:10:12	23,855.21	5,963.80	729.65	182.41	8,414.89
9-Aug	***3-May***	08.09 07:19:12	0:05:24		49,024.48	4,412.20	21,320.41	1,918.84	**Largest Shadow by ar**
		08.09 07:30:00	0:12:36		42,833.97	8,995.13	12,818.20	2,691.82	
		08.09 07:45:00	0:15:00		35,295.47	8,823.87	7,666.77	1,916.69	
		08.09 08:00:00	0:15:00		29,323.56	7,330.89	3,922.72	980.68	
		08.09 08:15:00	0:15:00	1:03:00	25,214.68	6,303.67	1,342.01	335.50	7,843.53
16-Aug	***26-May***	08.16 07:25:12	0:02:24		51,778.36	2,071.14	21,052.41	842.10	
		08.16 07:30:00	0:10:12		48,186.53	8,191.71	17,099.75	2,906.96	
		08.16 07:45:00	0:15:00		39,149.81	9,787.45	9,026.74	2,256.69	
		08.16 08:00:00	0:15:00		31,932.71	7,983.18	4,929.35	1,232.34	
		08.16 08:15:00	0:15:00		27,105.67	6,776.42	2,055.18	513.80	
		08.16 08:30:00	0:15:00	1:12:36	23,657.58	5,914.39	224.08	56.02	7,807.89
23-Aug	***19-Apr***	08.23 07:31:48	0:06:36		54,748.85	6,022.37	19,914.53	2,190.60	
		08.23 07:45:00	0:13:48		44,092.13	10,141.19	10,442.61	2,401.80	
		08.23 08:00:00	0:15:00		35,375.82	8,843.95	6,119.64	1,529.91	
		08.23 08:15:00	0:15:00		29,087.99	7,272.00	2,827.75	706.94	
		08.23 08:30:00	0:15:00	1:05:24	25,025.54	6,256.38	754.10	188.53	7,017.77
30-Aug	***12-Apr***	08.30 07:37:48	0:03:36		57,250.70	3,435.04	18,759.67	1,125.58	
		08.30 07:45:00	0:11:24		49,260.04	9,359.41	13,355.70	2,537.58	
		08.30 08:00:00	0:15:00		38,922.73	9,730.68	7,342.37	1,835.59	
		08.30 08:15:00	0:15:00		31,438.63	7,859.66	3,674.68	918.67	
		08.30 08:30:00	0:15:00	1:00:00	26,645.53	6,661.38	1,306.57	326.64	6,744.07
6-Sep	***5-Apr***	09.06 07:44:24	0:07:48		57,100.98	7,423.13	18,306.51	2,379.85	
		09.06 08:00:00	0:15:00		42,889.87	10,722.47	8,776.21	2,194.05	
		09.06 08:15:00	0:15:00		34,375.68	8,593.92	4,689.29	1,172.32	

		09.06 08:30:00	0:15:00		28,634.34	7,158.58	1,955.87	488.97	
		09.06 08:45:00	0:15:00	1:07:48	24,732.08	6,183.02	230.57	57.64	6,292.83
13-Sep	***29-Mar***	09.13 07:50:24	0:04:48		56,981.20	4,558.50	17,798.45	1,423.88	
		09.13 08:00:00	0:12:36		47,628.07	10,001.90	10,766.51	2,260.97	
		09.13 08:15:00	0:15:00		38,192.59	9,548.15	5,790.75	1,447.69	
		09.13 08:30:00	0:15:00		31,076.30	7,769.08	2,622.13	655.53	
		09.13 08:45:00	0:15:00	1:02:24	26,634.55	6,658.64	702.70	175.67	5,963.74
20-Sep	***22-Mar***	09.20 07:57:00	0:01:12		56,827.49	1,136.55	16,724.45	334.49	
		09.20 08:00:00	0:09:00		52,838.89	7,925.83	14,356.35	2,153.45	
		09.20 08:15:00	0:15:00		42,211.13	10,552.78	7,117.78	1,779.45	
		09.20 08:30:00	0:15:00		34,089.21	8,522.30	3,367.75	841.94	
		09.20 08:45:00	0:15:00	0:55:12	28,689.23	7,172.31	1,214.75	303.69	5,413.01
27-Sep	***15-Mar***	09.27 08:03:00	0:06:00		57,000.67	5,700.07	15,266.16	1,526.62	
		09.27 08:15:00	0:13:12		46,928.37	10,324.24	8,483.25	1,866.32	
		09.27 08:30:00	0:15:00		37,840.74	9,460.19	4,121.35	1,030.34	
		09.27 08:45:00	0:15:00		31,341.31	7,835.33	1,719.31	429.83	
		09.27 09:00:00	0:15:00	1:04:12	26,612.09	6,653.02	246.54	61.64	4,914.73
4-Oct	***8-Mar***	10.04 08:09:36	0:02:24		57,877.54	2,315.10	14,998.15	599.93	
		10.04 08:15:00	0:10:12		52,708.64	8,960.47	11,035.01	1,875.95	
		10.04 08:30:00	0:15:00		42,277.00	10,569.25	5,285.69	1,321.42	
		10.04 08:45:00	0:15:00		34,743.99	8,686.00	2,239.34	559.84	
		10.04 09:00:00	0:15:00	0:57:36	29,025.61	7,256.40	618.85	154.71	4,511.85
11-Oct	***1-Mar***	10.11 08:16:11	0:07:12		59,705.65	7,164.68	14,107.31	1,692.88	
		10.11 08:30:00	0:14:24		47,637.55	11,433.01	6,852.78	1,644.67	
		10.11 08:45:00	0:15:00		38,545.43	9,636.36	2,651.58	662.89	
		10.11 09:00:00	0:15:00		31,929.22	7,982.30	1,036.58	259.14	
		10.11 09:15:00	0:15:00	1:06:36	27,311.79	6,827.95	5.49	1.37	4,260.95
18-Oct	***22-Feb***	10.18 08:22:48	0:03:36		61,487.84	3,689.27	12,124.49	727.47	
		10.18 08:30:00	0:10:48		54,554.71	9,819.85	8,426.36	1,516.74	
		10.18 08:45:00	0:15:00		43,327.55	10,831.89	3,887.78	971.95	
		10.18 09:00:00	0:15:00		35,534.02	8,883.51	1,428.35	357.09	
		10.18 09:15:00	0:15:00	0:59:24	29,721.32	7,430.33	299.94	74.99	3,648.23
25-Oct	***15-Feb***	10.25 07:30:00	0:07:48		63,672.78	8,277.46	9,628.62	1,251.72	

		10.25 07:45:00	0:15:00		49,694.73	12,423.68	4,988.24	1,247.06	
		10.25 08:00:00	0:15:00		39,727.74	9,931.93	1,793.67	448.42	
		10.25 08:15:00	0:15:00		32,988.25	8,247.06	607.87	151.97	
		10.25 08:30:00	0:15:00	1:07:48	27,852.29	6,963.07	73.36	18.34	3,117.51
1-Nov	***8-Feb***	11.01 07:36:35	0:04:12		65,541.81	4,587.93	7,271.50	509.01	
		11.01 07:45:00	0:11:24		56,516.57	10,738.15	5,511.77	1,047.24	
		11.01 08:00:00	0:15:00		44,971.50	11,242.88	2,276.77	569.19	
		11.01 08:15:00	0:15:00		36,889.51	9,222.38	827.46	206.87	
		11.01 08:30:00	0:15:00		30,773.36	7,693.34	114.29	28.57	
		11.01 08:45:00	0:15:00	1:15:36	26,037.66	6,509.41	61.39	15.35	2,376.22
8-Nov	***1-Feb***	11.08 07:43:48	0:00:36		66,493.04	664.93	5,607.09	56.07	
		11.08 07:45:00	0:07:48		65,179.98	8,473.40	5,337.59	693.89	
		11.08 08:00:00	0:15:00		50,978.35	12,744.59	3,011.41	752.85	
		11.08 08:15:00	0:15:00		41,451.54	10,362.88	987.17	246.79	
		11.08 08:30:00	0:15:00		34,390.65	8,597.66	307.43	76.86	
		11.08 08:45:00	0:15:00		28,864.91	7,216.23	80.85	20.21	
		11.08 09:00:00	0:15:00	1:23:24	24,205.06	6,051.27	17.97	4.49	1,851.16
15-Nov	***25-Jan***	11.15 07:51:00	0:04:48		67,576.03	5,406.08	4,284.55	342.76	
		11.15 08:00:00	0:12:00		57,617.02	11,523.41	3,564.88	712.98	
		11.15 08:15:00	0:15:00		46,176.76	11,544.19	1,199.27	299.82	
		11.15 08:30:00	0:15:00		38,045.36	9,511.34	404.75	101.19	
		11.15 08:45:00	0:15:00		32,026.04	8,006.51	59.39	14.85	
		11.15 09:00:00	0:15:00	1:16:48	26,690.94	6,672.74	66.38	16.59	1,488.19
22-Nov	***18-Jan***	11.22 07:57:36	0:01:12		68,230.82	1,364.62	3,287.90	65.76	
		11.22 08:00:00	0:09:00		65,663.08	9,849.46	3,094.75	464.21	
		11.22 08:15:00	0:15:00		51,716.98	12,929.24	1,416.37	354.09	
		11.22 08:30:00	0:15:00		41,872.76	10,468.19	449.17	112.29	
		11.22 08:45:00	0:15:00		35,114.30	8,778.58	87.84	21.96	
		11.22 09:00:00	0:15:00	1:10:12	29,537.16	7,384.29	31.44	7.86	1,026.18
29-Nov	***11-Jan***	11.29 08:04:12	0:05:24		68,927.02	6,203.43	2,542.78	228.85	
		11.29 08:15:00	0:12:36		57,624.51	12,101.15	2,129.05	447.10	
		11.29 08:30:00	0:15:00		46,120.87	11,530.22	509.06	127.26	
		11.29 08:45:00	0:15:00		38,341.31	9,585.33	120.78	30.19	
		11.29 09:15:00	0:15:00	1:03:00	27,344.23	6,836.06	7.49	1.87	835.28

6-Dec	***4-Jan***	12.06 08:10:12	0:02:24		69,444.06	2,777.76	2,163.98	86.56	
		12.06 08:15:00	0:10:12		63,849.95	10,854.49	2,014.76	342.51	
		12.06 08:30:00	0:15:00		50,530.68	12,632.67	575.43	143.86	
		12.06 08:45:00	0:15:00		41,663.14	10,415.79	151.22	37.81	
		12.06 09:00:00	0:15:00	0:57:36	34,603.75	8,650.94	2.00	0.50	611.23
13-Dec	***27-Dec***	12.13 08:15:36	0:07:12		70,575.46	8,469.06	1,896.48	227.58	
		12.13 08:30:00	0:15:00		54,886.59	13,721.65	971.70	242.92	
		12.13 08:45:00	0:15:00		44,627.14	11,156.79	185.66	46.41	
		12.13 09:00:00	0:15:00	0:52:12	36,985.83	9,246.46	26.95	6.74	523.65
20-Dec	***None***	12.20 08:19:48	0:04:48		70,595.43	5,647.63	1,810.14	144.81	
		12.20 08:30:00	0:12:36		58,702.51	12,327.53	1,535.65	322.49	
		12.20 08:45:00	0:15:00		47,186.39	11,796.60	229.08	57.27	
		12.20 09:00:00	0:15:00	0:47:24	39,005.08	9,751.27	55.90	13.97	538.54
				1:06:52	Average Duration				

Pelosi Law Group

July 14, 2014

Ms. Cindy Wu, President
San Francisco Planning Commission
1650 Mission Street, STE 400
San Francisco, CA 94103

Re: 346 Potrero Avenue (Case No. 2012.0793) – July 24, 2014, Hearing on Large Project Authorization

Dear President Wu and Commissioners,

I am writing on behalf of my client, Trumark Urban, the project sponsor for 346 Potrero Avenue (Case No. 2012.0793). On July 24, 2014, the Planning Commission will consider a Large Project Authorization for the development of a nine-story, 88,100 square foot residential building with approximately 1,600 square feet of ground floor retail on a site currently occupied by a self-service car wash ("Project"). **The Project will add seventy (70) new dwelling units to the City's housing supply, including eleven (11) new on-site below market rate (BMR) units**.

The Project implements the vision of the Eastern Neighborhoods Area Plan through the creation of significant new housing in a transit rich neighborhood. The proposed design has been thoroughly vetted by Planning Department staff and has drastically changed over the past four (4) months to reflect the importance of the neighborhood and the need to create a signature building, with exceptional design to set high design precedent for future development in the area. The Project is consistent and complies with the density, intensity and height and bulk requirements of the Planning Code and General Plan. It requests minor and appropriate modifications given the Project benefits and site constraints.

Trumark Urban takes the Project's proximity to Franklin Square very seriously, recognizing its community and neighborhood benefit. Over the past two years Trumark Urban has scheduled 4, park clean-up days and donated over $6,500 to the Recreation and Park Department for those efforts. As part of the Project, Trumark Urban also will make a one-time donation of $40,000 to the Recreation and Park Department for capital improvements at Franklin Square. Trumark Urban is also working with the Recreation and Park Department on establishing a recurring Homeowner Association (HOA) contribution for the improvement, upkeep and maintenance of Franklin Square.[1]

Trumark Urban worked closely with the Planning Department and neighborhood on the Project that is currently before you for consideration. Trumark Urban appreciates the insight and guidance they have provided and believe that the input received has resulted in a better overall Project and improved Project design. For all these reasons and as discussed in more detail below, **Trumark Urban respectfully requests that the Planning Commission grant the approvals requested.**

[1] A more detailed discussion of this donation is included below.

A. Property Background

346 Potrero Avenue is an 11,250 square feet interior lot bounded to the east by Potrero Avenue, to the south by 17th Street, to the north by 16th Street and to the west by Hampshire Street ("Project Site"). It has 125 feet of frontage along Potrero Avenue and is 90 feet in depth. It is located in the Mission Area of the Eastern Neighborhoods Plan Area and is near the boundaries of the South of Market Area (SoMa) and the Potrero Hill neighborhood in a mixed-use neighborhood comprised of commercial, retail, industrial and residential uses, including community serving and public uses.

To the north of the Project Site is a single-story fast food restaurant with a drive-through. To the south is a single story gas station. To the west is a surface parking lot serving two structures that front along 16th and 17th Street, respectively.[2] This surface parking lot is elevated fifteen (15) feet above the Project Site. Finally, to the east, across Potrero Avenue, are two-story commercial and residential uses.

The Project Site is also directly east of Franklin Square, a large (i.e., four plus (4+)) acre park under the jurisdiction of the Recreation and Park Department. Franklin Square includes a regulation soccer field with synthetic turf, a recently renovated playground, a pedestrian pathway circling the park, and various landscaped and open areas. Franklin Square is elevated above the Project Site and approximately 5 to 15+ feet above the adjacent public sidewalk surrounding the park.

A self-service car wash with supporting structures totaling 3,086 square feet currently occupies the Project Site. In addition, an approximately 670 square foot billboard is located adjacent to the southern property line adjacent to the single story gas station.

The Project Site is within the Urban Mixed Use (UMU) zoning District and an 85-X height and bulk district.

B. Project Description

The Project is the demolition of the existing car wash and supporting structures, including the removal of the existing billboard, and the construction of a nine story, 85 feet high approximately 88,100 square foot mixed-use residential development with approximately 1,600 square feet of ground floor retail. The Project includes 70 new dwelling units comprised of thirty-eight (38) 1-bedroom units, thirty (30) 2-bedroom units and two (2) 3-bedroom units. Eleven (11) on-site BMR dwelling units, comprised of six (6) 1-bedroom units and five (5) 2-bedroom units, are also included. The Project includes seventy-two (72) Class 1 bicycle parking spaces and bicycle repair facilities and forty-three (43) parking spaces including one (1) car share space.

Over the past two years, the Project design has changed significantly. A visual depiction of those changes is attached as Exhibit A and is discussed in more detail below. The current design pays tribute to the historical nature of the neighborhood and its industrial past. It includes an external primary building structure and extended slab edges to create an industrial feel consistent with the neighborhood history that is then offset by continuous Juliet balconies and planting areas creating an abstract façade rhythm and break the massing and scale into large, small and medium

[2] The two structures fronting along 16th and 17th Street are at-grade and are 2 to 4 stories in height. The buildings are part of the Soka Gakkai San Francisco Cultural Center ("Buddhist Center").

sections. The predominately glass façade behind the concrete exoskeleton creates visual interest in the structure and a distinctive residential feel.

At approximately 26 feet, the exoskeleton façade is recessed and a horizontal planting is included to create a horizontal break of the structure consistent with the local horizontal datum found in neighboring buildings. The building sides are also sculpted through two vertical continuous notches of 12 feet width and 5 feet depth from the property line giving depth to the structure. To give the entire building a dynamic 3-dimensional quality in keeping with the front and back facades, the building's side shear-walls are designed with two surface planes at opposing sloping angles resulting in side elevations that are distinctly sculptural. The result is a 360 degree signature building.

Approximately, 5,006 square feet of code complying open space is provided in the Project through a combination of private open space and common open space. Common open space is provided on the second story in a 1,400 square foot terrace and at the 9th floor in a 3,206 square foot roof-top terrace overlooking Franklin Square. Private open space is also provided on five (5) private balconies or terraces located on the 2nd and 9th floor. While the Project includes sixty-one (61) Juliet balconies, their design does not meet code required private open space dimensions and cannot be counted as open space. These balconies, however, result in **over 94% of the dwelling units having privately accessible open areas**.

At the streetscape, the Project will add six (6) new street trees, remove one curb cut and reduce a second curb cut to 12 feet, thereby adding new on street parking spaces. The ground floor retail spaces and lobby entry are double height, at 18 feet 3 inches, for the first 15 feet, and the building is set back 2 feet from the front property line, further extending the sidewalk area. At least two (2) Class 2 bicycle parking racks will also be added along the streetscape and planted edges are included in the lobby entry creating interest and depth at a pedestrian scale. These changes activate this section of Potrero Avenue which is currently predominated with automobile centric uses.

C. Project Approvals

The Project is requesting a Large Project Authorization under Planning Code section 329 and, as part of that authorization, exceptions to certain provisions of the Planning Code are requested. The requested exceptions are minor, appropriate given the Project, and warranted. In addition, because the Project casts a shadow on Franklin Square, under Planning Code section 295, the Planning Commission is requested to make certain findings, as recommended by the Recreation and Park Commission, that the Project's shadows will not be adverse to Franklin Square.

1. Large Project Authorization Exceptions

Under Planning Code section 329(d) the Project is seeking exceptions to (a) the Rear Yard requirement (Planning Code section 134), (b) the Useable Open Space requirement (Planning Code section 135), (c) the Useable Open Space for uses other than dwelling units requirement (Planning Code section 135.3), (d) the Dwelling Unit Exposure requirement (Planning Code section 140) and (e) the Street Frontages requirement (Planning Code section 145.1). As discussed in more detail below, **the exceptions requested are minor and warranted given the site conditions and exceptional design proposed.**

a. *Rear Yard Exception*

The Project is seeking an exception to Planning Code section 134(a)(1), which requires a 25% rear yard or a 22.5 foot setback from the rear property line and a 2,812.5 square foot rear yard area. The Project includes a 16.5 foot setback, which equates to a rear yard area of 2,016 square feet. This is 73% of the required setback distance and 72% of the required rear yard area. Direct access to this rear yard area is provided from an interior residential lounge fronting along Potrero Avenue. An exception to this requirement is warranted due to existing site conditions, no existing pattern of rear yards, a comparable amount of open space being provided elsewhere in the Project, and, the fact that exceptional design is being proposed.

- Existing Site Conditions Warrant a Rear Yard Modification. The Project Site is an interior lot fronting along Potrero Avenue that backs up to an elevated retaining wall for the property immediately to the west. The retaining wall supports the surface parking lot on the adjacent property which is **15 feet above the Project Site, not including the 6-foot fence that separates the surface parking lot from the Project Site for a total height differential between the two properties of 21-feet**. The adjacent parking lot is cantilevered over a cut-out concrete embankment and drainage channel, which creates a **recessed vacant semi-circular area. Vagrancy, graffiti and trash currently occur in this location.**[3] Graphical depictions and visual images of the rear yard condition are shown in Exhibit B**.**

- No Existing Pattern of Rear Yards. The block on which the Project Site is located has no pattern of rear yards. The property to the south is built to the rear property line, the property to the north has a drive-thru aisle in the rear yard, and the property to the west is the interior parking lot serving the historic structure (the Buddhist Center) and auditorium fronting onto Franklin Square and Hampshire Street, a dead-end street (i.e., terminates at 16th Street). A review of the surrounding blocks also indicates that no pattern of rear yard exists.[4] A study of potential development patterns on the adjacent properties to the north and south indicates that there is no future development scenario that would create a rear yard pattern for the block. A copy of those development patterns is included in Exhibit C.

- A Comparable Amount of Open Space Being Provided Elsewhere. The Project Site is 125 feet wide by 90 feet deep. A code compliant rear yard, which is 25% of lot depth, is 2,812.5 square feet. The Project is providing a total of 5,006 square feet of open space, which is 177 percent more than the required rear yard. In addition, 61 of the 70 dwelling units include Juliet balconies opening to the east or west, providing private open area for 87% of the dwelling units.

- Exceptional Design. The Project design has changed radically since the initial Preliminary Project Assessment application in July 2012. In April 2014, the previous

[3] The rear yard area is also immediately adjacent to a drive-thru aisle for the fast food restaurant to the north. The rear yard is above the drive-thru aisle, but because of the grade differential, noise and other nuisances associated with the drive-thru use are likely to be exacerbated in the rear yard area.

[4] Properties to the south across 17th Street are built to their property lines and the property to the north, across 16th Street, the Potrero Shopping Center, includes a large front yard surface parking lot and retail structures set back adjacent to the rear property line.

Project design was "shelved" and Glenn Rescalvo of Handel Architects was brought on to create a new signature building. The design proposed takes cues from the neighborhood's past and develops a timeless 360 degree building that integrates the small, large and medium scale that sets a very high bar for future development in the neighborhood. It is important to note that since starting the Project, more than 20 design variations have been considered and reviewed. For informational purposes, a sampling of those designs are included in Exhibit A.

Finally, a 25% rear yard would create significant hardship on the Project. The Project Site is only 90 feet deep and a 22.5 foot deep rear yard would result in only 67.5 feet of buildable area for the Project Site and only 65.5 feet if the two (2) foot setback from the front property line is maintained. The Project is proposing 70 dwelling units and a required 22.5 foot rear yard would result in the elimination of 7 dwelling units or 10% of the units proposed. The dwelling units lost would be the larger 2-bedroom and 3-bedroom units, which are on average approximately 880 square feet and 1,280 square feet. While the Project could seek an exception to the 40% 2+ bedroom mix to maintain the unit count proposed (i.e., 70 dwelling units with a greater number of studios or 1-bedrooms), such an approach would not create the larger "family size" dwelling units the neighborhood wants or that the Project seeks to add to the City's current housing stock.

For all these reasons, an exception to the rear yard requirement is warranted.

b. Useable Open Space Exception for Dwelling Units

The Project is seeking an exception to Planning Code section 135, which requires 80 square feet of open space per dwelling unit in the UMU district, or 5,600 square feet of open space. The Project is providing 5,006 square feet of open space. This includes 1,400 square feet of common open space in a 2nd floor terrace, 3,206 square feet of common open space in a 9th floor roof top terrace and 400 square feet of private open space in two (2) terraces on the 2nd floor and three (3) terraces on the 9th floor. Although 2,016 square feet of open area is included in the rear yard area, this entire area does not meet the dimensional requirements for common open space, and therefore cannot be counted in its entirety. Similarly, 61 of the dwelling units include Juliet balconies that open to the outside providing maximum light and air to the units but that do not meet the dimensional requirements for private open space. In total, the Project provides 94% of the units with some form of direct access to the outside through private balconies or Juliet balconies.

The Project Site is adjacent to Franklin Square, a large park under the control of the Recreation and Park Department. As discussed in more detail below, Trumark Urban has made a significant commitment to Franklin Square and future residents of the Project will continue that commitment through an ongoing donation from the HOA to the Recreation and Park Department for park maintenance and improvements. All new residents of the Project will be provided with information regarding Franklin Square and how they can support the park through park clean-up days and other neighborhood efforts related to this important resource. Trumark Urban sees Franklin Square as part of the overall Project given its proximity, making the lack of code compliant open space offset by the large amount of public open space right in the Project's backyard.

Under Planning Code section 427, projects in the Eastern Neighborhoods Mixed Use Districts granted an exception for usable open space requirement shall pay a fee for each square foot of usable open space not provided. The payment of this fee will be used in the Eastern

Neighborhoods Mixed Use Districts to assist in acquiring, designing and improving park lands and facilities as well as other open space resources.

For all these reasons, an exception to the open space requirement for residential uses is warranted.

c. Useable Open Space for Non-Dwelling Units

The Project requires 1 square foot of open space per 250 square feet of occupied floor area for retail or commercial uses. The Project includes 1,600 square feet of ground floor retail/commercial space and is required to provide 6.4 square feet of commercial open space. While the Project includes 2 foot setbacks along the front property line, the location and dimensions of the setback does not meet the Planning Code requirements under section 135.3 for non-dwelling unit open space.

Planning Code section 426 provides that in the Eastern Neighborhoods Mixed Use Districts, open space requirements can be satisfied through the payment of a fee for each square foot of usable open space for non-dwelling units not provided. The Project is requesting to pay the fee in lieu.

d. Dwelling Unit Exposure

The Project is seeking an exception to Planning Code section 140, which requires dwelling units to open onto a code compliant rear yard, court or street. Because the Project is not providing a code compliant rear yard, as discussed above, the dwelling units along the western façade require an exposure exception.

The Project façade, which is comprised primarily of glass, is set back 18 inches from the exoskeleton, or external primary structure, providing an additional set back and maximizing exposure to light and air. Floor to ceiling windows and Juliet balconies are also included to bring the outside into the dwelling units. The dwelling units requiring an exposure exception are western facing, which means they receive afternoon sun throughout the year.

The dwelling units along the western property line also overlook Franklin Square, separated by a surface parking lot and Hampshire Street. The surface parking lot serves the Buddhist Center, which includes a known historic building fronting along 17th Street and a community center fronting along 16th Street. Development of the interior lot is unlikely given that the parking provided is required for the existing uses and the lot would likely be needed as part of a rear yard setback for the structures fronting along 17th and 16th Street. Moreover, the only access to the lot is via Hampshire Street, a narrow dead-end street with limited ingress/egress.

For all these reasons, **these units are afforded ample light and air and meet the intent of the Planning Code and a modification is warranted.**

e. Street Frontages – Ground Floor Ceiling Height

The Project is seeking an exception to Planning Code section 145.1, which requires a 17 foot high ceiling for all non-residential uses on the ground floor in the UMU district. The UMU does

not limit this increased height to 15 feet from the building frontage, as required in other Eastern Neighborhoods districts.

The Project includes two retail spaces that flank the residential lobby entry. The retail space to the south of the lobby is 25 feet deep and to the north is 30 feet deep creating 800 and 797 square foot retail areas. The first 15 feet of both retail spaces have a ceiling height of 18 feet 3 inches, almost a foot and half taller than is required. The back 10 and 15 feet of each space is 9 feet 2 inches. While this is below the required 17 foot height for non-residential uses in UMU, it provides valuable back of office space for these uses that can be used as storage, staging or food preparation areas. The ceiling height proposed meets the intent of the Planning Code and provides a type of space that is flexible and could be used for a number of commercial or retail uses including production, distribution or repair. **For all these reasons, an exception to the ground floor ceiling height requirement is warranted.**

2. Shadow Analysis

Under Planning Code section 295, projects greater than 40 feet in height that cast a shadow on property under the jurisdiction of the Recreation and Park Department are required to prepare a shadow analysis to measure and quantify any potential shadow impact. The Project is 85 feet in height and due east of Franklin Square, a large 4+ acre park in the Mission District of San Francisco under the jurisdiction of the Recreation and Park Department. Because the Project would cast a shadow on Franklin Square, a shadow analysis was prepared by CADP.

On February 20, 2014, the Recreation and Park Commission reviewed CADP's analysis and made a recommendation to the Planning Commission that the net increase in shadow load from the proposed Project would not have a significant impact on Franklin Square. While the Project design changed since the Recreation and Park Commission review of the Project, the shadow impacts have not, as evidenced by a June 2014 shadow analysis prepared by CADP at the request of Trumark Urban. The updated study found that the redesign actually reduced the shadow impact of the Project on Franklin Square. A copy of that updated analysis is attached as Exhibit D.[5]

In sum, the Project would have a **net increase in shadow load of 0.253 percent**, which is less than 1 percent recommended under the 1989 Memorandum implementing Proposition K for large parks with a shadow load of less than 20 percent. The Project would result in a total annual shadow load on Franklin Square of 5.83 percent with any new shadow from the Project occurring only in the morning and leaving by 9:30 a.m. or earlier. The new shadow created also would only shade a portion of the athletic field and surrounding open spaces and walkways and **would never hit the recently renovated playground, cross the mid-point of the athletic field or occur at a time when shadow does not already exist on Franklin Square from surrounding structures**.

For all these reasons, and as set forth in the analysis conducted by CADP, **we support the Recreation and Park Commission's recommendation and respectfully request that the Planning Commission find the shadow from the Project on Franklin Square would not be significant**.

[5] Only a copy of the CADP report is attached. A copy of the exhibits that were submitted to the Planning Department and are available as part of the Project file.

D. Project Benefits[6]

The Project proposes exceptional design. It is the result of two years of hard work and reflects a commitment by Trumark Urban to work with the neighborhood, the community and City staff to ensure that the development meets or exceeds citywide standards. Trumark Urban would like to, once again, thank Planning Department staff for their commitment to pushing this Project to achieve a very high design standard. Their efforts have resulted in a better building for the Project, the neighborhood, the community, and the City.

In addition to the exceptional design, the Project includes significant neighborhood and citywide benefits. Those benefits include:

- Reduction in Blight: The Project will replace an under-utilized and dilapidated self-service car wash with 70 high quality residential dwelling units. The Project will also remove an existing billboard or general advertising sign along Potrero Avenue improving the visual nature of the street frontage.

- Green Development: The Project will be a "green" development committed to reducing energy and water demand associated with new construction. The building will be GreenPoint Rated.

- Infill Residential Development: In developing the Project Site with residential uses, the Project provides much needed residential units in an ideal location for infill development. It includes larger units including two (2) 3-bedroom units and thirty (30) 2-bedroom units. No studio units are proposed.

- Job Creation: The Project **will create 210 union construction jobs over a 20 month period** as well as provide an apprentice, from the SoMa Pathways Program,[7] an opportunity to work on the construction site.

- Inclusionary Housing Commitment: The Project will include eleven (11) on-site below market rate units including six (6) 1-bedroom units and five (5) 2-bedroom units.

- Impact Fees: The Project is estimated to pay over $800,000 in impact fees including approximately $656,327 as part of the Eastern Neighborhood Impact Fee which will directly benefit the surrounding neighborhood and Eastern Neighborhoods.

- Commitment to Franklin Square: Since 2012, Trumark Urban has planned 4 clean-up the park days bringing over 60 volunteers to help clean up Franklin Square, and is committed to ongoing clean-up days over the next two (2) years. In addition, Trumark Urban has committed $40,000 to fund capital improvements at Franklin Square and is working with the Recreation and Park Department on an ongoing contribution from the Project's HOA to help fund maintenance and improvement of Franklin Square.

[6] A separate letter from Trumark Urban, dated July 14, 2014, has been submitted outlining their community outreach efforts to date.

[7] SoMa Pathways is a partnership between Trumark Urban and United Playaz that aims to educate and connect youth to potential local employment and education opportunities within real estate, development and construction.

* * * * * *

In sum, the Project before you is an excellent example of green, infill development. It adds seventy (70) new dwelling units to the City's housing stock including eleven (11) below market rate units. It is an exceptional Project and one that we respectfully request you support and approve.

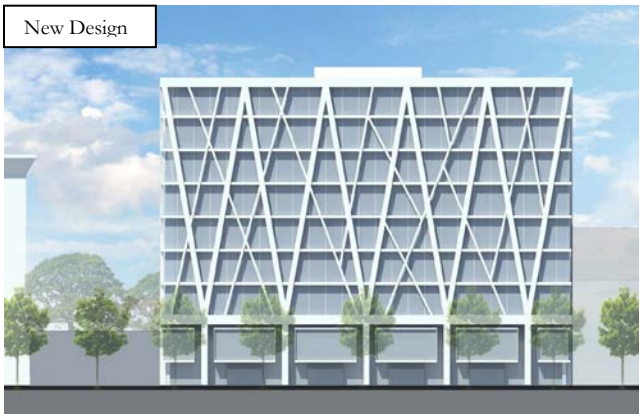
Very truly yours,

Alexis M. Pelosi

Exhibit A – **Design Iterations**[8]

Original Design

New Design



[8] The designs shown in this Exhibit are in no way exhaustive. Over 20 design revisions were proposed and the following is simply a sampling of those design changes.

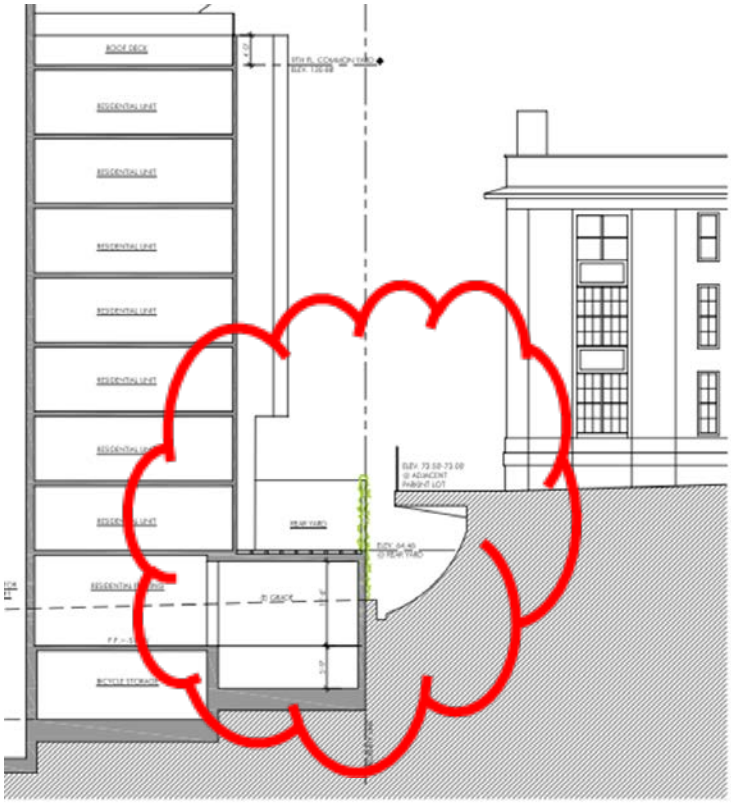
FINAL DESIGN

Exhibit B – **Rear Yard Conditions**

Looking West from Southern Property Line

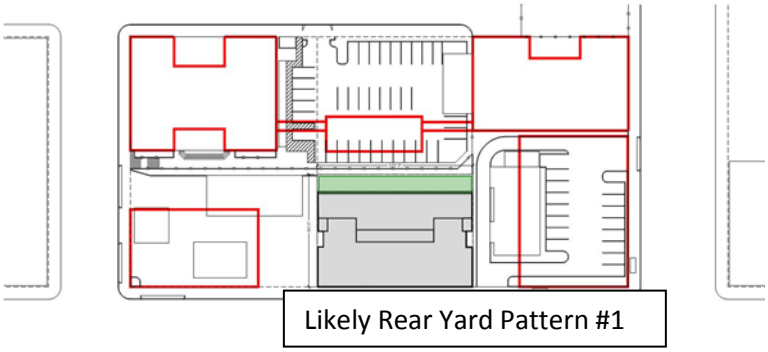
Looking North from the Western Property Line

Looking West from the Southern Property Line

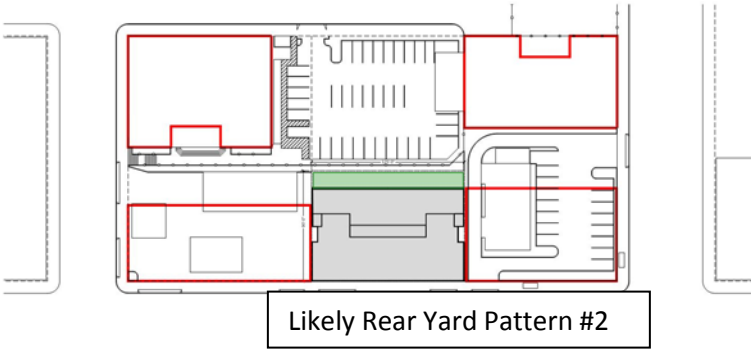


Sectional of Proposed Rear Yard Condition – Dotted Line is Property Line

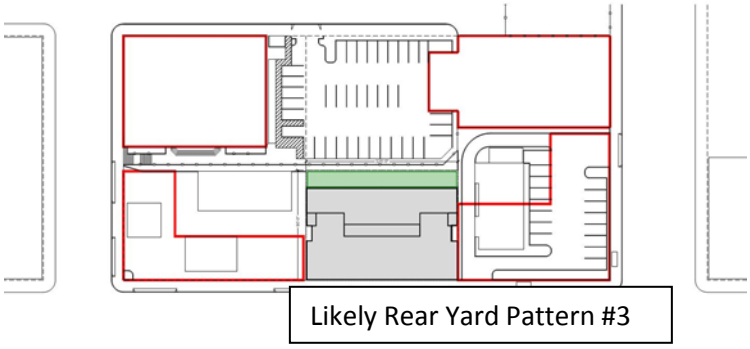
Exhibit C – **Likely Rear Yard Patterns**



Likely Rear Yard Pattern #1



Likely Rear Yard Pattern #2



Likely Rear Yard Pattern #3

Note: Even under Scenario #3, the provision of a code compliant rear yard would not match the adjacent rear yards and a consistent pattern of rear yard development is not likely.

Exhibit D

34 Corte Madera Avenue
Mill Valley, CA 94941

June 16, 2014

TO: Christopher Davenport
Trumark Companies
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506

CC: Alexis Pelosi
Pelosi Law Group
560 Mission Street, Suite 2800
San Francisco, CA 94105

SUBJECT: **346 Potrero Avenue Shadow Analysis – Updated Analysis of Revised Design**

OVERVIEW

The project sponsor has requested that CADP run an additional shadow analysis for 346 Potrero Avenue using a revised project design to determine whether the proposed design would impact the shadow analysis previously conducted. The project design was revised based on comments received from the City Planning Department.

This analysis is not intended to replace the previous shadow analysis prepared for the project, and as noted below, does not change the conclusions of that analysis.

FRANKLIN SQUARE

The San Francisco Property Information Map lists Franklin Square as 191,999 square feet or approximately 4.408 acres. The boundaries of Franklin Square were provided by the San Francisco Recreation and Park Department. The analysis conducted was based on Franklin Square boundaries without a strip of property located along the eastern property boundary under the jurisdiction of the Department of Public Works (DPW). The DPW property is used by Recreation and Park Department staff for access and maintenance staging as well as parking for Franklin Square.

PROJECT DESIGN REVISIONS

The proposed project remains a residential mixed-use development with ground floor commercial/retail, off-street parking and a common space roof-top terrace facing west, toward Franklin Square. The design of the proposed project, however, has been revised, based on Planning Department comments, which in turn has resulted in changes to building envelope. The building heights remain the same, but the overhang of the western façade that fronts on Franklin Square has been pulled back 1 to 2 feet.

The analysis conducted was based on a model of the proposed building, parapet, and penthouse enclosure dimensions identified on the elevations and roof plan attached as Exhibit A.

SHADOW RESULTS

CADP prepared the additional shadow analysis using the same methodology as that used for the January 17, 2014 and the February 9, 2014, shadow analysis.

As noted in the February 9, 2014, analysis Franklin Square has 714,505,078.60 square feet hours of Theoretically Available Annual Sunlight ("TAAS"), which is the amount of theoretically available sunlight on the park, annually, if there were no shadows from structures, trees, or other facilities. Shadows currently exist on Franklin Square, predominately in the morning and evening hours. The existing shadow load for

34 Corte Madera Avenue
Mill Valley, CA 94941

Franklin Square using the updated park boundaries is 39,896,906.64 square foot hours annually, which is 5.58% of the total TAAS for Franklin Square.

Under the revised design, the proposed project would add 1,808,025.93 new square foot hours of shadow on the park. This is a 0.253% increase in shadow as a percentage of TAAS and would result in a total shadow load on the park of 5.83 percent.

A comparison of these findings to the previous analysis is included in **Table 1** below.

Table 1.
COMPARISON OF NEW SHADOW on FRANKLIN SQUARE

Design	New Shadow	% of New Shadow	Total New Shadow	% of Total Shadow w/proposed project
Original Design	2,224,757.53	0.311	42,121,664.17	5.89
Revised Design	1,808,025.93	0.253	41,704,932.57	5.83
Difference	-416,731.6	-0.058	-416,731.6	-0.06

The "worst day" is August 2nd/May 10th from sunrise +1 hour until 8:15 a.m. with a new shadow load of 8,414.89 square foot hours and the shadow area at its maximum would be 20,786.91 square feet.

A comparison of these findings to the previous analysis is included in **Table 2**.

Table 2.
COMPARISON OF "WORST DAY"

Design	Date	Duration	Day Net New Totals (SFH)	Maximum Area at Maximum
Original Design	June 28th / *June 14th*	Sunrise + 1 hour till 8:15 a.m. (1 hour 34 min)	9,907.24	19,675.47
Revised Design	August 2nd / *May 10th*	Sunrise +1 hour till 8:15 a.m. (1 hour 10 min)	8,414.89	20,786.91
Difference		-14 min	-1,492.35	+1,111.44

The largest new shadow by area would occur on August 9th/*May 3rd* at sunrise +1 hour. At that time, the new shadow cast by the proposed project would be 21,320.41 square feet. A diagram showing the largest shadow by area is attached as Exhibit B.

34 Corte Madera Avenue
Mill Valley, CA 94941

A comparison of these findings to the previous analysis is included in **Table 3**.

Table 3.
COMPARISON OF LARGEST SHADOW BY AREA

Design	Date	Size (SF)	% of Park Shaded
Original Design	August 9th / *May 3rd*	21,751.61	11.33
Revised Design	August 9th / *May 3rd*	21,320.41	11.10
Difference	None	-431.1	– 0.23

New shadows cast would occur during the first two hours of the day (sunrise +1 hour) and in all instances would be gone by 9:30 a.m. On average, all new shadows would be gone by 9:00 a.m. and the range of when the shadow disappears is from 8:15 a.m. (occurs on June 21st, June 28th/*June 14th*, July 5th/*June 7th*, July 12th/May *31st* and July 19th/*May 24th*) to 9:30 a.m. (occurs on October 11th/*March 1st*, October 18th/*February 22nd* and November 29th/*January 11th*).

The average duration of the shadow would be 1 hour 7 minutes with the range of duration from approximately 47 minutes (occurs on December 20th) to approximately 1 hour 23 minutes (occurs on November 8th/*February 1st*).

A comparison of these findings to the previous analysis is included in **Table 4**.

Table 4.
COMPARISON OF TIMING OF SHADOW

Design	Earliest Time of Last Shadow	Latest Time of Last Shadow	Average Duration	Duration of Shadow	
				Shortest	Longest
Original Design	8:30 a.m.	9:45 a.m.	1 hour 23 min	1 hour 6 min	1 hour 38 min
Revised Design	8:15 a.m.	9:30 a.m.	1 hour 7 min	47 min	1 hour 23 min
Difference	-15 min	-15 min	-16 min	-9 min	-15 min

The location of shadows from the proposed project does not change. Because the shadow location does not change updated graphical depictions were not prepared.

SHADOW EVALUATION

The revised project design would reduce the annual available sunlight by 0.253 percent, which is a 1,808,025.93 square foot hour reduction of sunlight. This would result in a total shadow load on the park of 41,704,932.57 square foot hours or 5.83 percent. **This is a reduction of 416,731.6 square foot hours and a 0.06 percent reduction in total shadow over the previous design**. Because the revised design would decrease the total shadow load on Franklin Square, the impact of the proposed project under the revised design is actually less than the previous design proposal.

34 Corte Madera Avenue
Mill Valley, CA 94941

The finding of the shadow evaluation conducted on the revised design are presented in **Table 5** below. A summary excel spreadsheet with the findings is included as Exhibit C and a complete excel spreadsheet with all the findings is provided under separate cover.

Table 5.
SHADOW on FRANKLIN SQUARE

	Available	Existing Shadow	New Shadow	TOTAL SHADOW
SQ. FT. HOURS	714,505,078.60	39,896,906.64	1,808,025.93	41,704,932.57
PERCENT	100	5.58	0.253	**5.83**

* * * * * *

Please direct questions regarding this analysis directly to Adam Noble.

Regards,

Adam Noble Adam Noble Digitally signed by Adam Noble DN: cn=Adam Noble, o=CADP, ou, email=abnoble@pacbell.net, c=US Date: 2014.06.17 10:59:02 -07'00'

Adam Noble
President

TRUMARKURBAN

July 14, 2014

Mr. Diego Sanchez
City of San Francisco, Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 346 Potrero Avenue Trumark Urban's Community Outreach Update

Dear Mr. Sanchez,

As a follow-up to our letter on October 25, 2013 (Attachment A), I wanted to provide you an update on our community outreach efforts related to our project at 346 Potrero Avenue in San Francisco ("Project"). While we will be continuing our community outreach as we move forward toward a July 24th Planning Commission hearing date, we wanted to provide you with a summary of our outreach efforts to date.

To date, we have met with or spoken with neighbors, local businesses, community groups and interested parties about the Project and have over 100 supporters for the Project including, 80+ signatures of support and 22 letters of support. We have listened to all stakeholders' feedback and comments, and have made specific changes to the Project based on what we have heard. The final Project that is before the Planning Commission reflects their input, and we believe it has been made a better project through the process. We have prepared a map to summarize where the individuals that have provided letters of support and those who signed the petition live or work, indicating that the support we are hearing from the community comes from the neighborhood where the Project is located (Attachment B).

346 Potrero Avenue
Community Outreach Summary:

Supervisor Malia Cohen

- We have met with Supervisor Cohen's office on multiple occasions, and as recently as mid-July 2014, to provide an update on the proposed Project and our community outreach efforts to date.

Franklin Square

- Trumark has committed to a clean-up series at Franklin Square, which will provide over 600 hours of volunteer maintenance hours (or 'sweat equity') working in collaboration with the San Francisco Recreation & Parks Department, the Friends of Franklin Square, and others in the neighborhood. Trumark to date has hosted 3 Clean-Up Days at Franklin Square with a total of 60+ volunteers participating, and has donated $6,500 to the Recreation and Parks Department to assist with the efforts. Through our previous clean-up days at Franklin Square, we have found there is an active and committed volunteer group, demonstrating the neighborhood's commitment to improving the park.

We have partnered with Friends of Franklin Square (FoFS), Mission Creek Merchants Association (MCMA), North East Mission Business Association (NEMBA), and the Recreation and Parks Department to promote the Clean-up Days. We are currently in the process of securing a date for our 4th Clean-up Day and are excited to continue to provide support to help with the park's maintenance.

- Trumark has committed to a capital contribution of $50,000 towards Franklin Square working in collaboration with Recreation and Parks Department and Friends of Franklin Square. (To-date $6,500 has been allocated and the remainder will be donated towards a capital project and the remaining Clean-up Days)
- Additionally, through our proposed Project's Homeowners Association, ongoing funds will be contributed to Franklin Square to assist with the park's maintenance (Attachment C). It is our intent that our commitment to Franklin Square will continue and become part of the volunteer efforts of future residents of 346 Potrero Avenue.

Friends of Franklin Square

- We have met several times with the leaders and members of Friends of Franklin Square. Trumark Urban attended the first meeting of the recently re-activated Friends of Franklin Square (FoFS). Trumark Urban also has met with and discussed the proposed Project with individual members of Friends of Franklin Square. To ensure the entire group was made aware of the proposed Project, a notification of the proposed Project as well as invitation to attend an informational meeting was sent out to all FoFS members. In February 2014 Trumark Urban presented the proposed Project and answered questions about the Project. Because not everyone who was interested in learning about the proposed Project was able to attend, we also have met with and talked to individual members and will continue to make ourselves available to anyone who is interested in learning more about the proposed Project. FoFS has provided a letter of support for the proposed Project (Attachment B)

Adjacent Neighbors

- We have been in regular contact with the property representatives at Soka Gakkai Buddhist Center - which occupies the parcel immediately to the west of the Project site and adjacent to Franklin Square - and have received a letter of support for the Project.
- We have met with the property owners of the McDonalds and gas station, which are directly adjacent to the proposed Project, to ensure our development addresses the unique aspects of each, and have general support for our Project from both owners.
- Additionally, we have met with other local property owners directly across the street. The property owner at 359 Potrero Avenue has provided its letter of support for the proposed Project. (All letters found in Attachment B)

Mission Creek Merchants Association (MCMA)

- Trumark has been actively involved with the MCMA providing regular updates on the Project since we presented the Project to MCMA on September 17th, 2013. We have included the MCMA letter of support where the board voted to unanimously support the Project. (Attachment B)

North East Mission Business Association (NEMBA)

- On January 20, 2014, we presented the Project to NEMBA during their regular membership meeting. Meeting attendees were encouraged to ask questions about the Project, and they delivered positive feedback about the proposed Project. At the meeting, NEMBA members voted unanimously to support the Project and have provided a letter of support. (Attachment B)

Mariposa Utah Neighborhood Association (MUNA)

- Trumark has been working closely with the leadership and Steering Committee at MUNA to help with the Gateway Loop Park planning efforts and implementation. Most recently, Trumark brought together a group of community leaders from the Dogpatch, Potrero and Mission Creek neighborhoods with whom we have had the pleasure of meeting through our outreach efforts, to collaborate and brainstorm ideas to help raise awareness of the Loop Park plan and future fundraising efforts.

20th Street Block Party

- Trumark Urban is sponsoring an art tent at the upcoming the 20th Street Block Party that Artspan and Joshua Coffy will utilize to work with the participants and kids at the Block Party to design a mural that can be utilized within our proposed Project or in the community.

Potrero Hill Festival

- Trumak has proudly sponsored the Potrero Hill Festival for two years and is honored to be able to support such positive and fun events for the community.

Signatures of Support

- To ensure that all interested parties are aware of our Project and to make sure that we are hearing from everyone, Trumark Urban has walked the neighborhood talking to residents, merchants, and others who frequent the area. To date, after talking with community members, we have obtained over 80 signatures on our petition of support. Copies of all the signatures are attached for your reference. (Attachment B)

Additional Letters of Support

- To date, Trumark Urban has obtained letters of support from local business and organizations: Noise Pop, Joe Goode Performance Group, In-Symmetry, Adventurous Sports, and Asiento. (Attachment B)
- 4 additional letters of support from residents in the area have also been received. (Attachment B)

- Additional letters of support are also included in Attachment B - Carpenters Local Union No. 22, Sheet Metal Workers Local 104, Laborers' Local 261, and Plumbers Local Union 38, SPUR, the Housing Action Coalition (HAC), Larkin Street Youth Services, and United Playaz.

Trumark Urban intends to continue its community outreach efforts throughout the duration of the Project and is in the process of scheduling meetings with other local neighborhood groups as well as continuing to update existing stakeholders regarding the status of the Project. If you have any questions about the information provided or need any additional information regarding the benefits of the Project, please let us know.

Sincerely,

Kim Diamond
Development Director
Project Sponsor
Kdiamond@trumarkco.com
(925) 570-9342

Attachments:
Attachment A – Community Outreach Letter October 25, 2013
Attachment B – Signatures & Letters of Support Summary
Attachment C – Franklin Square Contribution Summary

TRUMARKURBAN

Attachment A

Community Outreach Letter October 25, 2013

90 New Montgomery Street, Suite 750
San Francisco, CA 94105 P 415.757.4488

TRUMARKURBAN

October 25, 2013

Mr. Diego Sanchez
City of San Francisco, Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 346 Potrero – Trumark Urban's Community Outreach-to-date

Dear Mr. Sanchez,

I thought it might be helpful to provide you with a quick summary of Trumark Urban's community outreach efforts to date related to its project at 346 Potrero Avenue in San Francisco ("Project"). Trumark Urban believes in learning from the communities where it seeks to locate its projects, and as a result, we have been on a 'listening tour', hearing from neighbors, neighborhood groups and other stakeholders about the concerns and needs of the neighborhood. The information we have gained from that listening tour has resulted in the Project that is before you today.

Some specific changes to the Project that have occurred as a direct result of meeting with the community and our local Supervisor include:

(1) an approximately 20% increase to parking;
(2) two 3-bedroom units have been added, which means the project now has 42% units that are 2-bedrooms or greater;
(3) the provision of on-site affordable housing as part of our Project;
(4) extra bike parking and a ground floor bike-shop to create a greater connection between the Project and cycling; and,
(5) the addition of security cameras and lighting to improve safety measures for residents and the neighborhood.

These are just a few of the many changes that have been incorporated into the Project in direct response to what we have heard from the neighbors and community. While we will prepare a complete summary of all community outreach efforts as part of our materials for Planning Commission consideration of the Project, we thought it might be helpful to list the individuals and groups we have met with and their responses, if applicable.

346 Potrero Avenue Community Outreach Summary:

Supervisor Malia Cohen and Supervisor David Campos

- Given the project's location, and how the project site was recently in Supervisor Campos' district before moving to Supervisor Cohen's district, Trumark Urban has been in regular contact with both Supervisors regarding the proposed Project and our community outreach efforts.

Community Meeting

- In the Spring of 2013, Trumark Urban kicked-off its outreach efforts with a community meeting, prior to submitting our Large Project Authorization. In a well-attended meeting, the project was favorably received. Nearly 80% of the comments made at the meeting related to the need to provide more parking spaces in our project. Neighbors talked at length about the undersupply of parking in the neighborhood. Additionally, another important topic was the need to provide larger, more family-

friendly units. As was discussed above, we have since addressed these comments in our re-design efforts, and made adjustments to add additional parking spaces as well as 3-bedroom units.

Mission Creek Merchants Association (MCMA)

- Trumark Urban has been an active member in MCMA. We have had several positive meetings with Candace Combs, President of the MCMA, to review the Project, better understand local merchant needs, and address any questions they might have.
- We presented the project to the MCMA on September 17, 2013. We are very proud to report that the MCMA has agreed to support the Project with a letter of support.
- Acknowledging Trumark Urban's active participation in MCMA, MCMA's Board reached out to Jessie Stuart, of Trumark Urban, and asked her to assist the organization in its marketing and membership efforts.

Franklin Square Clean-up

- Trumark is working to plan a sponsored 'Clean-up the Park' day for Franklin Square, tentatively set for Saturday, November 16th.
- We are partnering with Mission Creek Merchants Association (MCMA) to promote the event and engage the community in volunteering for the event.
- It is Trumark Urban's intent to continue such volunteer days at the park throughout construction and sales of the residences, ensuring that our commitment to Franklin Square continues and becomes part of the volunteer efforts of future residents of 346 Potrero Avenue.

MUNA

- For several months, we have been working closely with Jean Bogiages, of MUNA. We initially met with her to discuss our Project, and were fortunate to learn more about the Potrero Gateway Park project.
- In support of MUNA's efforts to beautify and 'green' the area, and desiring to help her fill MUNA's funding gap, Trumark made a $5,000 donation towards the design efforts for the Potrero Gateway Park project.
- On a regular basis, we have been attending the Potrero Gateway Park project's community meetings around the park design, and continue to meet with Ms. Bogiages to provide her updates on our Project.

North East Mission Business Association (NEMBA)

- Trumark Urban has met with Doug MacNeil and has attended a membership meeting to better understand local businesses' needs, and answer any questions NEMBA might have. We will continue to provide project updates to NEMBA as we move forward.

Potrero Boosters

- We have had a few very productive meetings with the Boosters to review other proposed projects. We asked if they would like us to present the Potrero Project. The Booster's Executive Committee decided that given that the Project is adjacent to, but outside of its technical boundaries, they did not think a project presentation was necessary.

Potrero Shopping Center

- We have had several positive meetings with the owner's representative, Will Heidel of Equity One, to better understand how our Project relates to the surrounding community and local businesses. Mr. Heidel, also a resident of the Mission Creek area, expressed his support for the Project.

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Green Benefit District (GBD)

- Trumark Urban has donated funds towards the formation of the GBD and is tracking the formation and planning meetings.

SFMade

- We had a productive initial meeting with SFMade. Executive Director Kate Sofis suggested we meet with Noah Snyder, also with SFMade. Mr. Snyder provided valuable information about SFMade's mission and efforts, and we look forward to working with the organization to find ways to locate local SF artisans/makers/retailers in our proposed PDR/retail space at our Project.

City CarShare

- Trumark Urban has met with Rick Hutchinson, and others at City CarShare, on the proposed City CarShare spot at our proposed Project. Discussion topics included access for City CarShare members into the project, routes of travel, and other operational issues.

Project Presentations

- Trumark Urban presented the project to the SPUR Project Review Committee on June 18, 2013; they have provided us with a letter of support.
- Trumark Urban also presented the project to the San Francisco Housing Action Coalition Design Review Committee on May 22, 2013; they have provided us with a letter of support.

Trumark Urban's combined contributions to date are over $15,000 to local community groups to fund improvements and activities that directly benefit the neighborhoods in which we are building. Trumark Urban intends to continue its community outreach efforts and is in the process of scheduling meetings with other local neighborhood groups as well as continuing to update existing contacts regarding the status of the Project. While this letter may be a bit early in the process, we thought it might be useful to provide a bit of background on some of the many ways that Trumark Urban is working with the community and neighborhood. If you have any questions about the information provided or need any additional information regarding the benefits of the Project, please let us know.

Very Truly Yours,

Kim Diamond
Development Director
Project Sponsor
Kdiamond@trumarkco.com
(925) 570-9342

TRUMARKURBAN

Attachment B

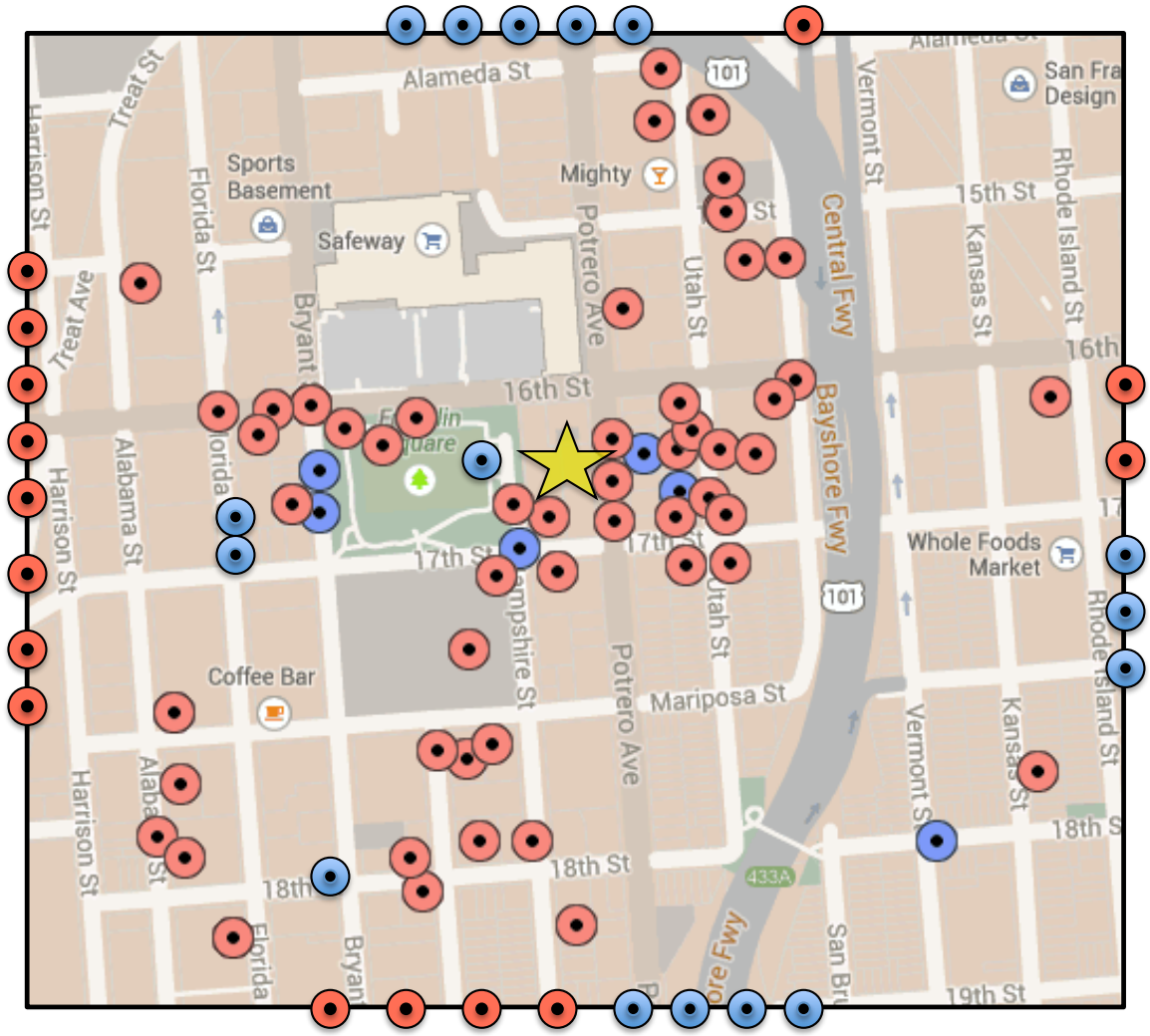
Signatures & Letters of Support Summary

90 New Montgomery Street, Suite 750
San Francisco, CA 94105 P 415.757.4488

TRUMARKURBAN

346 Potrero Avenue

Community Support Summary



Signatures of Support (81) **Letters of Support (22)**

Letters of Support:

90 New Montgomery Street, Suite 750
San Francisco, CA 94105
P 415.757.4488

SGI-USA
Soka Gakkai International-USA
Buddhist Association for Peace, Culture & Education

January 15, 2014

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

RE: 346 Potrero Avenue

Dear Commissioners,

The SGI San Francisco Culture and Buddhist Center endorses Trumark Urban's 8--9 story, 72-unit for sale residential mixed-use development proposed at 346 Potrero Avenue. As a neighboring organization adjacent to the site, we are excited for the proposed improvements to the block.

The existing site is blighted and unattended, and allows for constant graffiti on our shared property line fence, that we are responsible for maintaining. The proposed development will thankfully remove access to the fence and reduce the time and money we spend for upkeep.

Adding homeowners to our block occupied by Franklin Square Park, will help increase the safety of the area. Future residents of the development will provide more eyes on the street, on our property, and on Franklin Square Park.

Trumark Urban has done a great job engaging the community. They planned a Clean-up Day at Franklin Square and asked me to reach out to our Center's local contacts to invite them to the event. I can tell they are committed to the neighborhood and their enthusiasm and involvement in the community is welcome.

I urge you to join me and endorse the proposed 346 Potrero Avenue development as it will enliven and greatly improve the block.

Many thanks,

David Eisenberg
Senior Facilities Manager
SGI-USA San Francisco Culture Center
2450 17th Street
San Francisco, CA 94110

July 7, 2014

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

RE: 346 Potrero Avenue (Case # 2012.0793X)

Dear Planning Commissioners,

Trumark Urban is proposing a 70-unit mixed-use residential condominium project at 346 Potrero Avenue which is located in close proximity to Franklin Square. The Friends of Franklin Square (FoFS) really appreciate Trumark Urban's commitment and active involvement to help improve Franklin Square.

Trumark Urban has committed to a clean-up series at Franklin Square, which will provide over 600 hours of volunteer maintenance hours (or 'sweat equity') working in collaboration with the Recreation & Parks Department and the neighborhood. The clean-up days to date hosted by Trumark Urban have provided great improvements to the park by pulling together a committed volunteer group consisting of area residents, members of local merchants associations, and Trumark Urban staff.

Additionally, through the proposed project's Homeowners Association, ongoing funds will be contributed to Franklin Square to assist with maintenance (See Attachment 1). Trumark Urban has been actively involved with Franklin Square through FoFS and with San Francisco Recreation & Parks Department and has committed to a generous financial commitment towards the betterment of the park (See Attachment 1).

I commend Trumark Urban for their engagement with the community. They have become extremely involved in the local community and are a welcomed neighbor to the area. Trumark Urban's proposed project is critical to activate the currently blighted site, improve safety and security, and provide much needed housing to the area. I encourage you to support this exciting and desirable new development.

Sincerely,

Jolene Yee
President
Friends of Franklin Square
758 Hampshire Street, SF, CA 94110
joleneyee@yahoo.com

Attachment 1

Franklin Square

Trumark Urban Commitment

	Term	Amount / Hours	*Details*
Franklin Square Clean Up Series	2+ Years	600+ Hours	150+ Volunteers
Up Front Contribution	Near Term	$50,000	$6,500 To Date
Ongoing HOA Maintenance Commitment	Initial Annual Over 10 Years Over 30 Years Over 50 Years	$13,000 $145,000 $570,000 $1,260,000	Year 1: $15/mo/du 2.5% Annual Escalation Year 30: $30/mo/du

July 2014

TRUMARKURBAN

01/10/2014

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

RE: 346 Potrero Avenue - Case # 2012.0793X

Dear Commissioners,

I am writing to support Trumark Urban's development located at 346 Potrero Avenue, an 85 foot building consisting of 72 residential units and ground floor retail. As a property owner of the site directly across the street from the proposed development, I strongly endorse the development as proposed.

Trumark Urban has done an excellent job engaging with the local community. Neighborhood concerns have been listened to, and incorporated into their revised plans.

The proposed project will greatly enhance the area and the experience along Potrero Avenue. Street trees, planter boxes, on-street guest bike parking, and neighborhood serving retail will be added that will activate and greatly improve the site and the pedestrian experience.

Trumark Urban's proposed project will activate the site, improve safety and security, and provide needed housing to the area. I encourage you to support this exciting and desirable new development.

As a property owner in the area, who has owned this property for a long time, it is very exciting to see new development in the area.

Sincerely,

Hayward Wong

Hayward Wong – 359 Potrero Ave
(415) 244-4307
111 Topaz Way
San Francisco, Ca 94131-2535

Subject: Fwd: Support for Trumark Urban's proposal at 346 Potrero Ave
Date: Tuesday, February 18, 2014 11:00:06 AM Pacific Standard Time
From: Peter Turner
To: Jessie Stuart

---------- Forwarded message ----------
From: **Peter Turner** <petermpturner@gmail.com>
Date: Tue, Feb 18, 2014 at 10:59 AM
Subject: Support for Trumark Urban's proposal at 346 Potrero Ave
To: recpark.commission@sfgov.org
Cc: Stacey.bradley@sfgov.org, friendsoffranklinsquare@gmail.com

Dear San Francisco Recreation & Park Commissioners,

I am writing to support Trumark Urban's proposed 72-unit, mixed-use residential project at 346 Potrero Avenue. As a resident in the neighborhood, it is a welcome improvement to the existing, blighted car wash currently located onsite.

Safety and security are important issues in the neighborhood. By adding additional homeowners to the neighborhood, and more importantly to the block occupied by Franklin Square, I believe the safety and security of the area will be greatly improved. Future residents at Trumark's proposed development will provide more eyes on the street and overlooking Franklin Square, as well as generally enliven the area.

The proposed project will greatly enhance the pedestrian experience along the development's street frontage, Potrero Avenue. New street trees and plantings will be added, with on-street guest bike parking, nighttime lighting, and neighborhood serving retail that all will activate, beautify, and improve the site and the block.

I commend Trumark Urban for their engagement with the community and commitment to Franklin Square.

Trumark Urban's proposed project is critical to activate the site, improve safety and security, and provide much needed housing to the area. I encourage you to support this exciting and desirable new development.

Sincerely,

Peter Turner

1736 Bryant St
San Francisco, CA 94110

--

January 3, 2014

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

RE: 346 Potrero Avenue (Case # 2012.0793X)

Dear Planning Commissioners,

I am writing to support Trumark Urban's proposed 72-unit, mixed-use residential project at 346 Potrero Avenue. As a resident in the neighborhood, it is a very welcome improvement to the existing, blighted car wash currently located onsite.

Safety and security are important issues in the Mission Creek neighborhood. By adding additional homeowners to the neighborhood, and more importantly to the block occupied by Franklin Square, I believe the safety and security of the area will be greatly improved. Future residents at Trumark's proposed development will provide more eyes on the street and overlooking Franklin Square, as well as generally enliven the area.

The proposed project will greatly enhance the pedestrian experience along the development's street frontage, Potrero Avenue. New street trees and plantings will be added, with on-street guest bike parking, nighttime lighting, and neighborhood serving retail that all will activate, beautify, and improve the site and the block.

We are very happy to see that, in response to neighborhood input, Trumark added family friendly three-bedroom units to the proposed development; these are important and needed in the neighborhood. In addition, 16% of the total number of units (or 12 units) will be affordable and provided on-site as part of the proposed development; again, a welcome addition to our neighborhood.

An onsite City CarShare space will be provided at the proposed project, which any City CarShare member can access and utilize. This will be a great resource for the area to help reduce the need for individual car ownership.

I commend Trumark Urban for their engagement with the community. They have listened to the concerns and suggestions expressed by the neighborhood, and have incorporated many of our proposed changes into their revised plans.

Trumark Urban's proposed project is critical to activate the site, improve safety and security, and provide much needed housing to the area. I encourage you to support this exciting and desirable new development.

Sincerely,

Kim Havens
2125 Bryant Street, #311, San Francisco, CA 94110
Kimberly.havens@yahoo.com

7/8/2014

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

RE: 346 Potrero Avenue
Case # 2012.0793X

Dear Planning Commissioners,

As a resident of Bryant Street between 16th and 17th Streets, I am writing to support Trumark Urban's proposed 70-unit, mixed-use residential project at 346 Potrero Avenue. I admire Trumark Urban for their engagement and involvement with the community, especially their involvement with Friends of Franklin Square and our community's efforts to improve the park.

Trumark has committed to a clean-up series at Franklin Square, which will provide over 600 hours of volunteer maintenance hours working in collaboration with the Recreation & Parks Department and the neighborhood. I have volunteered at the previous clean-up days at Franklin Square, and as a committed volunteer dedicated to improving the park I welcome Trumark's leadership and participation with the park. I really appreciate that the proposed development's Homeowners Association will contribute ongoing funds to Franklin Square to assist with maintenance and connect future residents at 346 Potrero to Franklin Square.

The proposed project will greatly enhance the pedestrian experience along the development's street frontage, Potrero Avenue. New street trees and plantings will be added, with on-street guest bike parking, nighttime lighting, and neighborhood serving retail that will activate, beautify, and improve the site and the block.

Safety and security are important issues in the Mission Creek neighborhood. By adding additional homeowners to the neighborhood, and more importantly to the block occupied by Franklin Square, I believe the safety and security of the area will be greatly improved. Future residents at Trumark's proposed development will provide more eyes on the street and overlooking Franklin Square, as well as generally enliven the area.

Trumark Urban's proposed project is critical to activate the site, improve safety and security, and provide much needed housing to the area and is a very welcome improvement to the existing, blighted car wash currently located onsite. I encourage you to support this exciting and positive new development.

Sincerely,

Timothy Kutz
1746 Bryant Street
San Francisco, CA
timkutz@gmail.com

July 3rd, 2014

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

RE: 346 Potrero Avenue - Case #2012.0793X

Dear Planning Commissioners,

As a resident on Utah Street between 16th and 17th Streets, I am writing to support Trumark Urban's proposed 70-unit, mixed-use residential project at 346 Potrero Avenue. The proposed project will greatly enhance the pedestrian experience along the development's street frontage, Potrero Avenue. New street trees and plantings will be added, with on-street guest bike parking, nighttime lighting, and neighborhood serving retail that all will activate, beautify, and improve the site and the block.

Safety and security are important issues in the Mission Creek neighborhood. By adding additional homeowners to the neighborhood, and more importantly to the block occupied by Franklin Square, I believe the safety and security of the area will be greatly improved. Future residents at Trumark's proposed development will provide more eyes on the street and overlooking Franklin Square, as well as generally enliven the area. The proposed development is an appreciated improvement to the blighted car wash currently located onsite.

In response to neighborhood input, Trumark has added family friendly three-bedroom units to the proposed development, and I am glad to see that 16% of the total number of units will be affordable and provided on-site.

I commend Trumark Urban for their engagement with the community. They have become extremely involved in the local community and are a welcomed neighbor to the area. Trumark Urban's proposed project is critical to activate the site, improve safety and security, and provide much needed housing to the area. I encourage you to support this exciting and desirable new development.

Sincerely,

Daphne Magnawa
366 Utah Street
San Francisco, CA 94103

July 7th, 2014

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

RE: 346 Potrero Avenue - Case # 2012.0793X

Dear Planning Commissioners,

As a resident on Bryant Street between 16th and 17th Streets, I am writing to support Trumark Urban's proposed 70-unit, mixed-use residential project at 346 Potrero Avenue. Trumark Urban's engagement and involvement with our community is truly appreciated.

Trumark has committed to a clean-up series at Franklin Square, which will provide over 600 hours of volunteer maintenance hours working in collaboration with the Recreation & Parks Department and the neighborhood. I have volunteered at the previous clean-up days at Franklin Square, and as a committed volunteer dedicated to improving my neighborhood park, I welcome Trumark's leadership and participation with the park. I also really appreciate that the proposed development's Homeowners Association will contribute ongoing funds to Franklin Square to assist with maintenance and connect future residents at 346 Potrero to Franklin Square.

The proposed project will greatly enhance the pedestrian experience along the development's street frontage, Potrero Avenue. New street trees and plantings will be added, with on-street guest bike parking, nighttime lighting, and neighborhood serving retail that all will activate, beautify, and improve the site and the block.

Safety and security are important issues in the Mission Creek neighborhood. By adding additional homeowners to the neighborhood, and more importantly to the block occupied by Franklin Square, I believe the safety and security of the area will be greatly improved. Future residents at Trumark's proposed development will provide more eyes on the street and overlooking Franklin Square, as well as generally enliven the area.

I support Trumark Urban's proposed project and urge you to support the development as it is critical to activate the existing site, improve safety and security, and provide much needed housing to the area.

Sincerely,

Eliza V Kohlhas
1738 Bryant Street
San Francisco, CA
eliza.v.kohlhas@jpmorgan.com

July 16, 2014

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

RE: 346 Potrero Avenue - Case # 2012.0793X

Dear Planning Commissioners,

As a resident in the neighborhood, I am writing to support Trumark Urban's proposed 70-unit, mixed-use residential project at 346 Potrero Avenue. Trumark Urban's engagement and involvement with our community is truly appreciated.

Trumark has committed to a clean-up series at Franklin Square, which will provide over 600 hours of volunteer maintenance hours working in collaboration with the Recreation & Parks Department and the neighborhood. I have volunteered at the previous clean-up days at Franklin Square, and as a committed volunteer dedicated to improving my neighborhood park, I welcome Trumark's leadership and participation with the park. I also really appreciate that the proposed development's Homeowners Association will contribute ongoing funds to Franklin Square to assist with maintenance and connect future residents at 346 Potrero to Franklin Square.

The proposed project will greatly enhance the pedestrian experience along the development's street frontage, Potrero Avenue. New street trees and plantings will be added, with on-street guest bike parking, nighttime lighting, and neighborhood serving retail that all will activate, beautify, and improve the site and the block.

Safety and security are important issues in the Mission Creek neighborhood. By adding additional homeowners to the neighborhood, and more importantly to the block occupied by Franklin Square, I believe the safety and security of the area will be greatly improved. Future residents at Trumark's proposed development will provide more eyes on the street and overlooking Franklin Square, as well as generally enliven the area.

I support Trumark Urban's proposed project and urge you to support the development, as it is critical to activate the existing site, improve safety and security, and provide much needed housing to the area.

Sincerely,

Kieron Sinnette
830 Alabama Street, Unit A, San Francisco CA 94110
Kieron@prolocal-sf.com
415-568-5769

December 13th, 2013

Mr. Diego Sanchez
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

MISSION CREEK
Merchants Association

Re: Case # 2012.0793E - 346 Potrero Avenue

Dear Mr. Sanchez:

In reference to Case #2012.0793E, I am writing on behalf of the Mission Creek Merchants Association (MCMA), an association made up of an eclectic and growing mix of local businesses. The MCMA boundaries are from 16th to 23rd, between Potrero Avenue and South Van Ness. The proposed for-sale residential mixed-use development is situated within our boundaries.

At our regular membership meeting on September 17th, 2013, the project sponsor, Trumark Urban, presented the proposed development. The MCMA attendees expressed positive comments related to the development and proposed, and noted they are looking forward to the activation of the currently blighted site.

After the presentation and further discussion, the **board voted unanimously to support** the proposed development. The MCMA provides strong support for the proposed development and welcomes the additional residents and retail/PDR space into the neighborhood.

Trumark Urban's outreach and involvement with the community has been commendable. We were pleased to co-host a Franklin Square Park Clean-up Day on November 23rd with Trumark Urban, and SF Recreation and Parks. Trumark Urban has a strong commitment to the community, and we look forward to continuing to work with them.

We appreciate your consideration on this matter.

With regards,

Candace Combs
President
Mission Creek Merchants Association

Cc: Supervisor Malia Cohen, President, San Francisco Board of Supervisors

NEMBA North East Mission Business Association

March 6, 2014

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

Re: Case # 2012.0793E - 346 Potrero Avenue

Dear Planning Commissioners,

I am writing on behalf of the North East Mission Business Association (NEMBA), an association with the goal of providing both large and small businesses within its boundaries, a strong, unified voice to affect positive change within the neighborhood and at City Hall. NEMBA's boundaries are from Capp Street to Potrero Avenue and 13th Street to 20th Street. The for-sale residential mixed-use development proposed by Trumark Urban is located within our boundaries.

On January 30th, 2014, Trumark Urban presented the proposed development during our regular membership meeting. NEMBA attendees were provided time to ask questions about the development, and delivered positive feedback to the project sponsor regarding the development.

NEMBA members voted unanimously to support the proposed residential mixed-use development. As an association, we strongly advocate for the addition of residents and retail/PDR space into the neighborhood, and encourage you to support the project as well.

The participation and outreach Trumark Urban has demonstrated within the community has been admirable, and we look forward to continuing to work with them.

Sincerely,

Doug Mac Neil
President
North East Business Association

Cc: Supervisor Malia Cohen, President, San Francisco Board of Supervisors

Adventurous Sports

July 3rd, 2014

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

RE: 346 Potrero Avenue - Case # 2012.0793X

Dear Planning Commissioners,

As a local business in the neighborhood and past 10-year resident of Potrero Hill, I am writing to support Trumark Urban's proposed 70-unit, mixed-use residential project at 346 Potrero Avenue. The development is a very welcome improvement to the existing, blighted car wash currently located onsite.

While living on Potrero Hill, it was disappointing to see so little city and commercial development along Potrero Avenue in a way that would add aesthetic and business value to that area. While the homes continued to increase in value, that stretch of Potrero did not reflect a consistent level of investment. I'm pleased that Trumark is making a significant investment that will benefit not only Potrero Avenue, but also the Franklin neighborhood Park.

Trumark has already demonstrated their commitment to Potrero Hill and Mission Creek by sponsoring many clean-up efforts of Franklin Park and becoming an active member of the Mission Creek Merchant's Association.

Safety and security are important issues in the Mission Creek neighborhood. By adding additional homeowners to the neighborhood, and more importantly to the block occupied by Franklin Square, I believe the safety and security of the area will be greatly improved. Future residents at Trumark's proposed development will provide more eyes on the street and overlooking Franklin Square, as well as generally enliven the area.

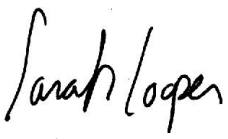
The proposed project will greatly enhance the pedestrian experience along the development's street frontage, Potrero Avenue. New street trees and plantings will be added, with on-street guest bike parking, nighttime lighting, and neighborhood serving retail that all will activate, beautify, and improve the site and the block.

I am happy to see that, in response to neighborhood input, Trumark added family friendly three-bedroom units to the proposed development; these are important and needed in the neighborhood. In addition, I am glad to see that 16% of the total number of units will be affordable and provided on-site as part of the proposed development.

I commend Trumark Urban for their engagement with the community. They have become extremely involved in the local community and are a welcomed neighbor to the area.

Trumark Urban's proposed project is critical to activate the site, improve safety and security, and provide much needed housing to the area. I encourage you to support this exciting and desirable new development.

Sincerely,



Sarah Cooper
Adventurous Sports
650 Florida St
San Francisco, CA 94110
(415) 819-0492

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

July 7th, 2014

RE: 346 Potrero Avenue
Case # 2012.0793X

Dear Planning Commissioners,

As a local business owner in the neighborhood, I am writing to support Trumark Urban's proposed 70-unit, mixed-use residential project at 346 Potrero Avenue. The development is a very welcome improvement to the existing, blighted car wash currently located onsite.

Safety and security are important issues in the Mission Creek neighborhood. By adding additional homeowners to the neighborhood, and more importantly to the block occupied by Franklin Square, I believe the safety and security of the area will be greatly improved. Future residents at Trumark's proposed development will provide more eyes on the street and overlooking Franklin Square, as well as generally enliven the area.

The proposed project will greatly enhance the pedestrian experience along the development's street frontage, Potrero Avenue. New street trees and plantings will be added, with on-street guest bike parking, nighttime lighting, and neighborhood serving retail that all will activate, beautify, and improve the site and the block.

I am very happy to see that, in response to neighborhood input, Trumark added family friendly three-bedroom units to the proposed development; these are important and needed in the neighborhood. In addition, I am glad to see that 16% of the total number of units will be affordable and provided on-site as part of the proposed development.

I commend Trumark Urban for their engagement with the community. They have become extremely involved in the local community and are a welcomed neighbor to the area. Their commitment to Franklin Square is admired and appreciated and we are thankful to see ongoing support and clean-up days to continue to improve the area.

Trumark Urban's proposed project is critical to activate the site, improve safety and security, and provide much needed housing to the area. I encourage you to support this exciting and desirable new development.

Sincerely,

Debi Cohn
Asiento
2730 21st Street @ Bryant Street
San Francisco, CA 94110

IN-SYMMETRY

July 7th, 2014

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

RE: 346 Potrero Avenue
Case # 2012.0793X

Dear Planning Commissioners,

I am writing to support Trumark Urban's proposed 70-unit, mixed-use residential project at 346 Potrero Avenue. As a local business owner in the neighborhood, it is a very welcome improvement to the existing, blighted car wash currently located onsite.

Safety and security are important issues in the Mission Creek neighborhood. By adding additional homeowners to the neighborhood, and more importantly to the block occupied by Franklin Square, I believe the safety and security of the area will be greatly improved. Future residents at Trumark's proposed development will provide more eyes on the street and overlooking Franklin Square, as well as generally enliven the area.

The proposed project will greatly enhance the pedestrian experience along the development's street frontage, Potrero Avenue. New street trees and plantings will be added, with on-street guest bike parking, nighttime lighting, and neighborhood serving retail that all will activate, beautify, and improve the site and the block.

I am very happy to see that, in response to neighborhood input, Trumark added family friendly three-bedroom units to the proposed development; these are important and needed in the neighborhood. In addition, I am glad to see that 16% of the total number of units will be affordable and provided on-site as part of the proposed development.

I commend Trumark Urban for their engagement with the community. They have become extremely involved in the local community and are a welcomed neighbor to the area.

Trumark Urban's proposed project is critical to activate the site, improve safety and security, and provide much needed housing to the area. I encourage you to support this exciting and desirable new development.

Sincerely,

Candace Combs
In-symmetry
650 Florida Street, Suite D
San Francisco, CA 94110

NOISE POP

July 7th, 2014

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

RE: 346 Potrero Avenue
Case # 2012.0793X

Dear Planning Commissioners,

As a local business in the neighborhood, I am writing to support Trumark Urban's proposed 70-unit, mixed-use residential project at 346 Potrero Avenue. The development is a very welcome improvement to the existing, blighted car wash currently located onsite.

Safety and security are important issues in the Mission Creek neighborhood. By adding additional homeowners to the neighborhood, and more importantly to the block occupied by Franklin Square, I believe the safety and security of the area will be greatly improved. Future residents at Trumark's proposed development will provide more eyes on the street and overlooking Franklin Square, as well as generally enliven the area.

The proposed project will greatly enhance the pedestrian experience along the development's street frontage, Potrero Avenue. New street trees and plantings will be added, with on-street guest bike parking, nighttime lighting, and neighborhood serving retail that all will activate, beautify, and improve the site and the block.

In response to neighborhood input, Trumark added much needed family friendly three-bedroom units to the proposed development. In addition, I am glad to see that 16% of the total number of units will be affordable and provided on-site as part of the proposed development.

Trumark Urban's proposed project is critical to activate the site, improve safety and security, and provide much needed housing to the area. I encourage you to support this exciting and desirable new development.

Sincerely,

KelleyAnn Schilke
Production Manager
Noise Pop Industries
2900 20th Street
San Francisco, CA 94110
kelleyann@noisepop.com

JOE GOODE PERFORMANCE GROUP℠
inspiring movement

July 7, 2014

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

RE: 346 Potrero Avenue - Case # 2012.0793X

Dear Planning Commissioners,

As a local organization in the neighborhood, I am writing to support Trumark Urban's proposed 70-unit, mixed-use residential project at 346 Potrero Avenue. The development is a very welcome improvement to the existing, blighted car wash currently located onsite.

Safety and security are important issues in the Mission Creek neighborhood. By inviting new homeowners to the community, and more importantly to the block occupied by Franklin Square, I believe the safety and security of the area will be greatly improved. Future residents at Trumark's proposed development will provide more eyes on the street and overlooking Franklin Square, and will generally enliven the area.

The proposed project will also enhance the pedestrian experience along the development's street frontage, Potrero Avenue. New street trees and plantings will be added, with on-street guest bike parking, nighttime lighting, and neighborhood-serving retail that all will activate, beautify, and improve the site and the block.

I am happy to see that, in response to neighborhood input, Trumark added family friendly three-bedroom units to the proposed development; these are important and needed in the neighborhood. In addition, I am glad to see that 16% of the total number of units will be affordable and provided on-site as part of the proposed development.

I commend Trumark Urban for their engagement with the community. They have become extremely involved in the local community, sponsoring neighborhood volunteer days, and funding community initiatives such as the Mission Creek Merchants Association, the 20th Street Block Party, and others. They are a welcome new neighbor in the area, and they have demonstrated a commitment to being a part of this community.

Trumark Urban's proposed project is critical to activate the site, improve safety and security, and provide much needed new housing opportunities. I encourage you to support this exciting and desirable new development.

Sincerely,

David Archuletta

Dave Archuletta
Executive Director
Joe Goode Performance Group
499 Alabama St. #150
415-561-6565 ext. 100

LABORERS' INTERNATIONAL UNION OF NORTH AMERICA
LOCAL UNION NO. 261

RAMON HERNANDEZ
Business Manager

DAVID DE LA TORRE
Secretary-Treasurer

JESUS VILLALOBOS
President

JAVIER FLORES
Vice President

VINCE COURTNEY
Recording Secretary

OSCAR DE LA TORRE
Executive Board

JOSE DE LA MORA
Executive Board

SAN FRANCISCO
3271 18th Street
San Francisco, CA 94110
Phone: (415) 826-4550
Fax: (415) 826-1948

SAN MATEO COUNTY
300 7th Avenue
San Mateo, CA 94401
Phone: (650) 344-7168
Fax: (650) 344-5357

MARIN COUNTY
4174 Redwood Highway
San Rafael, CA 94903
Mail P.O. Box 4250
San Rafael, CA 94913
Phone: (415) 492-0936
Fax: (415) 492-8233

January 15, 2014

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

RE: 346 Potrero Avenue (Case # 2012.0793X)

Dear Planning Commissioners,

On behalf of the brothers and sisters of Laborer's Local 261, I am writing to voice our strong support for and encourage you to support – the proposed mixed-use, residential development at 346 Potrero Ave. The development will remove blight from the neighborhood, greatly improve the pedestrian experience, and provide much needed housing in the area, including onsite affordable units. Trumark Urban has done a commendable job with engaging the community and has revised the project based on concerns voiced.

The development will ensure the creation of local direct and indirect construction-related jobs.

We have enjoyed participating in an exciting program established by Trumark Urban and United Playaz – the SOMA Pathways program -- and commend Trumark for their commitment to educate and support local at-risk youth.

For the reasons stated above, we, the Laborer's Local 261, strongly support the proposed development at 346 Potrero Ave., and urge you to support the development in order to create local jobs.

Sincerely,

Ramon Hernandez
Business Manager

RH:cbOpe3iu

United Brotherhood of Carpenters and Joiners of America

UNION LOCAL NO. 22

January 15, 2014

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

RE: 346 Potrero Avenue
(Case # 2012.0793X)

Dear Planning Commissioners,

The United Brotherhood of Carpenters and Joiners of America Local Union No. 22, located in San Francisco, endorse the proposed project located at 346 Potrero Avenue.

The proposed project will create increased local construction jobs and additional employment opportunities associated with the development.

Trumark Urban's proposed project will significantly improve the neighborhood by improving a site that is currently an eyesore to the community. The project will add seventy-two (72) homes, neighborhood serving retail, and is a welcome change to the neighborhood.

The Carpenters Local Union participated in Trumark Urban's SOMA Pathways program, created in collaboration with United Playaz. The dedication Trumark Urban has shown towards United Playaz and the youth they serve is commendable.

We endorse the proposed project at 346 Potrero Avenue for the reasons mentioned above, and strongly encourage you to endorse the project to improve the neighborhood and support local job creation.

Sincerely,

Todd Williams
Senior Field Representative Local 22

TW:rs

2085 3RD STREET • SAN FRANCISCO, CA 94107
TELEPHONE: (415) 355-1322 • FAX: (415) 355-1422

INTERNATIONAL ASSOCIATION OF SHEET METAL, AIR, RAIL AND TRANSPORTATION WORKERS
SHEET METAL WORKERS' LOCAL UNION NO. 104
WEST BAY DISPATCH OFFICE

January 16, 2014

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

RE: 346 Potrero Avenue
(Case # 2012.0793X)

Dear Planning Commissioners,

The brothers and sisters of the Sheet Metal Workers' Local Union No. 104 strongly support Trumark Urban's proposed development at 346 Potrero Avenue. We urge you to join us in supporting the mixed-use residential development that will create 72 new homes in the Northeast Mission.

By supporting this project, you will guarantee the addition of local employment, both indirect and direct through construction, and other related jobs associated with the development.

The proposed development will enhance the pedestrian experience by activating a currently blighted site, thus improving safety and security in the area. We also support the project as Trumark Urban has opted to include the affordable housing onsite.

Trumark Urban partnered with United Playaz for an exciting new program called SOMA(South of Market Area) Pathways. We participated in SOMA Pathways by presenting career opportunities to local youth, and really enjoyed the experience. We appreciate and respect Trumark Urban for their dedication and involvement in the community.

The Sheet Metal Workers' Local Union No. 104 strongly supports the development proposed at 346 Potrero Avenue for the above mentioned reasons, and ask that you join us to support the development to create local jobs.

Kind Regards,

Anthony Urbina
SMART, Local Union No. 104

1939 Market Street - Suite A - San Francisco, CA 94103 Phone (415) 621-2930 Fax (415) 621-2554

TELEPHONE (415) 626-2000

FACSIMILE (415) 626-2009
EMAIL: UALOCAL38@UALOCAL38.ORG

UNITED ASSOCIATION OF JOURNEYMEN AND APPRENTICES
OF THE PLUMBING AND PIPE FITTING INDUSTRY

LOCAL UNION NO. 38

1621 MARKET STREET • SAN FRANCISCO, CA 94103

July 3, 2014

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

Re: 346 Potrero Avenue – Case # 2012.0793X

Dear Planning Commissioners,

The United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry – Local Union No. 38 San Francisco - strongly supports the project proposed, located at 346 Potrero Avenue.

The mixed-use residential development will provide 70 homes to the neighborhood, greatly improve the pedestrian experience on Potrero Avenue, and create employment opportunities for members of Local Union No. 38.

Local 38 has become involved with Trumark Urban's SoMA Pathways program to support the youth of United Playaz. We are excited to work closely with Trumark Urban to inform local youth about the apprentice and career pathways Local 38 provides.

We fully back the residential development proposed at 346 Potrero Avenue, and urge you to join us in supporting the development as proposed.

Sincerely,

LARRY MAZZOLA, JR.
Bus. Mgr. & Fin. Secty-Treas.

LMJR/la
opeiu-afl-cio (19)

January 10, 2014

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

RE: 346 Potrero Avenue (Case # 2012.0793X)

Dear Planning Commissioners,

United Playaz strongly supports Trumark Urban and their outstanding and genuine commitment to the community. We have been so fortunate to have created a lasting relationship with Trumark Urban, and are so thankful for all that they have provided to our team here at UP.

Trumark Urban, in partnership with United Playaz, launched SOMA Pathways in 2013. SOMA Pathways is a program aimed to educate and connect youth to potential local employment and education opportunities, within real estate, development and construction. SOMA Pathways launched with a fundraiser to benefit United Playaz, and raised over $20,000 to contribute to our organization's mission.

The SOMA Pathways program was truly a great success consisting of 8 sessions, occurring twice a month, with a total of 50 youth participating. Presenters included: Trumark Urban, Sheet Metal Workers Local Union No. 104, Carpenters Local Union No. 22, Operating Engineers Local 3, Forum Design Architects, Cahill Contractors, Laborers' Local 261, IBEW Local 6, and Polaris Pacific. We greatly appreciate Trumark Urban's time and commitment to educating and exposing youth to the variety of disciplines and career opportunities available in the industry. We look forward to working with Trumark Urban on the SOMA Pathways program in 2014 and beyond.

We commend Trumark Urban for including onsite affordable housing within their proposed 72-unit, mixed-use residential project proposed at 346 Potrero Avenue. The development provides 12 units of affordable housing on-site as part of the proposed development.

We strongly support Trumark Urban's commitment to the community and their proposed project that will provide much needed housing in the city. I encourage you to support Trumark Urban as they are an excellent developer and a valued partner in the community.

Sincerely,

Rudy Corpez Jr.
Director
United Playaz
1038 Howard Street
San Francisco, CA 94105

LARKIN STREET

YOUTH SERVICES

Larkin Street Youth Services
701 Sutter Street, Suite 2
San Francisco, CA 94109
Tel (415) 673.0911
Fax (415) 749.3838
www.larkinstreetyouth.org

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February 18, 2014

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

Dear Planning Commissioners,

Larkin Street Youth Services has been delighted to have Trumark Urban's participation in a variety of different aspects of our organization. We truly value their staff's involvement and generosity.

Trumark Urban has become a welcome addition to Larkin Street's volunteer network. Their staff has attended youth graduation ceremonies, prepared and served lunch at the center, repainted our facilities, and volunteered on a variety of different occasions.

In addition, a few members of Trumark's staff are active in 'Friends of Larkin Street', which raises awareness of Larkin Street Youth Services to San Francisco's professional community, and hosts a variety of events to raise funds for the organization. Trumark also recently provided a generous holiday donation that we genuinely appreciate.

Trumark Urban is a quality developer, committed to supporting the local communities in which they are building as well as non-profit organizations throughout San Francisco. We look forward to continue working with them in the future.

Sincerely,

Sherilyn

Sherilyn Adams
Executive Director

San Francisco
HOUSING
ACTION
COALITION

September 23, 2013

Kim Diamond
Trumark Urban
90 New Montgomery Street, Suite 750
San Francisco, CA 94103

Ref: 346 Potrero Avnue – Mixed-Used Development

Dear Ms. Diamond,

On behalf of the San Francisco Housing Action Coalition (SFHAC), I am pleased to inform you of our enthusiastic endorsement of your 346 Potrero Avenue project. Following review and discussion, our Endorsement Committee believes the project has many merits and will make a substantial contribution to SFHAC's mission of increasing the supply of well-designed, well-located housing in San Francisco. We believe that it embodies appropriate urban design principles and meets the needs of both present and future San Franciscans.

A copy of the endorsement guidelines we applied in reviewing your project is attached. The proposed project meets our guidelines in the following ways:

Project Description:
Your project proposes a new nine-story, 72-unit mixed development with active ground floor commercial use over parking.

Land Use:
The SFHAC believes this is an excellent use of the site and is excited to see more housing come to the neighborhood. The proposed Project is a mixed-use infill development that is compatible with the surrounding area and the density of development for the site is under the Eastern Neighborhoods Area Plan. The proposed Project revitalizes and re-develops a parcel used as a self-service car wash with seventy-two (72) high quality residential units in a vibrant neighborhood with easy access to transit. The proposed Project's design integrates beauty, flexibility, and innovative design, while respecting the existing neighborhood character and the transitional nature of the Project Site. The Project would be one of the first new developments in the immediate area under the new Eastern Neighborhoods Area Plan and the new Urban Mixed Use (UMU) zoning designation.

The Project Site straddles the Mission and Potrero districts of the Eastern Neighborhoods Area Plan. Under the Eastern Neighborhoods Area Plan, the Project Site was identified for higher density development and is a transition block from lower

intensity development along Potrero Avenue toward Mariposa Street, to higher intensity development located at the Potrero Shopping Center. The Project Site is also located at the intersection of two of the City's main arterial streets (Potrero Avenue and 16th Street). The Project Site, and several adjacent parcels along the top of Potrero Avenue are designated 85-X, which is consistent with the Eastern Neighborhoods Area Plan's for higher density and intensity development on site. The Project is consistent with the intent of that plan and is proposing a single building of 85 feet, as is permitted. Development of the Project Site with a high quality residential development will initiate and stimulate the revitalization of an area identified in the Eastern Neighborhoods Area Plan as an important urban neighborhood within the City.

Density:
The Project goes beyond the required amount of density for the area. Density on site is limited based on unit mix. The Planning Code requires forty percent two-bedroom units or thirty percent three-bedroom units. The Project proposes forty-two percent dwelling unites that are two-bedroom or greater, which results in 28 two-bedroom units and two three-bedroom units. The Project also proposes 2,728 square feet of ground floor commercial space.

Affordability:
The SFHAC is delighted to see that the developer is including 16 percent affordable housing on site. By doing so, the Project will comply with the City's affordable housing ordinance and the priority policy.

Parking and Alternative Transportation:
The SFHAC applauds the developer's efforts to minimize parking and offer sufficient bicycle parking. While the Project originally proposed parking at a .50 ratio or 36 spaces, after the pre-application neighborhood meeting additional parking was added by using higher density mechanical structures to address neighborhood concerns regarding adequate parking. Because additional parking could easily be accommodated on-site, the parking ratio was increased to 0.61 to achieve a balance between the neighborhood desire for more on-site parking and the City's desire to reduce vehicular use and traffic. Even with the additional parking, the Project is still under the maximum allowed amount of 0.75.

As noted above, the proposed Project is seeking an exception for parking because it proposes an amount that is greater than accessory residential parking ratio (.25), but less than the maximum allowed (.75). The proposed Project is also proposing one car share space and all parking will be unbundled.

The Project also includes 72, Class 1 bicycle parking spaces, a 1:1 ratio, which is consistent with the amendments to the Planning Code currently being considered by the City. Bicycle parking is located in the garage and is accessed through the structure's two elevators or stairwells. Trumark has met with the SF Bike Coalition to review the location and layout of the bike parking.

Preservation:
There are no structures of significant or cultural merit on the site.

Urban Design:
The SFHAC commends the project team on this effort, as the development does an exceptional job of promoting the principles of good urban design. The Project will replace the loss of the automotive use with seventy-two (72) new, high quality residences and a new active PDR/retail/commercial space along Potrero Avenue. The Project embraces the character of Potrero Avenue and the Eastern Neighborhoods Area Plan in its proposed design and quality of craftsmanship and provides one of the first transitions along the block from automotive uses to higher intensity residential development, as planned for under the Eastern Neighborhoods Area Plan.

The architectural character is modernist in design using familiar forms such as bay windows, railings, cornices, and recessed decks in an unfamiliar, irregular pattern over the facade. The colors of the façade are intentionally lively to add interest and variety to the public face of the building. The design intent of the proposed building is to reflect the diversity of the neighborhood through the use of color, pattern and scale elements found in the existing industrial, commercial and residential structures in the neighborhood.

The Project proposes an active commercial/retail/PDR use on the ground floor along Potrero Avenue. In an attempt to draw PDR uses, the space is being constructed with 17 feet high ceilings. Any use proposed for the space will be neighborhood serving and compatible with the surrounding retail uses. The elimination of the existing curb cut along Potrero Avenue, along with the various street and sidewalk improvements will result in two (2) additional on street parking spaces for residents and individuals visiting and shopping in the area.

The Project provides 6,034 square feet of residential open space and 303 square feet of commercial open space. Open space is provided in three ways. The SFHAC is excited to see the project team's creative solution to the rear yard problem. At the second floor, 2,060 square feet of private rear yard open space is provided. 946 square feet of private open space is provided on 80 square foot decks in many of the dwelling units facing east. The remaining residential open space (3,028 square feet) is provided as common open space on the 9th floor roof deck. All residents have access to the roof deck. Open space is also provided along Potrero Avenue by setting back the proposed building three (3) feet and expanding the sidewalk, thereby providing an additional 303 square feet of open space that is enhanced with landscape planters and added paving at the storefronts, windows and lobby entry.

Environmental Features:
Although the Project is planned to incorporate several features that will reduce energy use and promote sustainability, the SFHAC feels the project team needs to continue exploring the methods they plan to implement in order to achieve this goal. The Endorsement Committee understands the team is not far along in their energy conservation process, but we would like to see an effort that works towards achieving LEED Platinum or an equivalent. However, the team has acknowledged this and will further their research.

Right now, the Project Sponsor has committed to incorporating the following featuresinto the project: high albedo and emittance roof membrane and pavers to

minimize the heat island effect and lower the heat gain; large windows with high head height to maximize natural light in all living areas thereby reducing energy consumption; low-e insulating glazing to increase building energy performance; high-efficiency water features including toilets, shower heads, faucets, etc.; energy star appliances; low-VOC interior paint and Green Label Plus carpet; and, built-in recycling center in each unit to ensure San Francisco continues in its efforts to become a zero waste City. Other features are also being included and a complete list of such features can be provided upon request.

Community Input:
The SFHAC feels the Project Sponsor, Trumark, has effectively engaged the community and responded accordingly to their input. As part of the City's pre-application requirements, a neighborhood meeting was held where several dozen members of the community attended and voiced their thoughts and concerns. As a result of this meeting, as noted above, additional parking was added to the proposed Project as well as two larger family style three-bedroom units.

Thank you for submitting this project to the SFHAC Endorsements Committee for our review. Please keep us abreast of any changes or updates with this project. We are pleased to support your excellent project as it moves forward. Let us know how we may be of assistance.

Sincerely,

Tim Colen, Executive Director

ENDORSEMENT GUIDELINES

Adopted January 2010

The SFHAC will consider endorsing housing developments and mixed-use projects with a housing component. The following guidelines will be used to evaluate the project:

Land Use: Housing should be an appropriate use of the site given the context of the adjacent properties and the surrounding neighborhood and should enhance neighborhood livability.

Density: The project should take full advantage of the maximum unit density and/or building envelope, allowable under the zoning rules.

Affordability: The need for affordable housing, including middle income (120-150 of median) housing, is a critical problem and SFHAC gives special support to projects that propose creative ways to expand or improve unit affordability beyond the legally mandated requirements.

Parking and Alternative Transportation: SFHAC expects the projects it endorses to include creative strategies to reduce the need for parking, such as ample bicycle storage, provision of space for car-share vehicles on-site or nearby, un-bundling parking cost from residential unit cost, and measures to incentivize transit use. Proximity to transit should result in less need for parking.

In districts with an as-of-right maximum and discretionary approval up to an absolute maximum, SFHAC will support parking exceeding the as-of-right maximum only to the extent the Code criteria for doing so are clearly met. In districts where the minimum parking requirement is one parking space per residential unit (1:1), the SFHAC will not, except in extraordinary circumstances, support a project with parking in excess of that amount.

Preservation: If there are structures of significant historic or cultural merit on the site, their retention and/ or incorporation into the project is encouraged. If such structures are to be demolished, there should be compelling reasons for doing so.

Urban Design: The project should promote principles of good urban design: Where appropriate, contextual design that is compatible with the adjacent streetscape and existing neighborhood character while at the same time utilizing allowable unit density: pleasant and functional private and/or common open

space; pedestrian, bicycle and transit friendly site planning; and design treatments that protect and enhance the pedestrian realm, with curb cuts minimized and active ground floor uses provided

Projects with a substantial number of multiple bedroom units should consider including features that will make the project friendly to families with children.

Environmental Features: SFHAC is particularly supportive of projects that employ substantial and/or innovative measures that will enhance their sustainability and reduce their carbon footprint.

Community Input: Projects for which the developer has made a good faith effort to communicate to the community and to address legitimate neighborhood concerns, without sacrificing SFHAC's objectives, will receive more SFHAC support.

SPUR
San Francisco | San Jose

August 14, 2013

Kim Diamond, Development Director
Trumark Urban
90 New Montgomery, Suite 750
San Francisco, CA 94105

Re: Proposed Development at 346 Potrero Avenue

Dear Ms. Diamond:

On behalf of the members of the SPUR Project Review Committee, we would like to thank you for bringing the proposed development at 346 Potrero Avenue to our group for review and consideration at our June 2013 meeting.

The mission of the SPUR Project Review Committee is to consider projects that are of citywide importance and to evaluate them according to criteria related to land use, public realm interface, building design and environmental effects. In all cases, we are seeking a combination of excellent planning and design solutions that will ensure the positive contribution of each project to a safe, visually appealing, and vibrant urban setting for the people who live and work in San Francisco.

After reviewing and discussing the 346 Potrero Avenue project, we provide the following comments for your information and action.

Land Use

Located within the Eastern Neighborhoods plan zone, the proposed project is for mixed-use development on a transitional block between Potrero Hill and the Mission district, in a transit-rich neighborhood. The project sponsor proposes a 9-story building comprising 72 for-sale residential units, with approximately 2,700 square feet of commercial space. The residential units are a mix of 57% one-bedroom and 39% two-bedroom units, with two 3-bedroom units and one studio. Required affordable units will be included on-site. The 2,700 sf ground-floor flexible commercial space will have 17-ft ceilings. The proposed height of the building meets the 85-ft limit for this parcel.

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Byron Rhett
Victor Seeto
Elizabeth Seifel
Carl Shannon
Chi-Hsin Shao
Ontario Smith
Bill Stotler
Stuart Sunshine
Michael Theriault
Michael Teitz
James Tracy
Will Travis
Jeff Tumlin
Steve Vettel
Debra Walker
Cynthia Wilusz-Lovell
Cindy Wu

Though the immediate area surrounding the site currently hosts low-rise commercial buildings, we agree that the proposed 85-ft building height is an appropriate response to both current and future density needs of the neighborhood and the City.

The committee is supportive of the mixed-used nature and proposed residential density at this location. We welcome the introduction of a substantial "for-sale" investment in this neighborhood and look forward to more developments following suit. We are pleased to see the inclusion of affordable housing on-site and the emphasis on modest size units that will appeal to more moderate income buyers.

We understand that the project sponsor is consulting with SF Made and acknowledge the efforts to find a small, local artisan-type tenant for the ground-floor commercial space.

Public Realm Interface and the Promotion of a Pedestrian-Oriented Environment

Project sponsors have taken considerable care to emphasize and enhance the pedestrian interface along Potrero Avenue. The 346 Potrero Avenue site is well served by public transportation and the 17th Street bikeway. The project sponsor proposes a 0.6:1 parking at the ground floor, in a stackable configuration, including 1 car share space, as well as 1:1 bike parking. In addition, the multi-story residential development—on a site currently occupied by a car wash—will reduce existing curb cuts from 8 to 1, a significant step in the transition from auto-centric pedestrian oriented environment for this area.

The committee agrees that the two-story, transparent streetscape, with its 3-ft setback to accommodate planters and trees, may well have a very positive influence on future development in the area. The project might benefit from a bit more emphasis on the front entrance, but on the whole the committee is very satisfied with the Potrero Avenue streetscape. We encourage the project sponsor to continue the thoughtful design of what has the potential to be a very vibrant urban streetscape.

Building & Landscape Design

The proposed building design at 346 Potrero Avenue is a modern mix of metals, translucent acrylic, and tile, with cement plaster on the building sides. The committee understands the unusual challenge presented by the introduction of a mid-rise building, on a mid-block site, surrounded by low-rise retail and a gas station. However, though we are pleased overall with the articulated Potrero Avenue façade,

the North and South facing façades (adjacent to McDonald's and the service station) are less satisfactory. We appreciate the attempt to mitigate the large blank wall with windows, but suggest the project sponsors revisit this aspect of the design.

A combination of public and private open space in the form of roof deck, second floor deck, and rear yard is proposed to satisfy open space requirements. The committee especially liked the green wall proposed as a solution to the extreme grade change at the back of the building.

In reviewing the floor plans, the committee noted that the logistics surrounding trash disposal may need more careful attention. The small trash collection room on the first floor appears to be both inadequate and difficult to access for all tenants of a nine-story building.

Environmental Effects

SPUR believes it is essential for projects to build environmental sustainability into their design and function. We understand that the project sponsor intends to exceed the minimum Greenpoint rating and possibly seek a Silver or Gold LEED rating. Though not specified by the project sponsors, the committee suggested that solar roof panels would be a good choice in this relatively sunny location.

We are happy to see the project sponsor's commitment to sustainable design and encourage them to include sustainable systems in the earliest stages of development. We look forward to hearing more as the project progresses

Conclusion

The SPUR Project Review Committee finds the proposed project at 346 Potrero Avenue to be an appropriate use of the site. The increased density in the residential development will enliven and enhance this transit-rich neighborhood. We are also encouraged by the project team's genuine commitment to building an affordable, for-sale project in this transition neighborhood.

We thank you for committing your time and resources to the presentation at SPUR, appreciate the fact that you have presented your proposal to us at an early stage in its development so that you may take our recommendations into consideration. We will follow further refinements of this project with great interest and invite you to keep us informed on its progress.

Please do not hesitate to contact us for questions/clarifications.

Sincerely,

Charmaine Curtis Mary Beth Sanders Reuben Schwartz
SPUR Project Review Committee Co-Chairs

cc: SPUR Board of Directors

TRUMARKURBAN

Our proposed development will remove a currently blighted use. The site will be enhanced with a 72-unit mixed-use, residential community, including on-site affordable housing. New homeowners, ground floor retail, and greening of the street will help to activate and improve the neighborhood. Trumark Urban greatly appreciates your support of our development at 346 Potrero Avenue.

By signing below, I hereby support the proposed project at 346 Potrero Avenue.

#	Name / Company	Address	Contact Number	Email	Signature
1	Eliza Kohlhas	1738 Bryant St. SF CA 94110	415 772-3122		
2	Peter Turner	1730 Bryant St SF CA 94110	650-224-0523	peterrpturner@gmail.com	
3	David Eisenberg SEI-USA	2450 17th St. SF, CA 94110	415-255-6007	dmonster@earthlink.net	
4	Candace Combs/ In-Symmetry	650 Florida SF CA 94110	415.531.8232	Combs@insymmetry.com	
5	TRISH GESCO TURSIA HEATH CERAMICS	1610 Woolsey St Berkeley 94703	415-503-7281	TRISHGESCOTURSIA@HOTMAIL.COM	

December 2013

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#	Name / Company	Address	Contact Number	Email	Signature
1	Kieon Simette ProLocal	350 Rhode Island SF, CA 94107	415-568-5769	kieon@prolocal-sf.com	
2	Debi Cohn Asiento	2730 21st St	415-290-2095 cell	info@asientosf.com	
3	RISA FIORINI HEATH CERAMICS	2900 18th ST	206.459 0277	risa@heathceramics.com	
4	Benjamin Boso	389 Guerrero St #1	415-404-5553	BenBoso@yahoo.com	
5	DAVID BENDA BAVARIAN CYCLE WORKS	501 ALABAMA ST.	415 829 8235	bcw415@gmail	

January 2014

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#	Name / Company	Address	Contact Number	Email	Signature
1	Dave Archuletta Joe Goode Performance group	499 Alabama St. #150 SF, CA 94110	415-561-6565 x100	dave@joegoode.org	
2	Sarah Cooper Adventuras Sports	650 Florida St suite L SF CA 94110	415_ 819-0492	sarah@ adventuras.com	Sarah Cooper
3	James Tucker The Aesthetic Union	555 Alabama St. SF, CA	—	James@ the aesthetic union	
4	Elizabeth McNamee Greener Cleaners	650A Florida SF	415-963-4363		
5	JOSEPH SALAMEH	2249 17th St. S.F. / CA 94103	(415) 860 1213	JGSALAMEH@ GMAIL.COM	

January 2014

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#	Name / Company	Address	Contact Number	Email	Signature
1	Dalip Singh	376 Utah St	415-861-3253		
2	Sam Bavesi	376 Utah St	415 3148565		
3	Piotr Kuszko	376 Utah	415-861-3253		
4	Doug Hiemstra	2012 16th St.	415 293-1865		
5	Gina Bohigian	2222 17th St	415-252-4424		

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#	Name / Company	Address	Contact Number	Email	Signature
1	Shirley Lee	320 San Bruno SF	415-609-6868		
2	Bianca Charles	320 San Bruno SF	(415) 240-3110	Bianca9160 yahoo.com	
3		220 San Bruno	415 5033228		
4	David Turner	550 15th St	251 680 2405		
5	Will Greene	550 15th Street	650-245-8366		

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#	Name / Company	Address	Contact Number	Email	Signature
1	~~I~~ Lidia Restaurant	550 15th	(415) 626 6608		
2		220 San Bruno	(415) 503-3291		
3	Oceanic Chinese	101 Utah Ave	(415) 255 1245		
4		128 ~~Utah~~ St.	415.674. 9430		
5		2211 Harrison	415.565.0900		

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#	Name / Company	Address	Contact Number	Email	Signature
1	Eric Lungren BoB Italia	277 Bradford SF.	415 819 4664	ETL@BB-SF.com	
2	~~KEN HUNT~~	~~101 UTAH ST~~	415.418.9445	KPHUNT1957@YAHOO.COM	
3	Tatiana	361 N. 5th St	408 449-9124	t_costa28@yahoo.com	
4	Philip Mullins	255 Potrero	805-801-5365	mullip@gmail.com	
5	Rose M. Garcia ASN Natural Stone Inc.	2415.17th St	415.626 2616	rose@asnstone.com	

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#	Name / Company	Address	Contact Number	Email	Signature
1	Hollie Mitchell ASN Natural Stone	2415 17th St	415 626 2616	hollie@asnstone.com	
2	Jean Gurd ASN Natural Stone	"	"	jean@asnstone.com	
3	Henry Clark SFMTA	2500 Mariposa St	(925) 287-6310	ballhen@sbcglobal.net	
4		404 Utah St.			
5	Sal Steiner	2505 Mariposa St	512 6803825		

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#	Name / Company	Address	Contact Number	Email	Signature
1	patrick MCCARTAN Sustainable	501 York ST	4155829022		
2		501 York	415 615 2570		
3	Blythe Nelson/ Guerrilla Management	2180 Bryant St. SF, CA 94110	415 865 2170	Blythe@guerrillamgmt.com	
4	YASMIRA TAPIA Cure Tattoo	600 York Street SF. CA 94110	(650) 438 93-42		
5	Peter Kennedy	2635 21st St San Francisco CA	617947 0511		

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#	Name / Company	Address	Contact Number	Email	Signature
1	Mike Shaini	2007 16th St	415-626-[illegible]626	Shainin@yhoo.com	
2	Matthew Robbins Dot $BO	[illegible] Potrero 375	571-264-7486	mpirateerobbins@Gmail.com	
3	Amma Palotes Dot & BO	375 Potrero	4153436338	emma@dotandbo.com	
4	Amberly Armstrong Dot & Bo	375 Potrero	206 280 6777	amberly@dotandbo.com	
5	CARROLL BENTER PAT TIDMORE	423 S. VAN NESS	415 6246965	PATRICKTIDMORE @SBCGLOBAL.NET	

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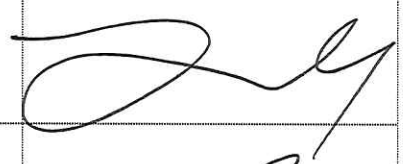
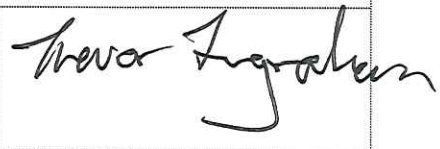
#	Name / Company	Address	Contact Number	Email	Signature
1	Tara Mohtadi	318 Connecticut St SF, CA 94107	214-682-7844	[illegible]	
2	Weston Wear	2650 18th Street SF CA 94110	415-550-8869	acctrec@westonwear.com	
3	JASON YARBROUGH	100 DIAMOND SF 94114	646 657 9043	JASONHAAKEN@gmail.com	
4	Ali Alhoolawi	100 DIAMOND SF 94114	831 347 3412	ali_alhoolawi@yahoo.com	
5	Trevor Ingraham	310 Florida st SF 94110	650.787.4990.	Trevor_ingraham@mac.com	

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#	Name / Company	Address	Contact Number	Email	Signature
1	Angie Cancino	713 clementina #A	415-756-7169	chepa.angie@yahoo.com	
2	Gilbert Lee	2179 45TH Avenue	415-531-1588	jadeland@hotmail.com	
3	MONIQUE CONVERTITO	633 HAMPSHIRE ST #1	415 846.2975	mmmconvertito@gmail.com	
4	Jack Firestone	623 DAN ST.	415.941.1463		
5	Jol Jox JOHN FOX.	2421 16th STREET	415 254-3158	J FOX @ TIPCO CONSTRUCTION .com	

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#	Name / Company	Address	Contact Number	Email	Signature
1	Emilio Sartori	395 Euclid unit 201 S.F., CA 94118	(714) 865-3632	esartori87@gmail.com	
2	Andrew Shipp	2003 California St SF, CA 94115	573 405-7040	ashipp@gppa.com	
3	ARNAU Bosch	1301 York st. 94110 S.F. CA.	415-2986414	arnaubosch@gmail.com	
4	Johan Steiner	1358 Powell St Emeryville 94608	215-692 4337		
5	Michael Loiacono	31 Victoria St San Francisco CA 94132	631-365-9900		

FRANKLIN SQ SOCCER PLAYERS

January 2014

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#	Name / Company	Address	Contact Number	Email	Signature
1	BOB BELT	561 KANSAS ST	(415) 863-5645	BOBBELT94107@YAHOO.COM	
2	David Carvl	1435 16th	415 5581793		
3	SUSAN CARROLL	201 ALABAMA ST	(415)554-3030		
4	John Sweeney	22 NORFOLK	415 902-7519	JTsweeney@yahoo.com	
5	Vinogradova	3395 Balboa St #5			

January 2014

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#	Name / Company	Address	Contact Number	Email	Signature
1	PATRICK TIDMORE	423 S. Van Ness SF	415 626-6863	PATRICKTIDMORE@SBCGLOBAL.NET	
2	Michael Logan	79 GLADSTONE DR S.F. CA 94112	415 828-7518	Mlogancustom@gmail	
3	Jon Pulver	2205 Bryant St	415 655-9633	jpulver@gmail.com	
4	Brett Wedeking	2014 Virginia St Berkeley, CA	415-575-3000	bwedeking@sportsbasement.com	
5	Hongxu Lin	684 S. Van Ness SF 94110	608-335 4679		

January 2014

TRUMARKURBAN

Our proposed development will remove a currently blighted use. The site will be enhanced with a 72-unit mixed-use, residential community, including on-site affordable housing. New homeowners, ground floor retail, and greening of the street will help to activate and improve the neighborhood. Trumark Urban greatly appreciates your support of our development at 346 Potrero Avenue.

By signing below, I hereby support the proposed project at 346 Potrero Avenue.

#	Name / Company	Address	Contact Number	Email	Signature
1	LARRY CAMONDA CO.	510 Page St.	415-741 90-85	larrycamonda@gmail.com	
2	GREYSA RAMIREZ	3011 20th ST	650 2747250	greysa@gmail.com	
3	JOSE AKautak	3547.20st	4153741004		JOSE
4	JERZY PSZONEK	2600 18th #3 SF CA	415-308-6947	JERZYSF@gmail.com	
5					

TRUMARKURBAN

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By signing below, I hereby support the proposed project at 346 Potrero Avenue.

#	Name / Company	Address	Contact Number	Email	Signature
1	Matt Finan / Pvt	328 Utah ST	408-601-7543	matt.finan@gmail.com	
2	Leif Jacobsen	328 Utah St	206-631-9967	leif.jacobsen@hotmail.com	
3	Derek Yamamoto	328 utah st.	206-963-8534	Dwyamamoto14@yahoo.com	
4					
5					

TRUMARKURBAN

Attachment C

Franklin Square Contribution Summary

90 New Montgomery Street, Suite 750
San Francisco, CA 94105 P 415.757.4488

Franklin Square

Trumark Urban Commitment

	Term	Amount / Hours	*Details*
Franklin Square Clean Up Series	2+ Years	600+ Hours	150+ Volunteers
Up Front Contribution	Near Term	$50,000	$6,500 To Date
Ongoing HOA Maintenance Commitment	Initial Annual Over 10 Years Over 30 Years Over 50 Years	$13,000 $145,000 $570,000 $1,260,000	Year 1: $15/mo/du 2.5% Annual Escalation Year 30: $30/mo/du

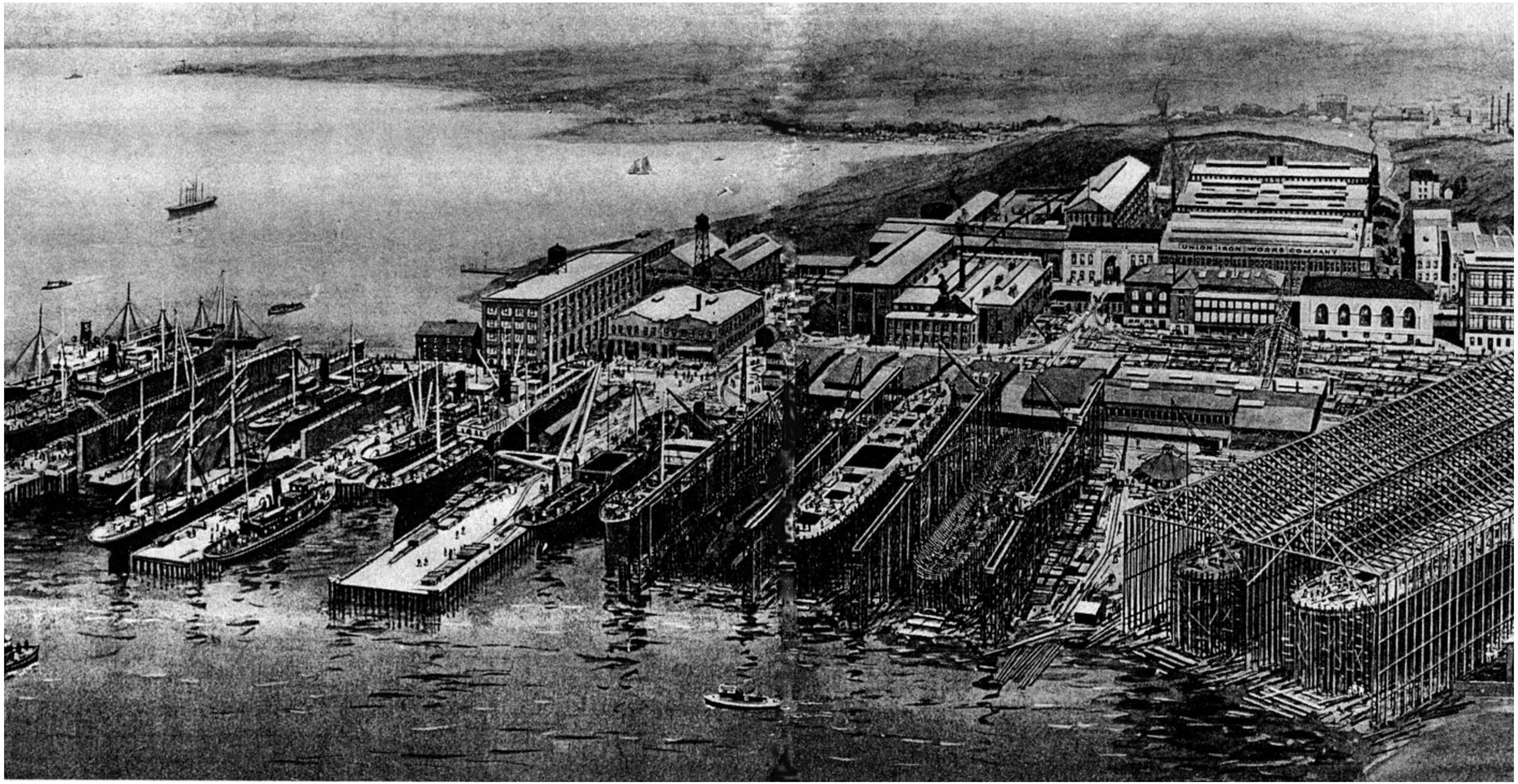
TRUMARKURBAN

July 2014

346 Potrero Avenue

San Francisco, California

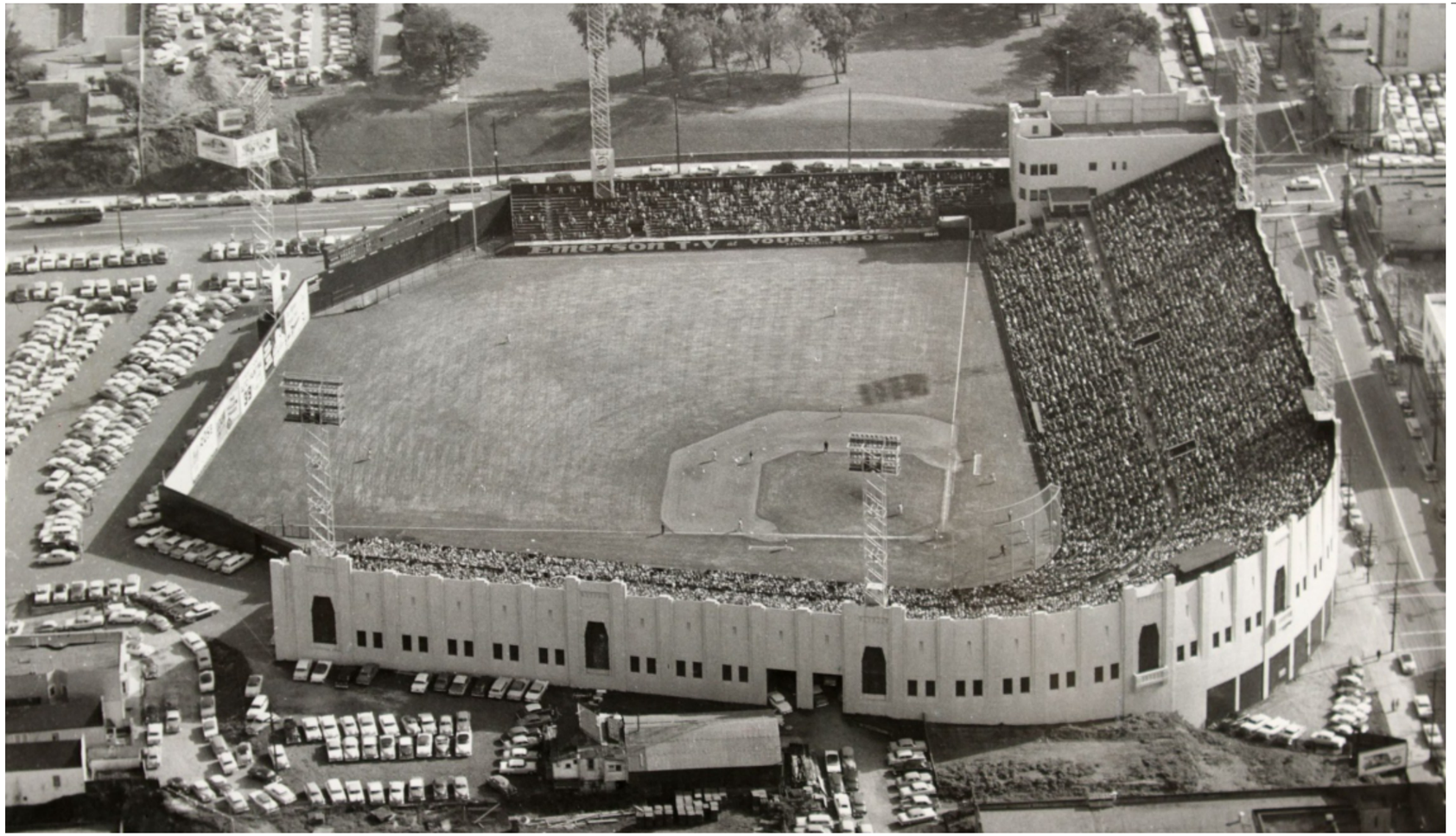
TRUMARK URBAN | HANDEL ARCHITECTS LLP
MILLER CO. LANDSCAPE ARCHITECTS

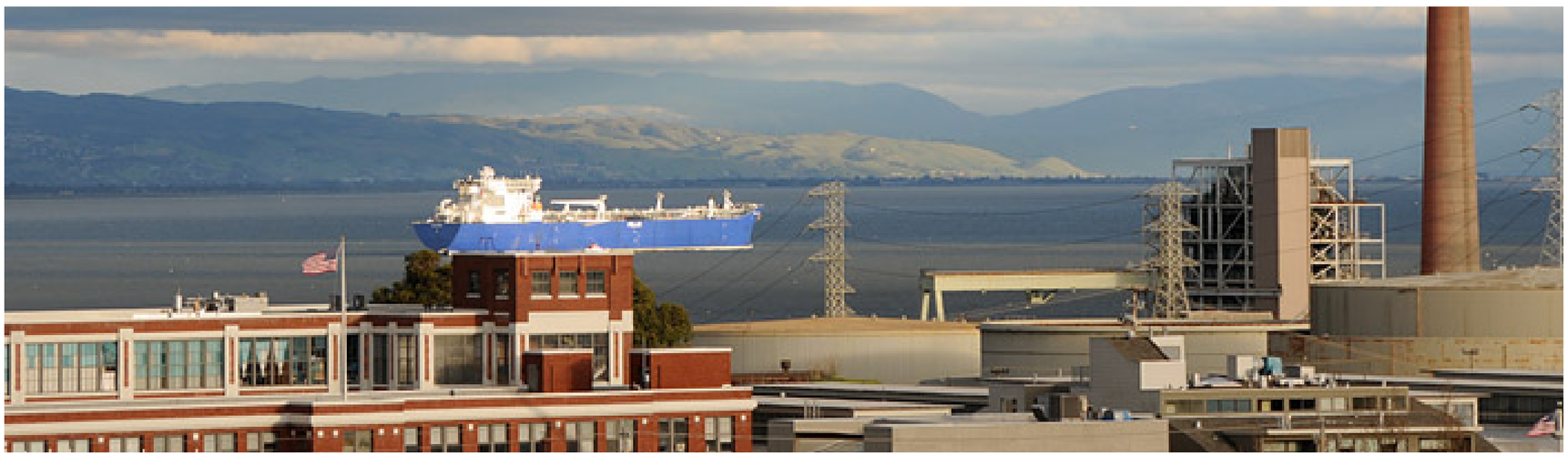

UNION IRON WORKS COMPANY

Contents

2-3 Sheet List
4-5 Neighborhood History and Character
6-7 Vicinity Map, Zoning Map | Local Context Map
8-9 Existing View with Franklin Square
10-11 Existing Views from Neighborhood
12-13 Existing and Proposed View from Potrero Avenue
14-15 Proposed South and East Elevations
16-17 Proposed North and West Elevations
18-19 Existing and Proposed View from Potrero Avenue
20-21 Existing and Proposed Site Plan
22-23 New Site Plan | Project Data
24-25 Plan at Basement | Plan at Level 1
26-27 Plan at Level 2 | Plan at Level 3
28-28 Plan at Level 4 | Plan at Level 5
30-31 Plan at Level 6 | Plan at Level 7
32-33 Plan at Level 8 | Plan at Level 9
34-35 Proposed Sections
36-37 Enlarged Landscape Plan-Streetscape | Rendered View
38-39 Enlarged Landscape Plans-Level 2 | Level 9
40-41 Rendered Views
42-43 Rendered Views
44-45 Rendered Views
46-47 Rendered Views

Hamm's


Emerson TV & Young Bros.

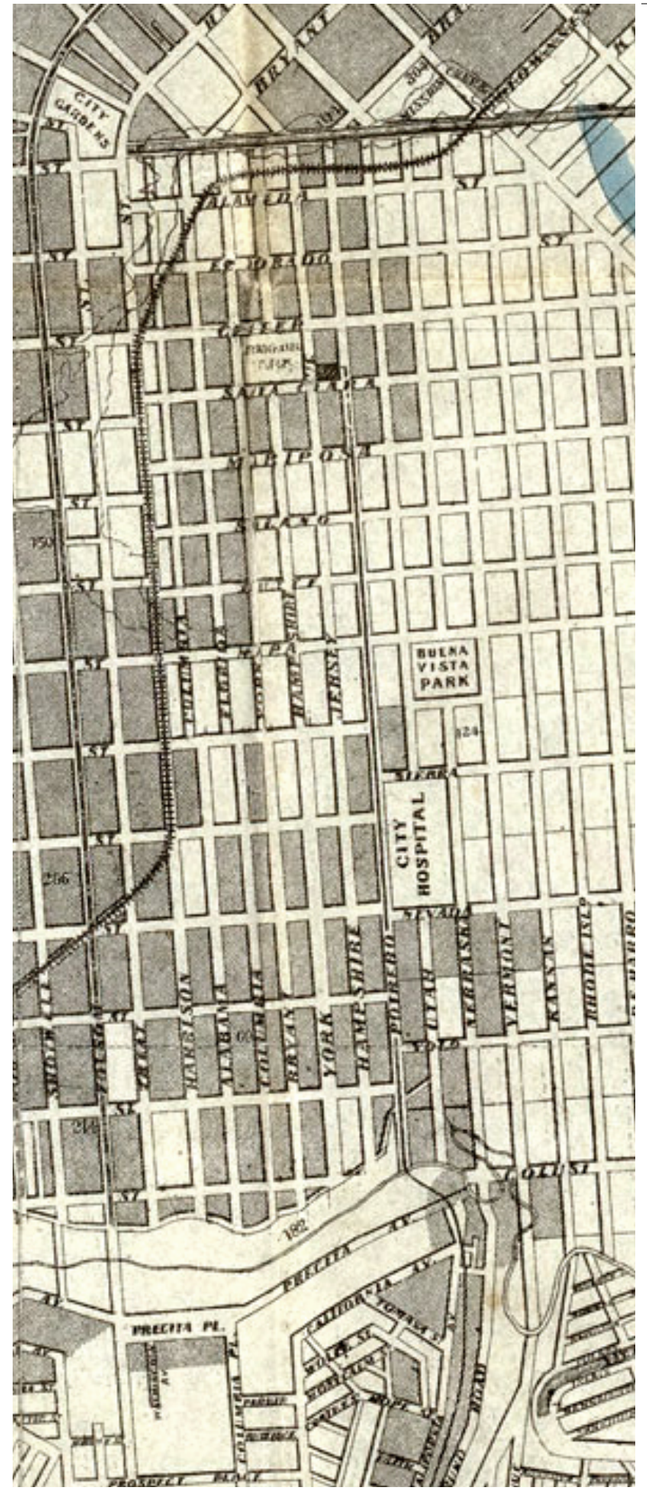


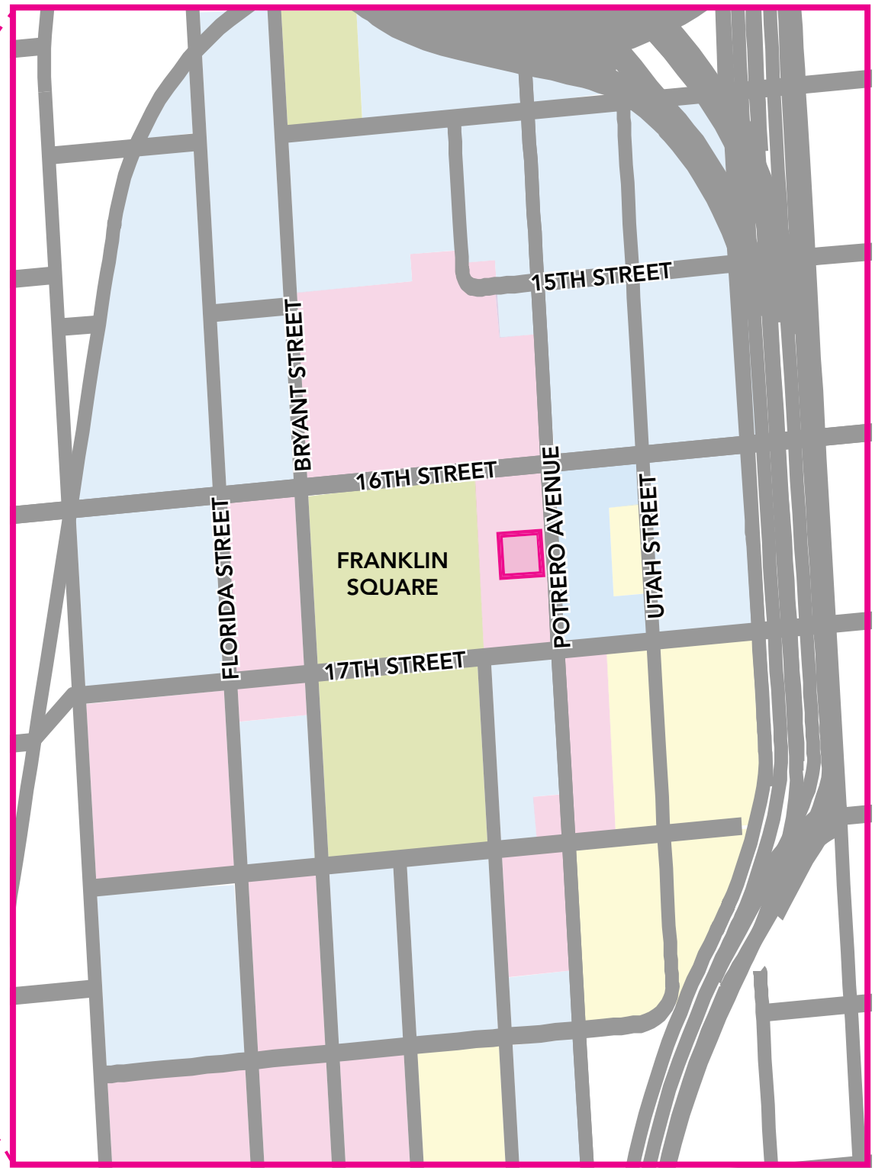
Neighborhood History and Character

In the middle of the 19th century, Potrero was originally connected to San Francisco by the Long Bridge. Then, with the filling of Mission Bay, the once "far-south" became a central hub for many thriving industrial facilities. From the first iron production of Pacific Rolling Mills, to the ship and submarine building efforts through two World Wars, the neighborhood has been shaped for industry and access to the deep waters of the Bay. The Potrero neighborhood has a sense of place defined by the mixture of sunny hillside residential blocks and industrial remnants on broad avenues. At the northern end of Potrero, along the 16th Street corridor, the historic industrial district has made a sensitive transition into Showplace Square. The Hamm's Brewery has transformed into a best-in-class creative office building. And although unique landmarks such as the Seal's Stadium have been razed, the density and use of the neighborhood still reflects their once large-scale presence.

The goal of the development team for 346 Potrero Avenue is to strike a chord of continuity with the industrial past of Potrero and the Mission and celebrate its urban, transit-oriented future. A mixed-use building, providing dense, high quality housing units is vital to the maturity of Potrero Avenue.

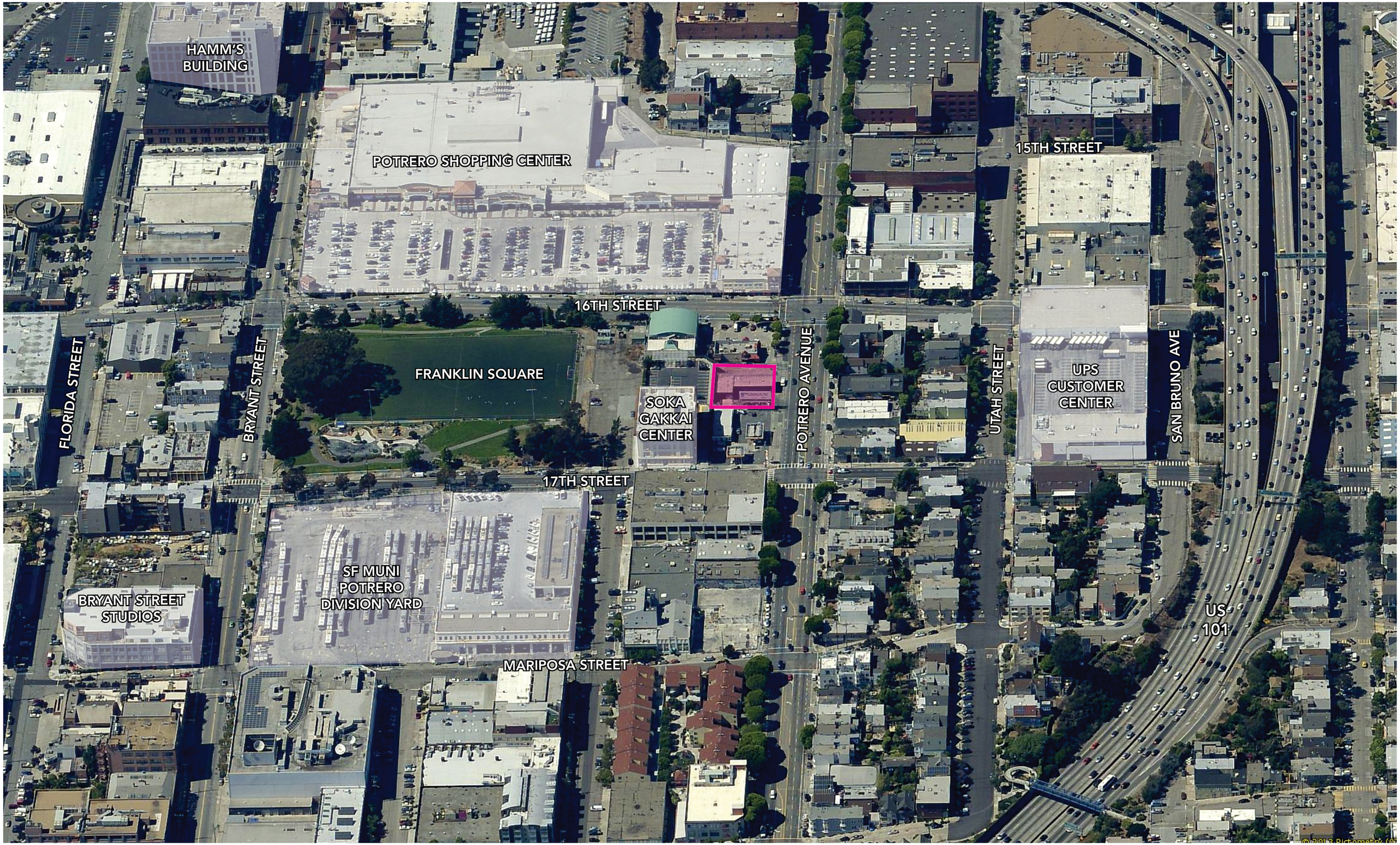
The project has been designed with an external, cast-in-place concrete structure in a diagonal grid. Building such a structure will require bold and elegant craftsmanship and is in keeping with the neighborhood's historic "art" of industrial construction. The largely column-free interior allows clear internal layouts. Residents and families in every unit will enjoy abundant access to light and air on "Juliet" balconies which also offer opportunities for planting. The rooftop facing adjacent Franklin Park features a common planted terrace. The resulting building exterior will be layered with human activity, material texture, and greenery.





EASTERN NEIGHBORHOODS: Mission | Potrero Hill | Central Waterfront

ZONING DISTRICTS: Urban Mixed Use | Production, Distribution, and Repair | Residential House Two Family | Public



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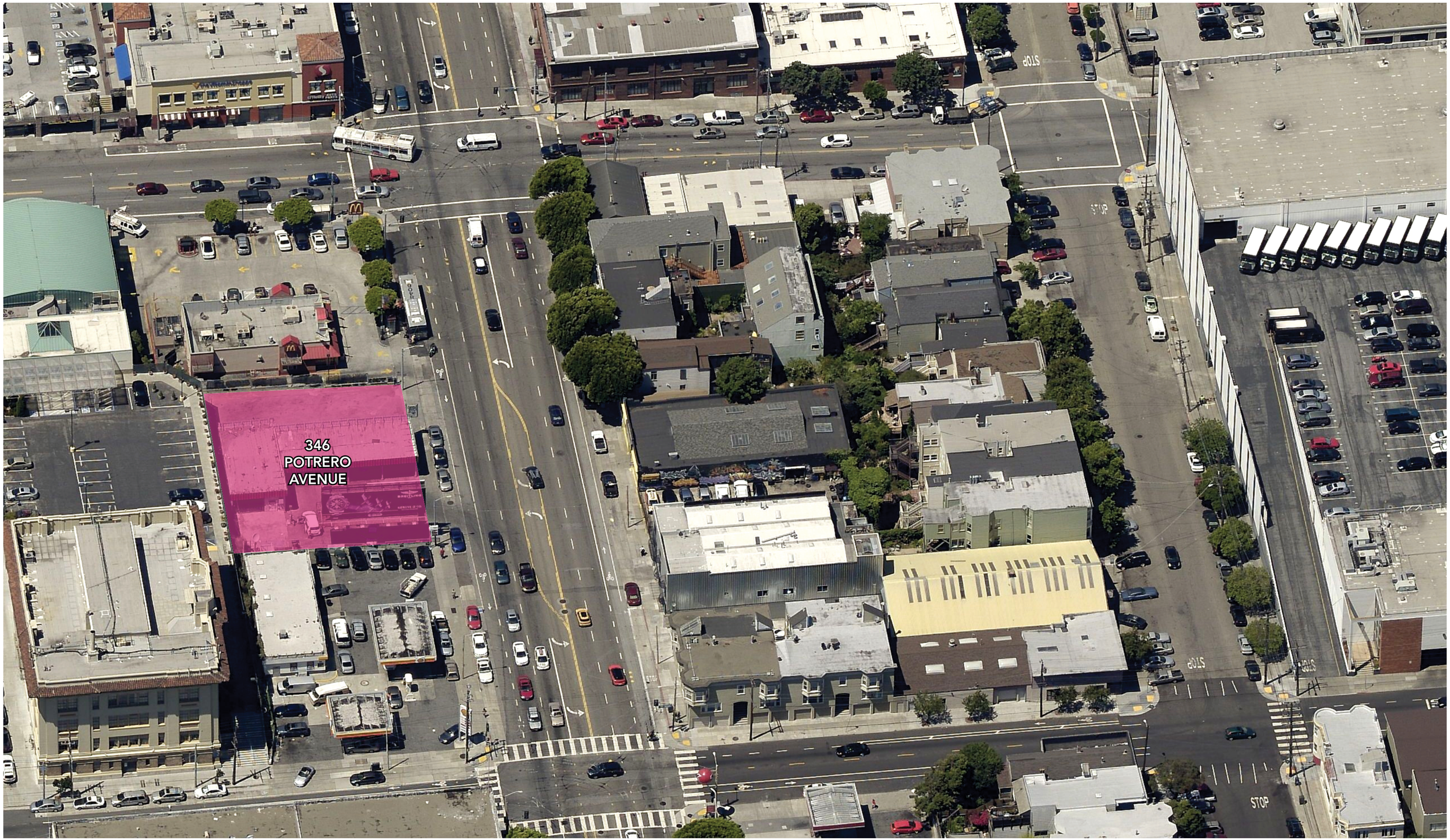
MILLER CO. LANDSCAPE ARCHITECTS

8 Existing View with Franklin Square


346
POTRERO
AVENUE
STOP
STOP
STOP

1

2

4

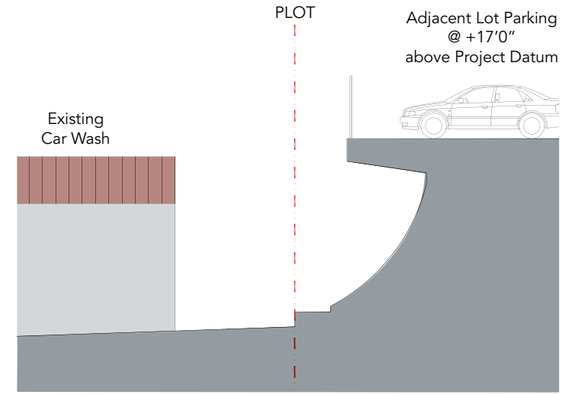
10 Existing Views from Neighborhood

3

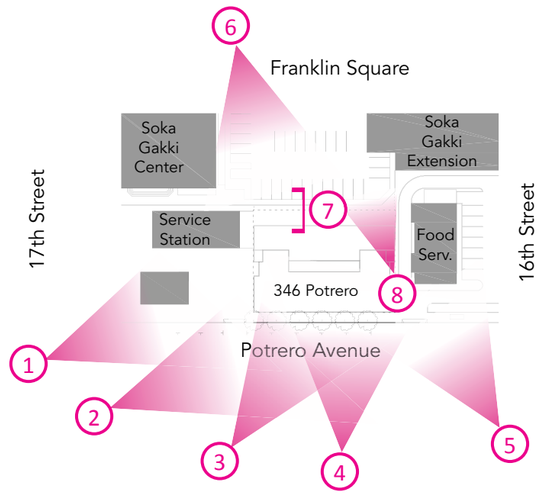
5

6

8 VIEW OF ADJACENT LOT AT REAR PLOT LINE



7 EXISTING SECTION AT REAR PLOT LINE



Existing Site Key Plan | NTS

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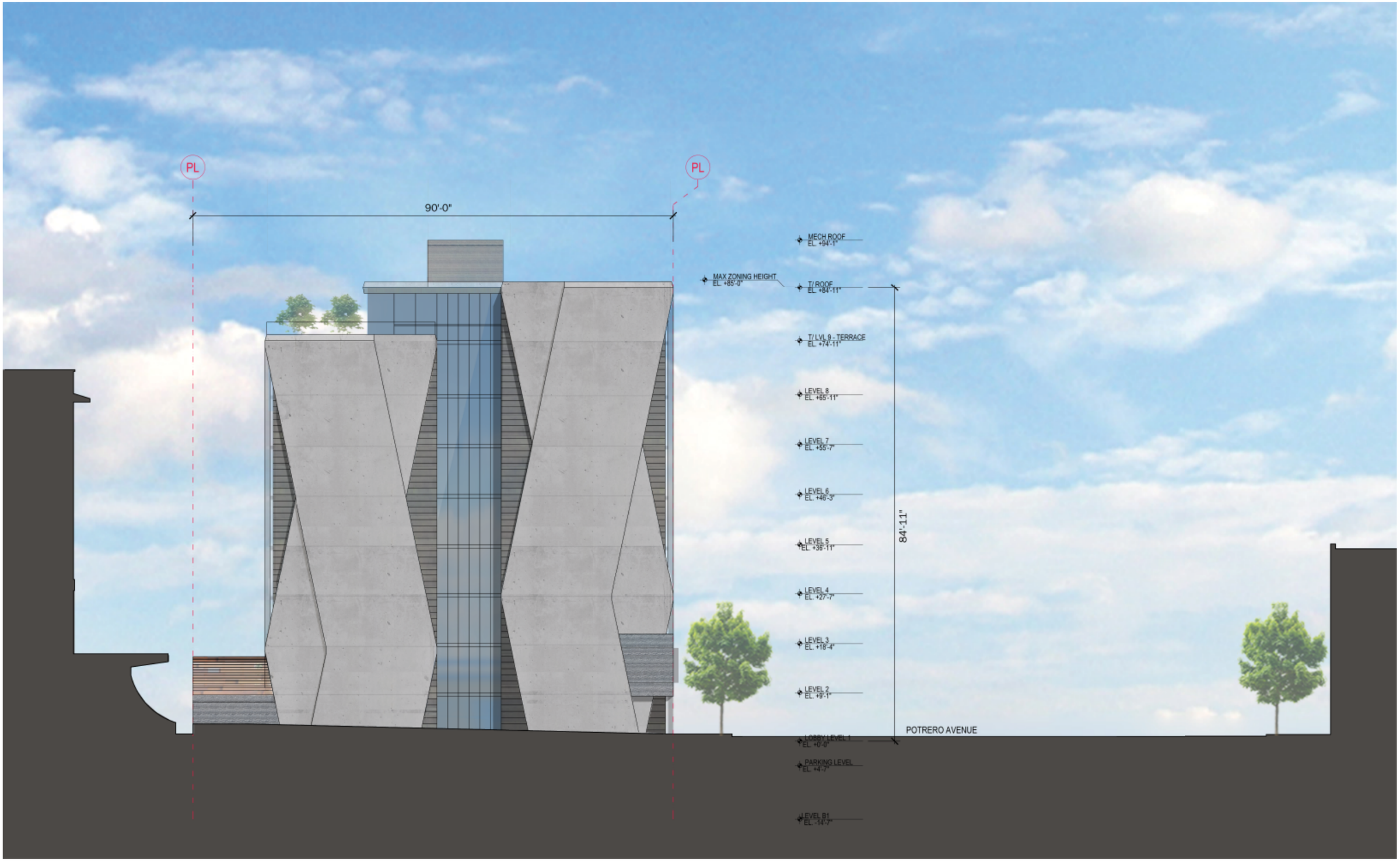
12 Existing and Proposed View from 16th Street and Potrero Avenue



1" = 16'-0"

14 Proposed South and East Elevations

PL
PL
125'-0"
MECH ROOF
EL. +94'-1"
MAX ZONING HEIGHT
EL. +85'-0"
T/ ROOF
EL. +84'-11"
T/ LVL 9 - TERRACE
EL. +74'-11"
LEVEL 8
EL. +65'-11"
LEVEL 7
EL. +55'-7"
LEVEL 6
EL. +46'-3"
LEVEL 5
EL. +36'-11"
LEVEL 4
EL. +27'-7"
LEVEL 3
EL. +18'-4"
LEVEL 2
EL. +9'-1"
LOBBY LEVEL 1
EL. +0'-0"
PARKING LEVEL
EL. +4'-7"
LEVEL B1
EL. -14'-7"
84'-11"
T/F.F.
EL. +1
T/F.F.
EL. +0'-0"
T/F.F.
EL. (-)3'-4 1/2"

1" = 16'-0"

16 Proposed North and West Elevations

PL
PL
125'-0"
MECH ROOF
EL. +94'-1"
MAX ZONING HEIGHT
EL. +85'-0"
T/ ROOF
EL. +84'-11"
T/ LVL 9 - TERRACE
EL. +74'-11"
LEVEL 8
EL. +65'-11"
LEVEL 7
EL. +55'-7"
LEVEL 6
EL. +46'-3"
LEVEL 5
EL. +36'-11"
LEVEL 4
EL. +27'-7"
LEVEL 3
EL. +18'-4"
LEVEL 2
EL. +9'-1"
LOBBY LEVEL 1
EL. +0'-0"
PARKING LEVEL
EL. +4'-7"
LEVEL B1
EL. -14'-7"
84'-11"

18 Existing and Proposed View from Potrero Avenue

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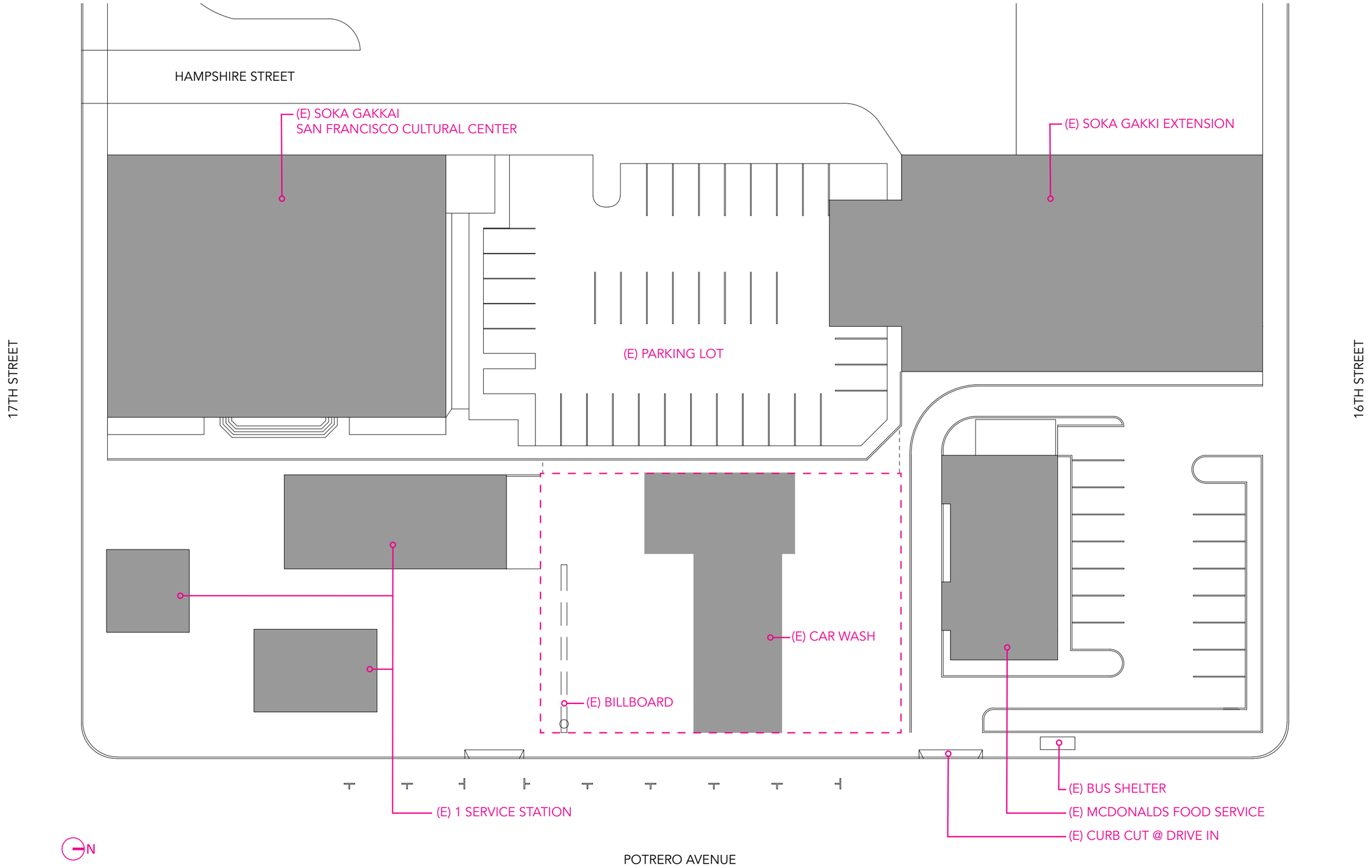
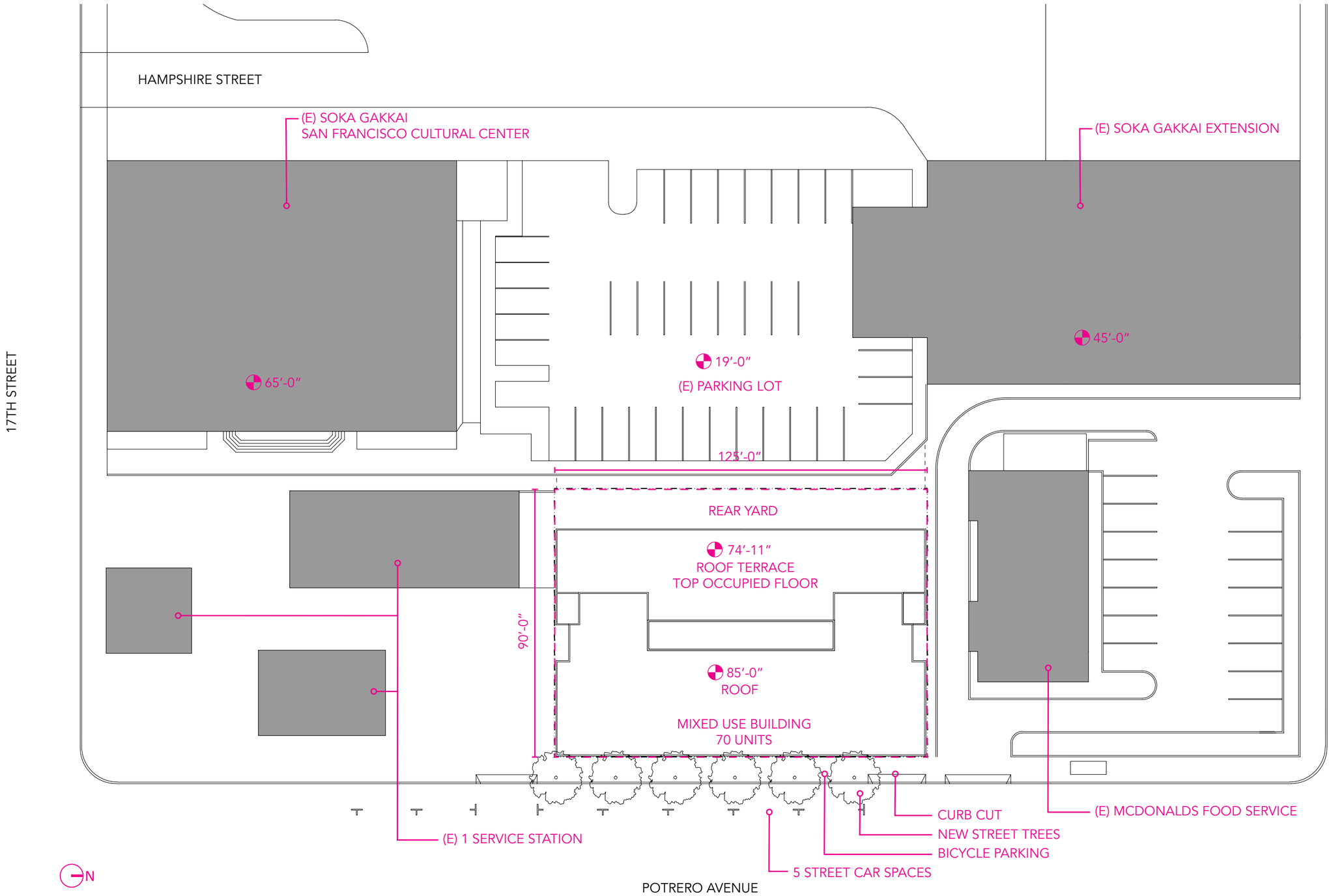
MILLER CO. LANDSCAPE ARCHITECTS


HAMPSHIRE STREET
(E) SOKA GAKKAI
SAN FRANCISCO CULTURAL CENTER
(E) SOKA GAKKI EXTENSION
17TH STREET
16TH STREET
(E) PARKING LOT
(E) CAR WASH
(E) BILLBOARD
(E) 1 SERVICE STATION
(E) BUS SHELTER
(E) MCDONALDS FOOD SERVICE
(E) CURB CUT @ DRIVE IN
N
POTRERO AVENUE

1/32" = 1'-0"



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MILLER CO. LANDSCAPE ARCHITECTS

REAR YARD BELOW
74'-11"
ROOF TERRACE
TOP OCCUPIED FLOOR
ROOF
85'-0"
MIXED USE BUILDING
70 UNITS
N

1/16" = 1'-0"

COMMON AND PRIVATE OPEN SPACE TABULATIONS

	PRIVATE OPEN SPACE SQ. FT. FLOOR TOTAL	COMMON OPEN SPACE SQ. FT. FLOOR TOTAL
ROOF	3 x 80 SQ. FT. = 240 SQ. FT.	3,206 SQ. FT.
LEVEL 9	0	0
LEVEL 8	0	0
LEVEL 7	0	0
LEVEL 6	0	0
LEVEL 5	0	0
LEVEL 4	0	0
LEVEL 3	0	0
LEVEL 2	2 x 80 SQ. FT. = 160 SQ. FT.	1,400 SQ. FT.
LEVEL 1	0	0
LEVEL B1	0	0
	400 SQ. FT.	**4,606 SQ. FT.**

TOTAL NUMBER OF UNITS WITH PRIVATE OPEN SPACE PROVIDED
3 + 2 = **5 UNITS**

COMMON OPEN SPACE REQUIRED
70 (total units) - 5 (units with private open space) = 65 units x 80 sq. ft. = **5,200 SQ. FT.**

TOTAL AMOUNT OF OPEN SPACE PROVIDED
400 sq. ft. (private) + 4,606 sq. ft. (common) = **5,006 SQ. FT.**

UNIT MATRIX

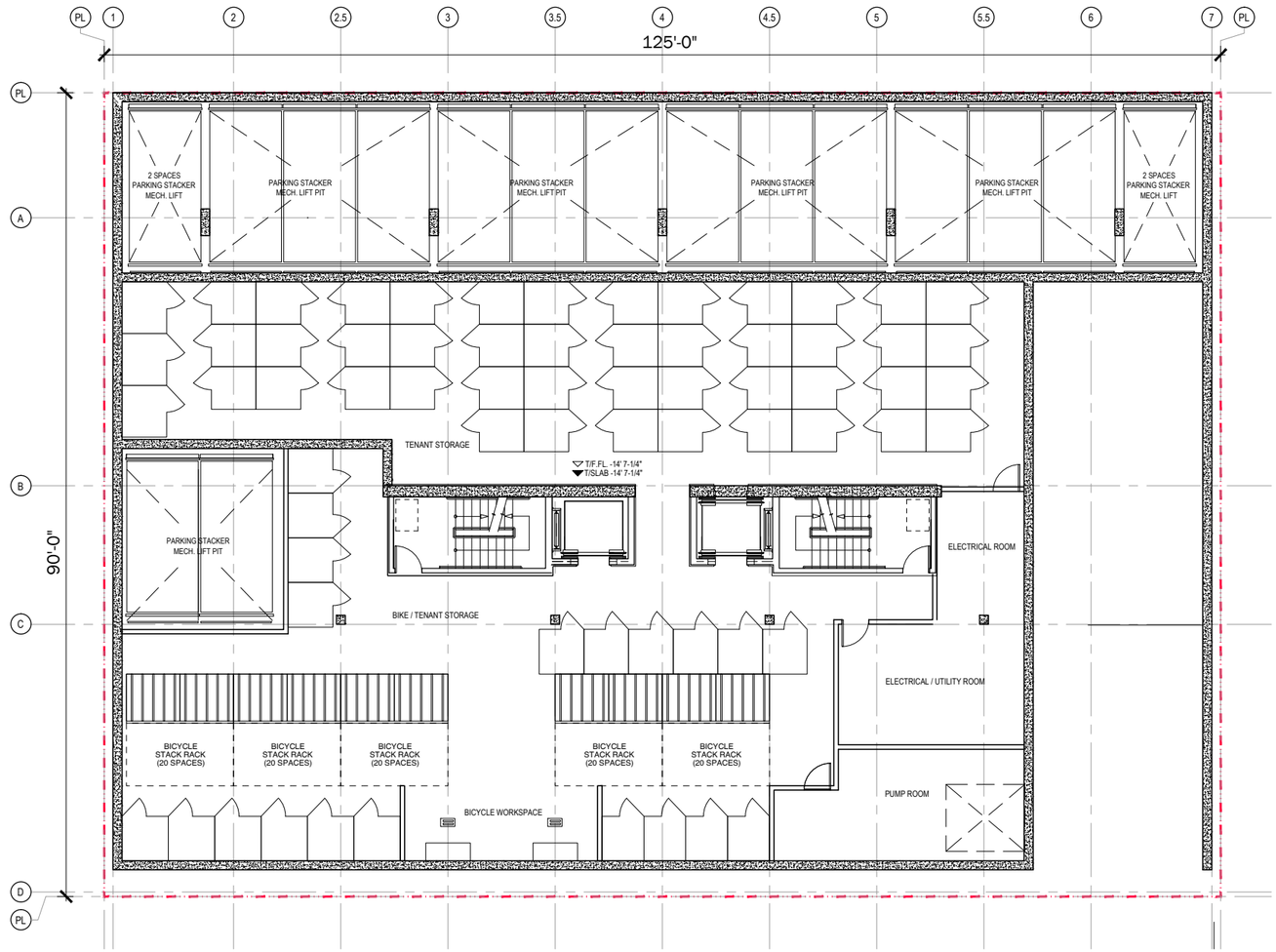
	1-BD 1-BA	2-BD 2-BA	3-BD 2-BA	TOTAL
LEVEL 9	1	1	2	4
LEVEL 8	6	4	0	10
LEVEL 7	6	4	0	10
LEVEL 6	6	4	0	10
LEVEL 5	6	4	0	10
LEVEL 4	6	4	0	10
LEVEL 3	6	4	0	10
LEVEL 2	1	5	0	6
LEVEL 1	0	0	0	0
LEVEL B1	0	0	0	0
	38 UNITS 54.3%	30 UNITS 42.9%	2 UNITS 2.9%	**70 UNITS**

PARKING

	CAR	BIKE CLASS 2	BIKE CLASS 1
LEVEL 1		6	
LEVEL 1 (-4'6")	43		
LEVEL B1			72
	43	6	72

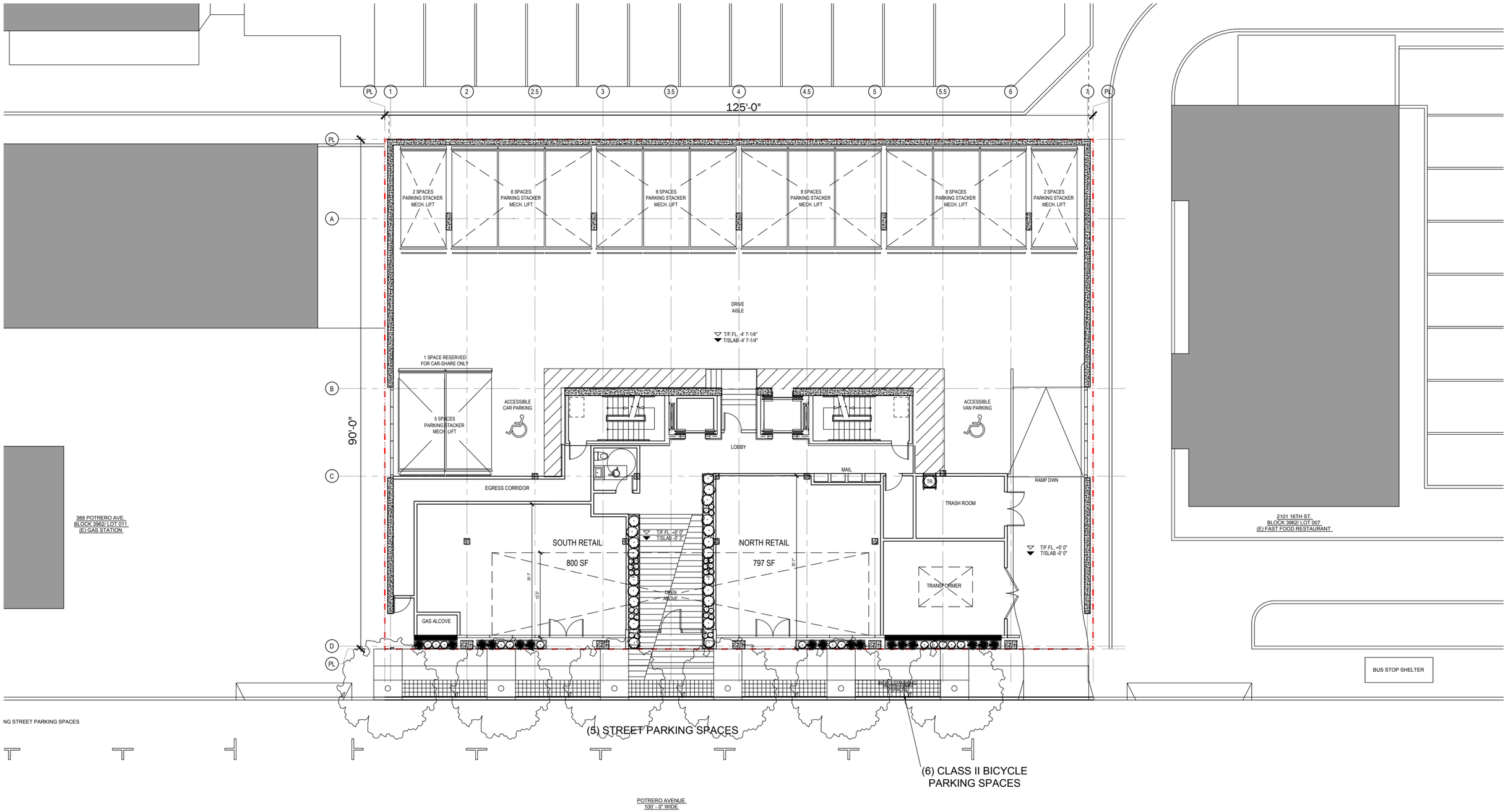
GSF (PER SEC 102.9)

	RESIDENTIAL			RETAIL	TOTAL	EXEMPTED GSF		TOTAL
	NET	COMMON	GROSS RES			PARKING	MECH + UTILITY	EXEMPTED INCL.
ROOF					0			0
LEVEL 9	4,826	918	5,774		5,744			5,744
LEVEL 8	7,950	1,040	8,990		8,990			8,990
LEVEL 7	7,950	1,040	8,990		8,990			8,990
LEVEL 6	7,950	1,040	8,990		8,990			8,990
LEVEL 5	7,950	1,040	8,990		8,990			8,990
LEVEL 4	7,950	1,040	8,990		8,990			8,990
LEVEL 3	7,950	1,040	8,990		8,990			8,990
LEVEL 2	5,321	2,570	7,891		7,891			7,891
LEVEL 1	0	1,373	1,373	1,597	2,970	6,050	1,790	10,810
LEVEL B1			990		990	2,882	5,774	9,646
	57,847 SQ. FT.	12,091 SQ. FT.	69,938 SQ. FT.	1,597 SQ. FT.	**71,535 SQ. FT.**	8,932 SQ. FT.	7,564 SQ. FT.	**88,031 SQ. FT.**


PL
1
2
2.5
3
3.5
4
4.5
5
5.5
6
7
PL
125'-0"
A
B
C
D
PL
90'-0"
2 SPACES PARKING STACKER MECH. LIFT
PARKING STACKER MECH. LIFT PIT
PARKING STACKER MECH. LIFT PIT
PARKING STACKER MECH. LIFT PIT
PARKING STACKER MECH. LIFT PIT
2 SPACES PARKING STACKER MECH. LIFT
TENANT STORAGE
T/F.F.L. -14' 7-1/4"
T/SLAB -14' 7-1/4"
PARKING STACKER MECH. LIFT PIT
ELECTRICAL ROOM
BIKE / TENANT STORAGE
ELECTRICAL / UTILITY ROOM
BICYCLE STACK RACK (20 SPACES)
BICYCLE STACK RACK (20 SPACES)
BICYCLE STACK RACK (20 SPACES)
BICYCLE STACK RACK (20 SPACES)
BICYCLE STACK RACK (20 SPACES)
BICYCLE WORKSPACE
PUMP ROOM

N

1/16" = 1'-0"


PL
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125'-0"
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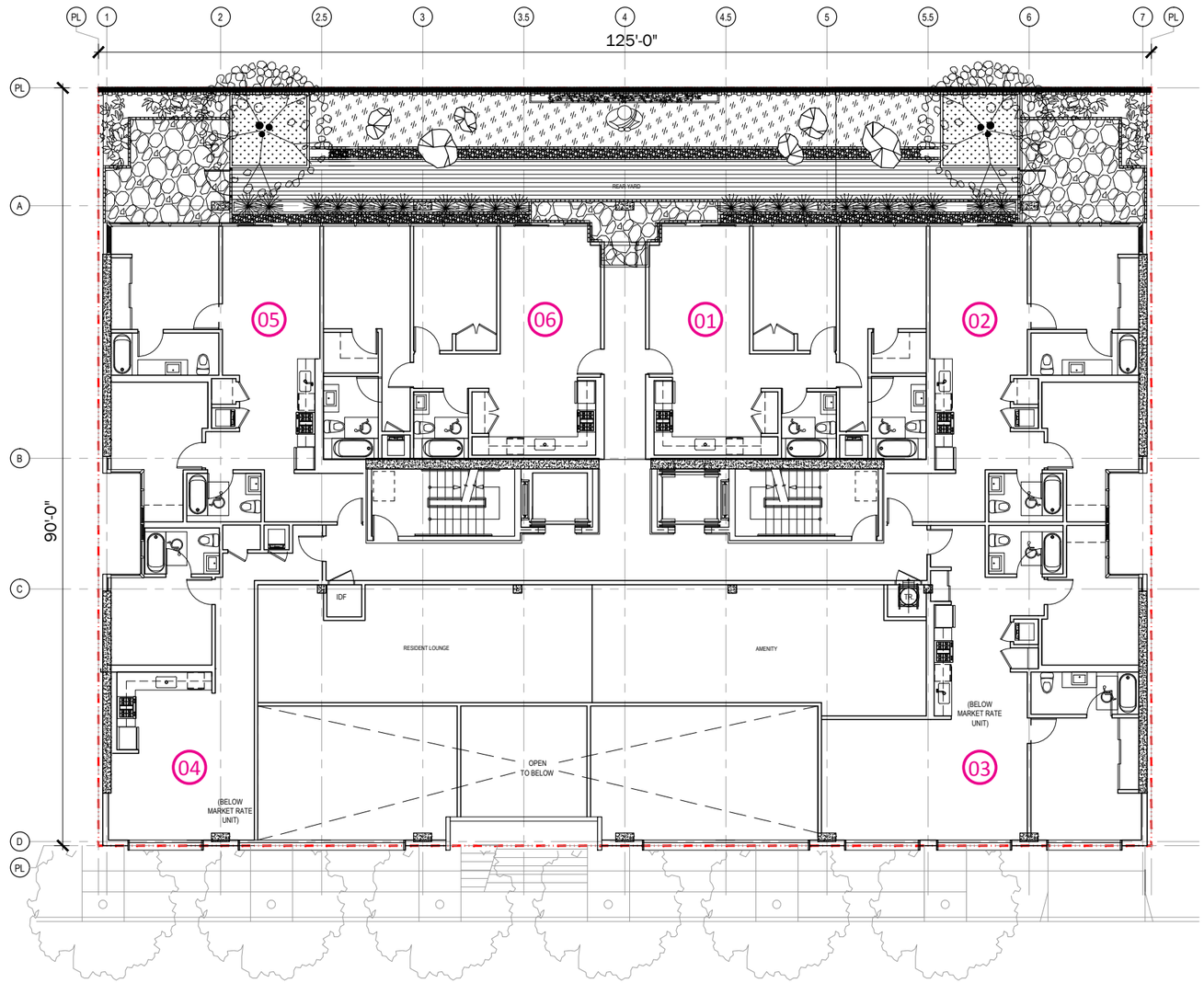
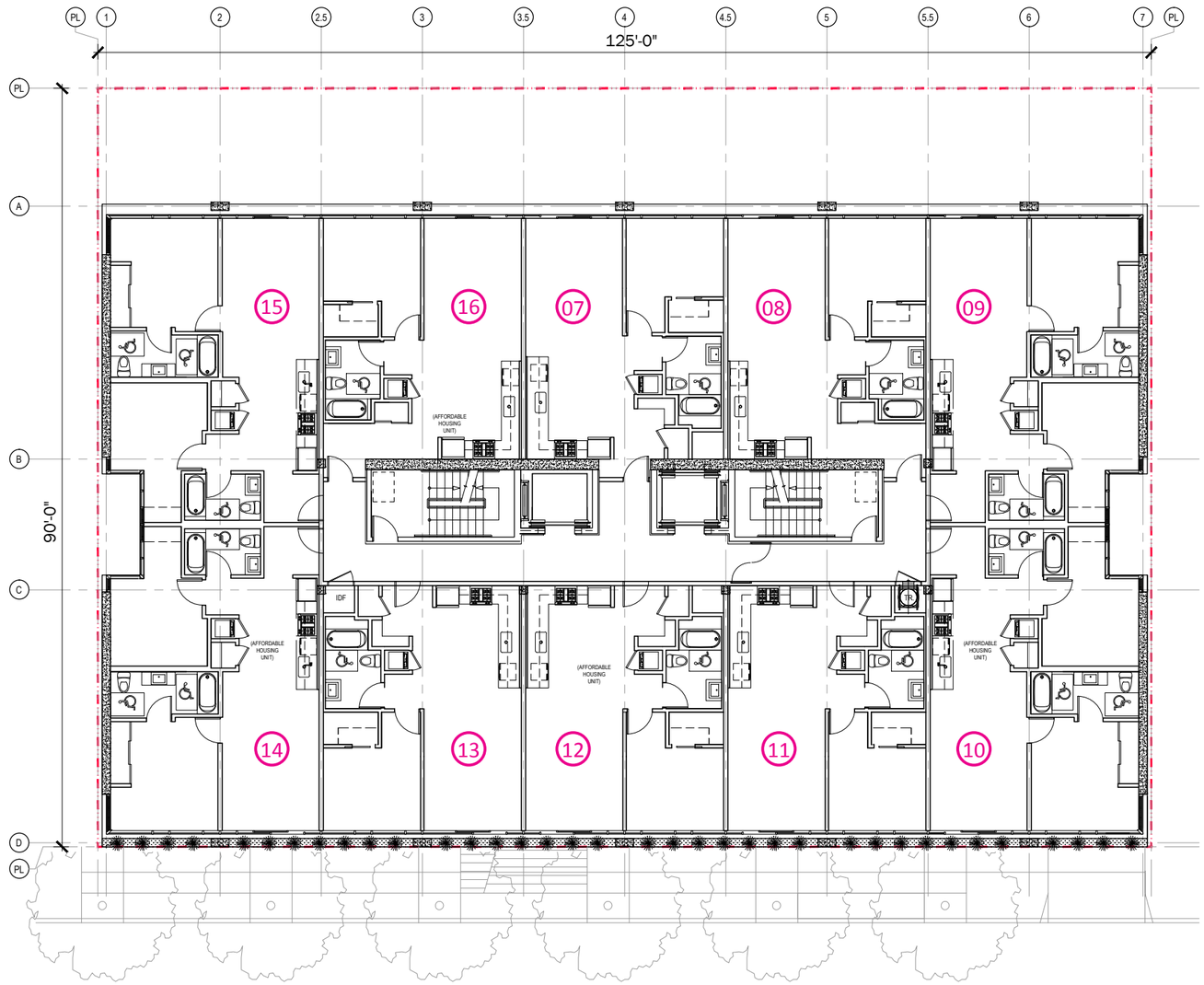
PL
90'-0"
2 SPACES PARKING STACKER MECH. LIFT
8 SPACES PARKING STACKER MECH. LIFT
8 SPACES PARKING STACKER MECH. LIFT
8 SPACES PARKING STACKER MECH. LIFT
8 SPACES PARKING STACKER MECH. LIFT
2 SPACES PARKING STACKER MECH. LIFT
DRIVE AISLE
T/F.FL. -4' 7-1/4"
T/SLAB -4' 7-1/4"
1 SPACE RESERVED FOR CAR-SHARE ONLY
5 SPACES PARKING STACKER MECH. LIFT
ACCESSIBLE CAR PARKING
ACCESSIBLE VAN PARKING
LOBBY
MAIL
EGRESS CORRIDOR
TR.
TRASH ROOM
RAMP DWN
T/F.FL. +0' 0"
T/SLAB -0' 3"
SOUTH RETAIL
800 SF
NORTH RETAIL
797 SF
T/F.FL. +0' 0"
T/SLAB -0' 0"
TRANSFORMER
OPEN ABOVE
GAS ALCOVE
388 POTRERO AVE.
BLOCK 3962/ LOT 011
(E) GAS STATION
2101 16TH ST.
BLOCK 3962/ LOT 007
(E) FAST FOOD RESTAURANT
BUS STOP SHELTER
NG STREET PARKING SPACES
(5) STREET PARKING SPACES
(6) CLASS II BICYCLE PARKING SPACES
POTRERO AVENUE
100' - 0" WIDE



Potrero Avenue

N

1/16" = 1'-0"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125'-0"
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D
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90'-0"
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16
07
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12
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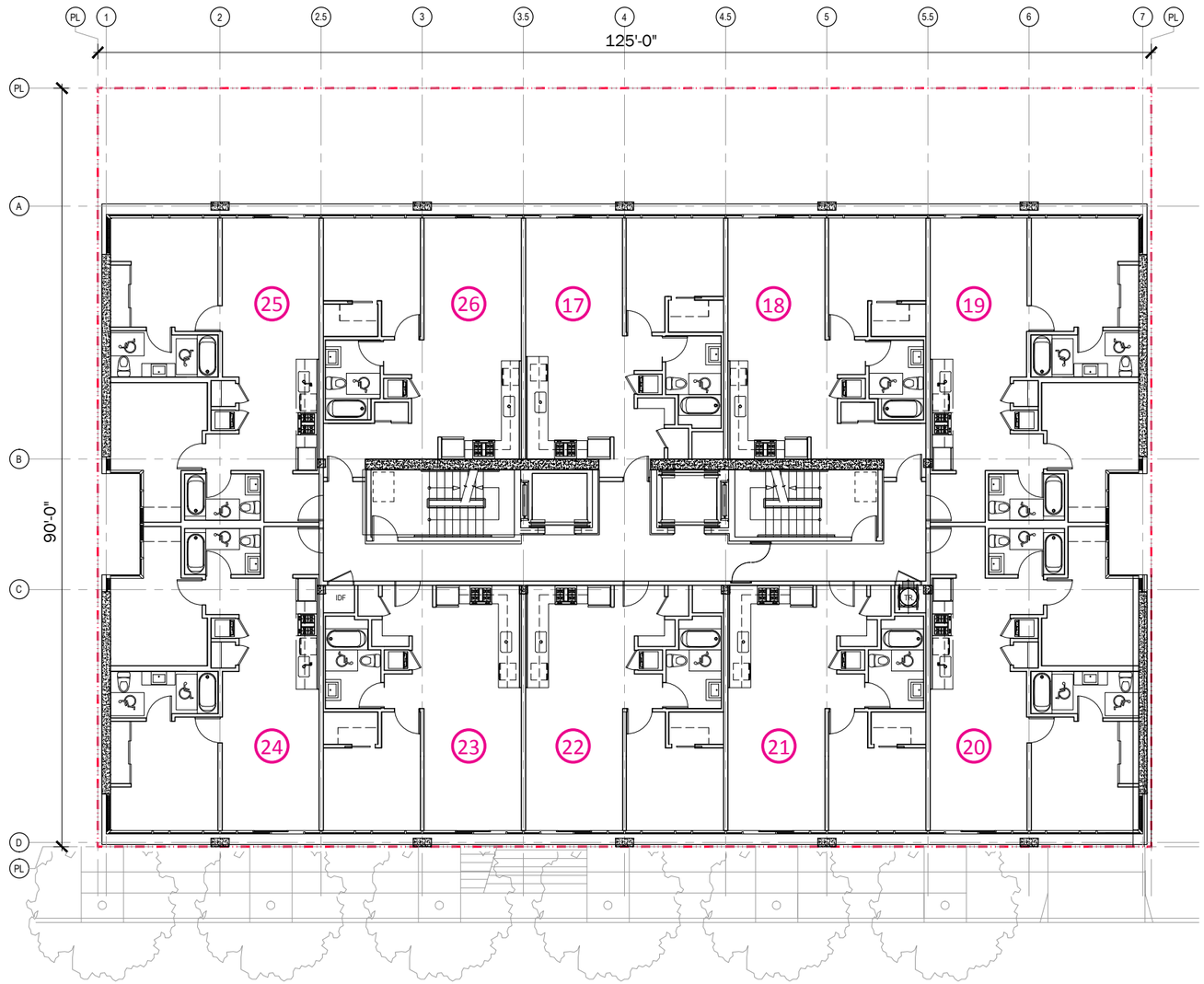
10
(AFFORDABLE HOUSING UNIT)
IDF
Potrero Avenue


PL
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125'-0"
A
B
C
D
PL
90'-0"
25
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17
18
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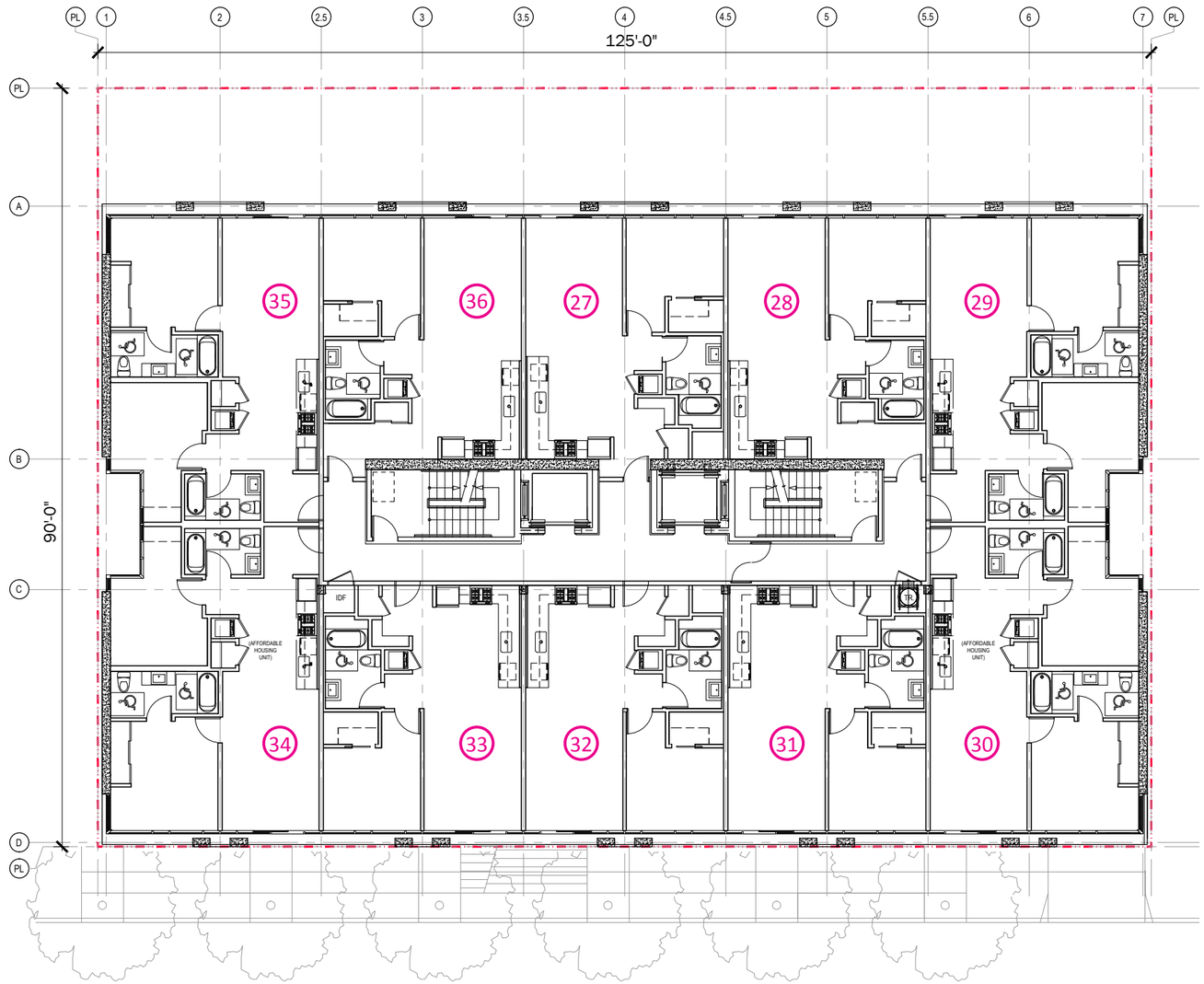
23
22
21
20
IDF
Potrero Avenue

N

1/16" = 1'-0"



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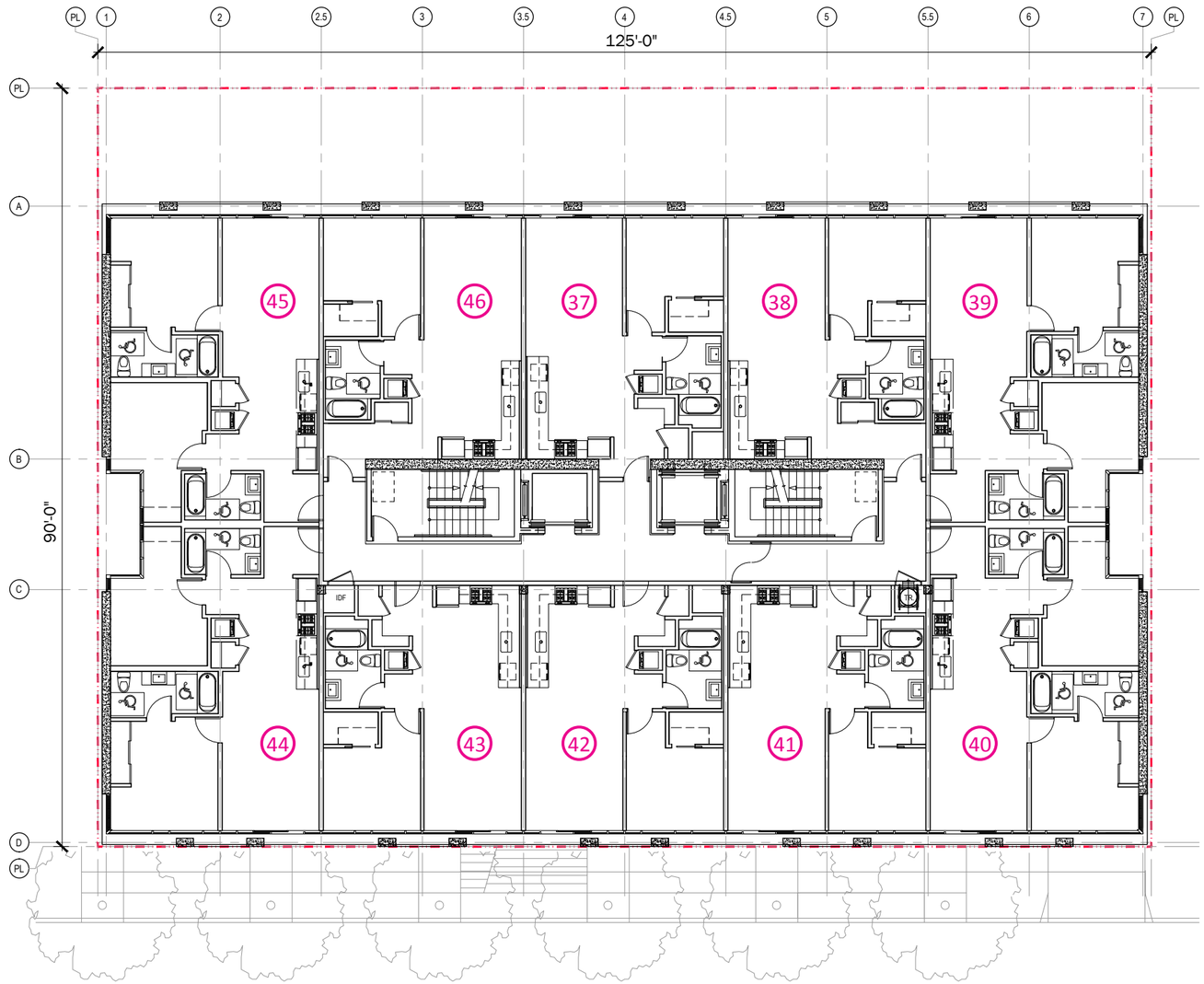
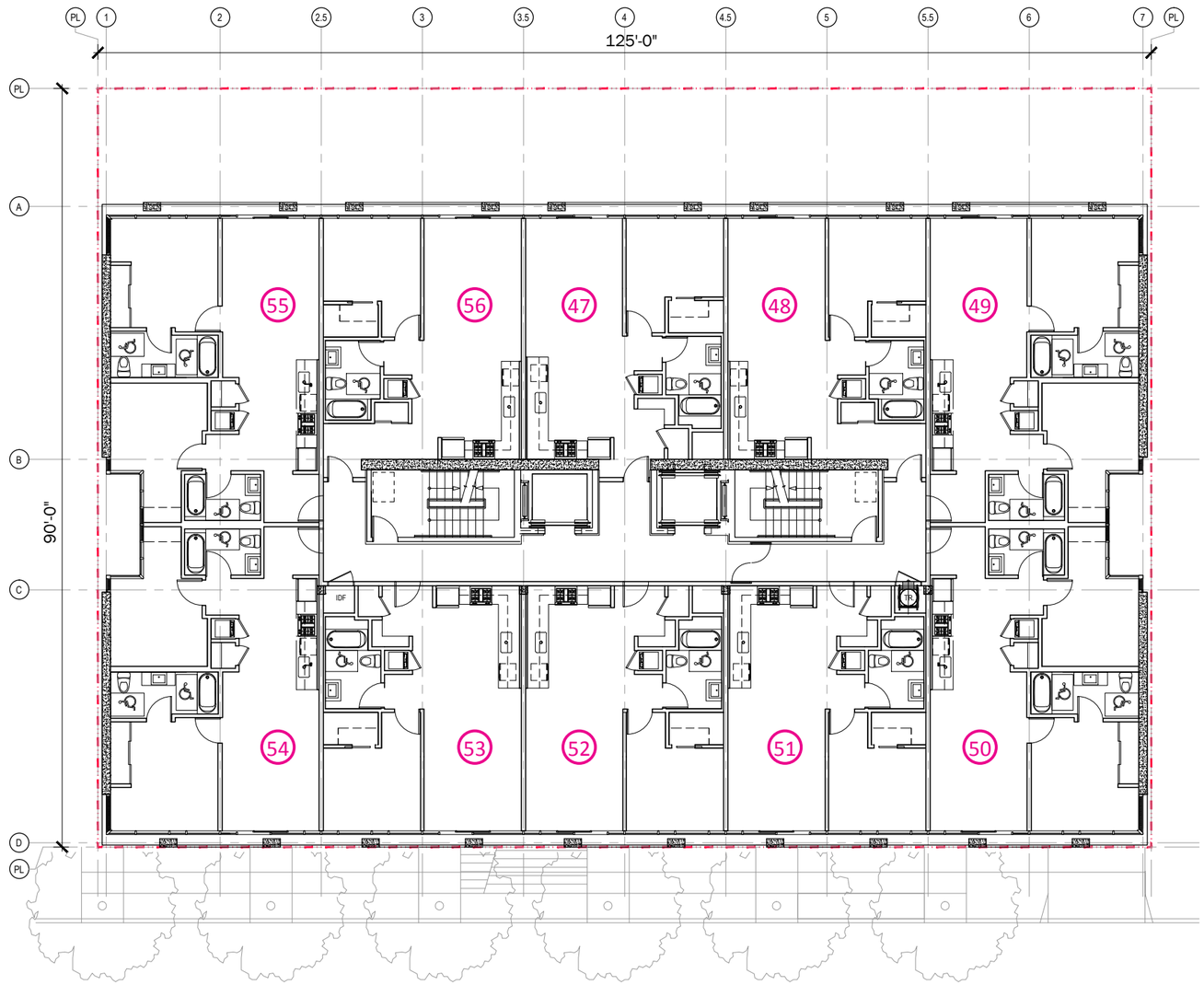
MILLER CO. LANDSCAPE ARCHITECTS



Potrero Avenue

N

1/16" = 1'-0"



Potrero Avenue

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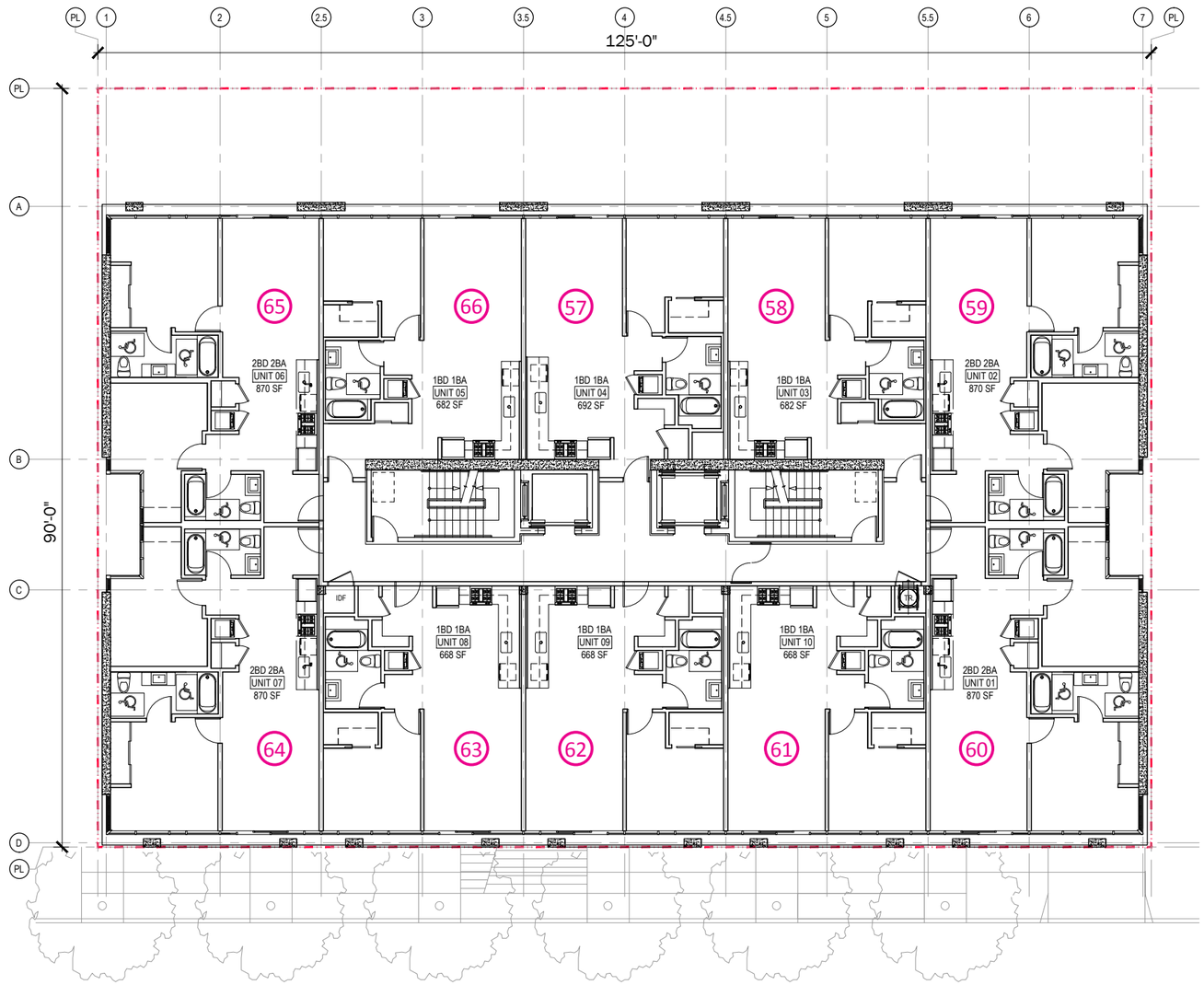
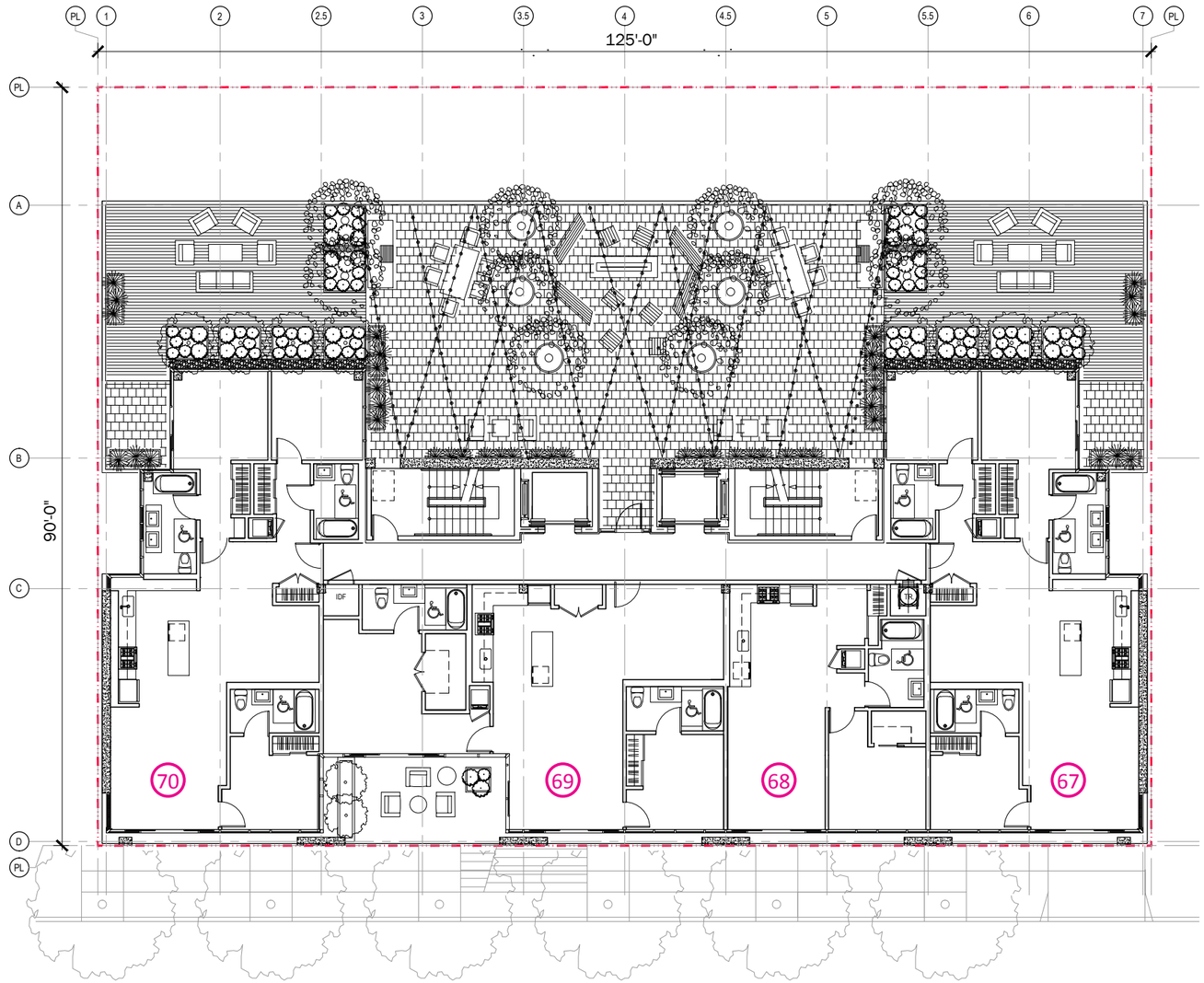
MILLER CO. LANDSCAPE ARCHITECTS



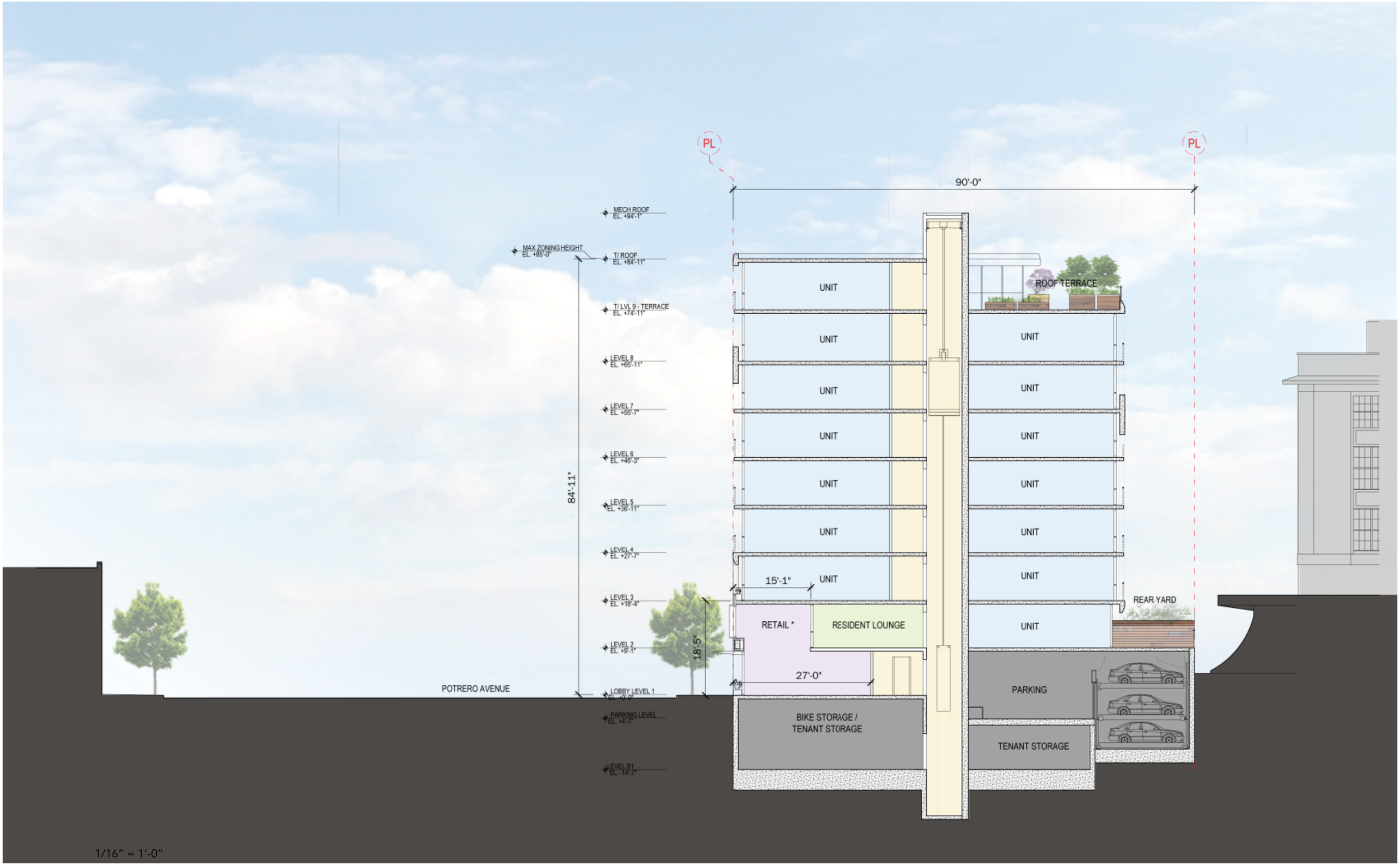
Potrero Avenue

N

1/16" = 1'-0"



Potrero Avenue


PL
PL
90'-0"
MECH ROOF
EL. +94'-1"
MAX ZONING HEIGHT
EL. +85'-0"
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T/ LVL 9 - TERRACE
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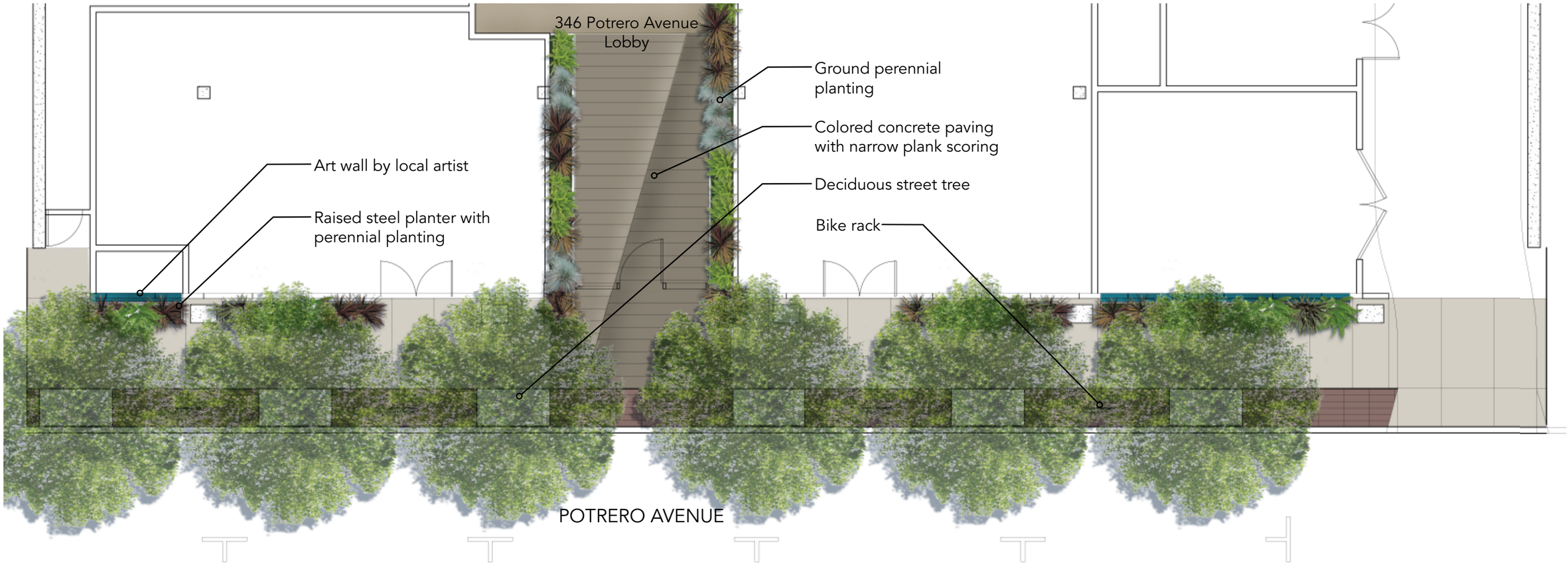
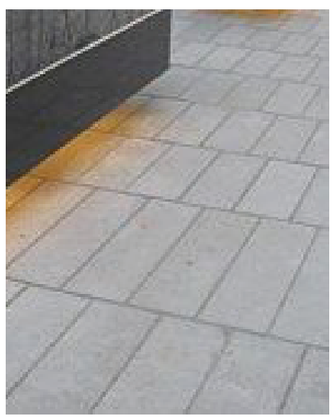
LEVEL 8
EL. +65'-11"
LEVEL 7
EL. +55'-7"
LEVEL 6
EL. +46'-3"
LEVEL 5
EL. +36'-11"
LEVEL 4
EL. +27'-7"
LEVEL 3
EL. +18'-4"
LEVEL 2
EL. +9'-1"
LOBBY LEVEL 1
EL. +0'-0"
PARKING LEVEL
EL. -4'-7"
LEVEL B1
EL. -14'-7"
84'-11"
18'-5"
POTRERO AVENUE
UNIT
ROOF TERRACE
15'-1"
RETAIL *
RESIDENT LOUNGE
27'-0"
BIKE STORAGE /
TENANT STORAGE
PARKING
TENANT STORAGE
REAR YARD

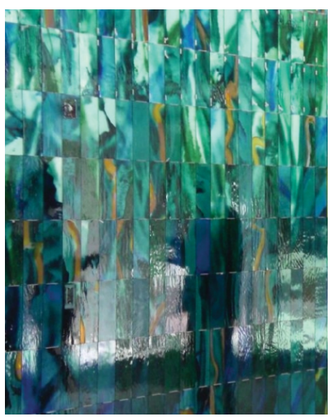
1/16" = 1'-0"

PL
PL
125'-0"
MECH ROOF
EL. +94'-1"
MAX ZONING HEIGHT
EL. +85'-0"
T/ ROOF
EL. +84'-11"
T/ LVL 9 - TERRACE
EL. +74'-11"
LEVEL 8
EL. +65'-11"
LEVEL 7
EL. +55'-7"
LEVEL 6
EL. +46'-3"
LEVEL 5
EL. +36'-11"
LEVEL 4
EL. +27'-7"
LEVEL 3
EL. +18'-4"
LEVEL 2
EL. +9'-1"
84'-11"
T/F FL
EL. +1'- 6 1/2"
LOBBY LEVEL 1
EL. +0'-0"
PARKING LEVEL
EL. +4'-1"
LEVEL B1
EL. -14'-7"
UNIT
PARKING
STORAGE
B.O.H.
T/F FL
EL. (-)3'- 4 1/2"

1/16" = 1'-0"


346 Potrero Avenue
Lobby
Ground perennial planting
Colored concrete paving with narrow plank scoring
Deciduous street tree
Bike rack
Art wall by local artist
Raised steel planter with perennial planting
POTRERO AVENUE





1/8″ = 1′-0″

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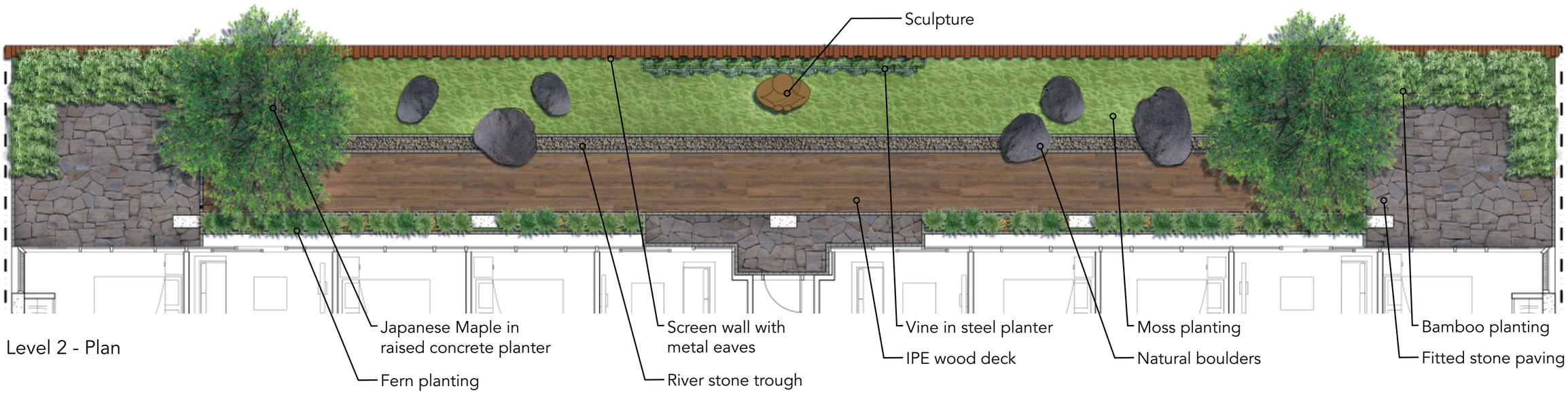
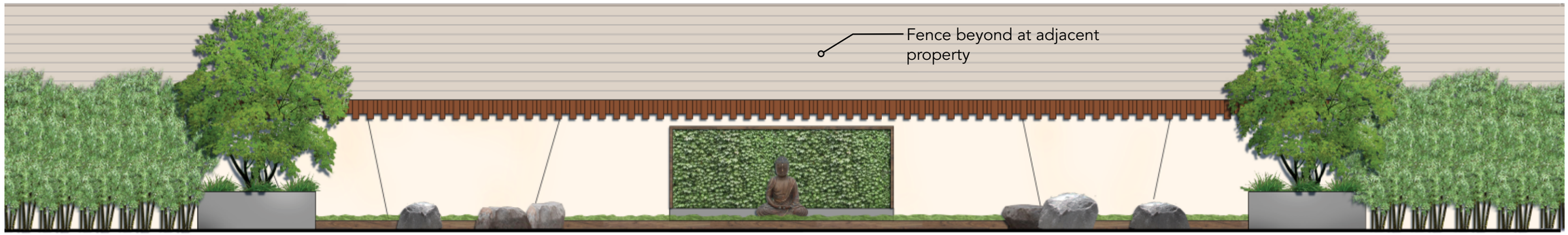
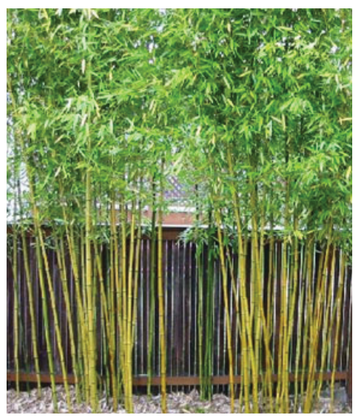
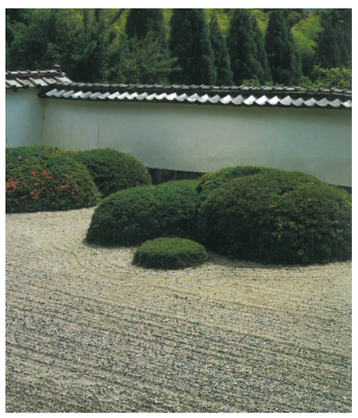


Level 2 - Plan

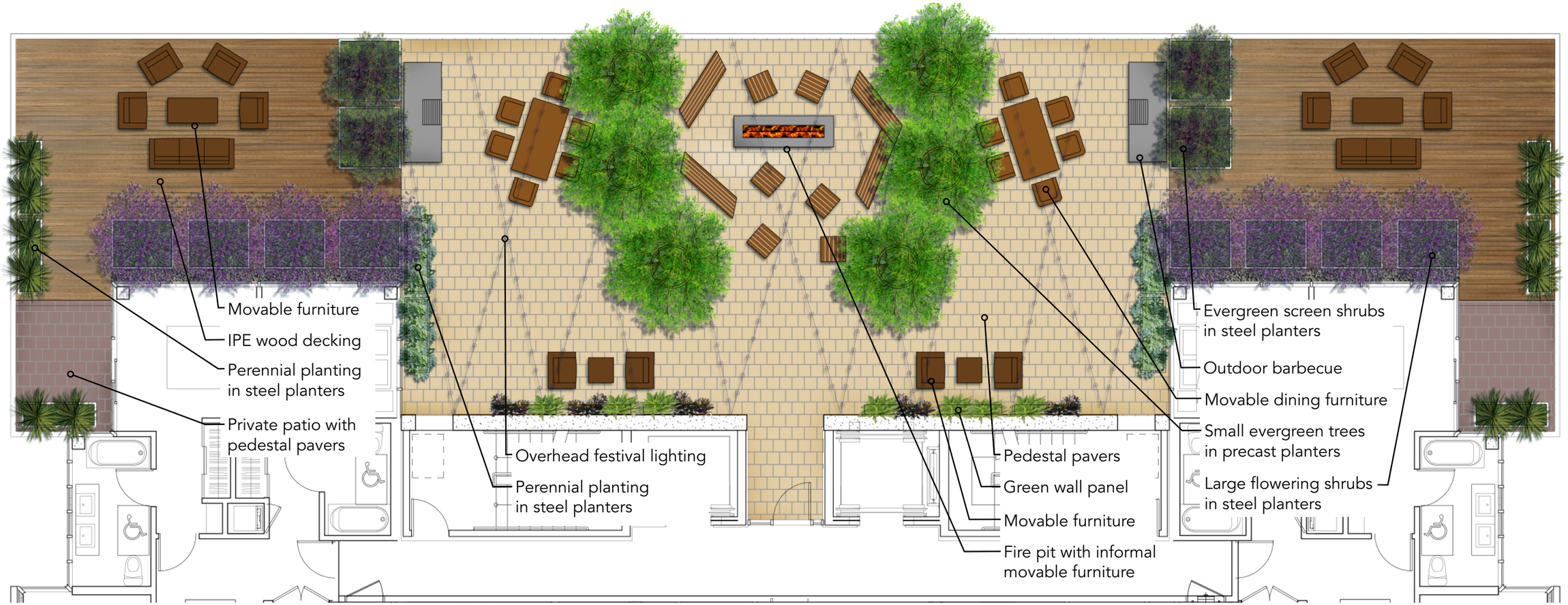


Level 2 - Elevation

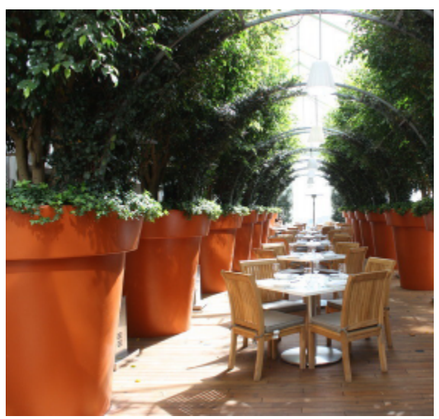


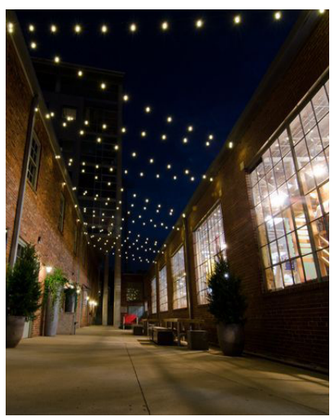


1/8″ = 1′-0″



Level 9 - Plan





1/8" = 1'-0"

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BACON INSIDER
LIVE FOR SUMMER
COSTCO

346 POTRERO AVENUE | JULY 24, 2014

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Bonhams
PIZZA

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346 Potrero Avenue

San Francisco, California

Thank You

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