



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JUNE 5, 2014

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Date: May 29, 2014
Case No.: 2013.0227C
Project Address: 2101-2155 Webster Street
Zoning: RM-1 (Residential, Mixed, Low-Density) Zoning District
160-F Height and Bulk District
Block/Lots: 0629/016, 017, 018, 021C, 034, 037, 038, 039 & 040
Project Sponsor: Trumark Urban, c/o Christopher Davenport
4185 Blackhawk Plaza Circle, Suite 200
Danville, CA 94506
Staff Contact: Glenn Cabreros – (415) 558-6169
glenn.cabreros@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The project proposes to convert the existing 8-story institutional building into 10-story, 66-unit residential building. The mechanical penthouse at the existing building is proposed to be removed, and in its place two new residential floors will be constructed on the existing building. On the vacant parking lot, 10 new townhomes are proposed to be constructed. The project proposes a Planned Unit Development with 76 dwelling units and 98 parking spaces within the existing two parking levels of the garage. A mix of one-, two-, three- and four-bedroom units are proposed at the project.

SITE DESCRIPTION AND PRESENT USE

The project is located at 2101-2155 Webster Street on Lots 0629/016, 017, 018, 021C, 034, 037, 038, 039 & 040 in Assessor's Block 0629. The property is located within the RM-1 (Residential, Mixed, Low Density) Zoning District and a 160-F Height and Bulk District. The site contains an existing 8-story institutional building (formerly University of the Pacific, Arthur A. Dugoni School of Dentistry) at the northwest corner of Webster and Sacramento Streets. Directly west and adjacent to the existing building is a surface parking lot that extends from Clay Street to Sacramento Street. The project site is a large lot, over a half-acre in size, containing 48,000 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project is located in the Pacific Heights neighborhood. Across Webster Street and to the east is a large 6-story, medical office building that is part of the California Pacific Medical Center (CPMC), Pacific Campus. Directly north of the existing building on the project site is a 5-story parking garage structure owned by the CPMC, Pacific Campus. Along the western property line of the project site is a partial mid-block, pedestrian crossing known as Goldberg Lane. Further west of Goldberg Lane is the Upper

Fillmore Neighborhood Commercial District. Directly across Sacramento Street from the project site is a 12-story apartment building known as the John F. Kennedy Towers. Generally, the surrounding neighborhood is a mixture of fine-grained residential and mixed-use buildings, along with larger-scale medical buildings.

ENVIRONMENTAL REVIEW

At the time of publication of this Executive Summary, the Environmental Certificate required additional edits and review; however the project is anticipated to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 16, 2014	May 16, 2014	20 days
Posted Notice	20 days	May 16, 2014	May 16, 2014	20 days
Mailed Notice	10 days	May 23, 2014	May 16, 2014	20 days

PUBLIC COMMENT

To date, opposition has not been received by the Department. Over 100 signatures and 13 letters in support of the project have been provided by the project sponsor.

ISSUES AND OTHER CONSIDERATIONS

- **Adjacent Public Rights-of-Way.** The Department had recommended additional openings and/or stoops along the existing Sacramento Street façade; however potential structural issues related to the existing garage level have been cited by the applicant, which prevents the further alterations to the Sacramento Street façade at the podium level. The project sponsor has stated a commitment to continue working with the Department to improve the project design, particularly in relationship to Goldberg Lane, the Webster Street façade and other public rights-of-way and open spaces.
- **Goldberg Lane Right-of-Way.** The arrangement of the townhouse structures helps to hold the street wall and transitions the project to the finer-scaled development found in the adjacent Upper Fillmore Neighborhood Commercial District. As Goldberg Lane provides a partial mid-block crossing from Clay Street and from Sacramento Street, the project is afforded a unique opportunity to address this pedestrian public right-of-way. While the current project does propose landscape improvements adjacent to Goldberg Lane and access to the project's open space via the pedestrian-only public right-of-way, plans originally submitted with the Conditional Use application proposed a higher-quality design of open space sequences and a better pedestrian experience along Goldberg Lane than currently proposed. See attached plan, dated July 17, 2013, as used for public outreach and the initial plan submittal for the subject Conditional Use application.
- **Open Space.** While the Department initially required all usable open space (private and common) for the 66 units located within the existing building to be converted to residential use be provided at

the existing building, the project proposes the following open space configuration. The 10 townhouse units and 23 units in the existing building (33 units total) are proposed with private useable open space. The 33 units would require 2,300 square feet of private useable open space; however the project proposes a total of 17,374 square feet of private useable open space solely for the 33 units. The remaining 43 units proposed within the existing building will rely on common usable open space. The common usable open space area required is 5,719 square feet, and the project provides 9,063 square feet of common useable open space at the existing building and on-grade adjacent to the proposed townhomes.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization, pursuant to Planning Code Sections 303 and 304, to allow Bulk Exceptions from the F Bulk District and to allow a Planned Unit Development with 76 dwelling units by proposing to merge nine lots containing approximately 48,000 square feet, convert the existing 8-story institutional building into a 10-story, 66-unit residential building, and construction 10 new townhomes within the RM-1 (Residential, Mixed, Low Density) Zoning District and a 160-F Height and Bulk District.

BASIS FOR RECOMMENDATION

- The project converts an existing institutional building into residential use.
- The project is necessary in that it would provide 76 new dwelling units to the City's housing stock.
- The project is desirable for and compatible with the surrounding neighborhood. The existing building scale and massing are compatible with the other surrounding buildings located at the nearby CPMC Pacific Campus and the John F. Kennedy Residential Towers.
- With the commitment of the project sponsor to continue to improve upon the proposed design of the open space and adjacent public rights-of-way, the project would be desirable in improving upon the existing neighborhood character particularly at the pedestrian realm.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map

Sanborn Map

Aerial Photographs

Plan Set, dated July 17, 2013: Neighborhood Meeting and Initial Conditional Use Application Submittal

Project Sponsor Submittal, including:

- Site Photographs
- Reduced Plans
- Inclusionary Affordable Housing Program: Affidavit for Compliance

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input checked="" type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
| | <input checked="" type="checkbox"/> Residential Pipeline |

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



Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Conditional Use/PUD Draft Motion

HEARING DATE: JUNE 5, 2014

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Project Address: **2101-2155 Webster Street**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 304 TO BULK EXCEPTIONS FROM THE “F” BULK DISTRICT AND TO ALLOW A PLANNED UNIT DEVELOPMENT WITH 76 DWELLING UNITS BY PROPOSING TO MERGE NINE LOTS CONTAINING APPROXIMATELY 48,000 SQUARE FEET, CONVERT THE EXISTING EIGHT-STORY INSTITUTIONAL BUILDING INTO A TEN-STORY, 66-UNIT RESIDENTIAL BUILDING, AND CONSTRUCT 10 NEW TOWNHOMES WITHIN THE RM-1 (RESIDENTIAL, MIXED, LOW DENSITY) ZONING DISTRICT AND A 160-F HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 30, 2013, Trumark Urban (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 304 for a Planned Unit Development (“PUD”) with 76 residential dwelling units by proposing to merge nine lots containing approximately 48,000 square feet, convert the existing eight-story residential building into a ten-story, 66-unit residential building and construct 10 new townhomes within the RM-1 (Residential, Mixed, Low Density) Zoning District and a 160-F Height and Bulk District.

On May 1, 2013, the Department conducted a shadow fan as part of a Preliminary Project Assessment, Case No. 2013.0227K, for the project pursuant to Planning Code Section 295. A more detailed shadow fan prepared by a consultant found that the project would not cast shadows on any Recreation and Park Department properties.

On ____ __, 2014, the project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this project.

On June 5, 2014, the San Francisco Planning Commission (hereinafter "Commission"), by Motion No. _____ concurred with the Class 32 Categorical Exemption, Case No. 2013.0227E, for the project at 2101-2155 Webster Street.

On May 15, 2014, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0227C requesting authorization to construct a Planned Unit Development.

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

MOVED, that the Commission hereby authorizes the Conditional Use for a Planned Unit Development requested in Application No. 2013.0227C, 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 at 2101-2155 Webster Street on Lots 0629/016, 017, 018, 021C, 034, 037, 038, 039 & 040 in Assessor's Block 0629. The property is located within the RM-1 (Residential, Mixed, Low Density) Zoning District and a 160-F Height and Bulk District. The site contains an existing 8-story institutional building (formerly University of the Pacific, Arthur A. Dugoni School of Dentistry) at the northwest corner of Webster and Sacramento Streets. Directly west and adjacent to the existing building is a surface parking lot that extends from Clay Street to Sacramento Street. The project site is a large lot, over a half-acre in size, containing 48,000 square feet.
3. **Surrounding Properties and Neighborhood.** The project is located in the Pacific Heights neighborhood. Across Webster Street and to the east is a large 6-story, medical office building that is part of the California Pacific Medical Center (CPMC), Pacific Campus. Directly north of

the existing building on the project site is a 5-story parking garage structure owned by the CPMC, Pacific Campus. Along the western property line of the project site is a partial mid-block, pedestrian crossing known as Goldberg Lane. Further west of Goldberg Lane is the Upper Fillmore Neighborhood Commercial District. Directly across Sacramento Street from the project site is a 12-story apartment building known as the John F. Kennedy Towers. Generally, the surrounding neighborhood is a mixture of fine-grained residential and mixed-use buildings, along with larger-scale medical buildings.

4. **Project Description.** The project proposes to convert the existing 8-story institutional building into 10-story, 66-unit residential building. The mechanical penthouse at the existing building is proposed to be removed, and in its place two new residential floors will be constructed on the existing building. On the vacant parking lot, 10 new townhomes are proposed to be constructed. The project proposes a Planned Unit Development with 76 dwelling units and 98 parking spaces within the existing two parking levels of the garage. A mix of one-, two-, three- and four-bedroom units are proposed at the project.
5. **Public Comment.** To date, opposition has not been received by the Department. Over 100 signatures and 13 letters in support of the project have been provided by the project sponsor.
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. **Planned Unit Development.** Per Planning Code Sections 303 and 304, a Conditional Use application for a Planned Unit Development (PUD) may be authorized by the Planning Commission for projects that exceed a half-acre in size (21,781 square feet). Certain modifications from the base zoning requirements for the RM-1 zoning district could be requested with the PUD authorization, e.g., modifications to the rear yard requirement, dwelling unit exposure, and open space.

The project site exceeds a half-acre in area and contains 47,901 square feet, thus the applicant requests a PUD authorization for the project.
 - B. **Height.** Per Article 2 of the Planning Code and the 160-F Height and Bulk District, the maximum allowable building height for the project site shall be 160 feet.

As measured from Sacramento Street, the height of the PUD is proposed at 133 feet.
 - C. **Bulk.** Per Article 2 of the Planning Code, within the F Bulk District and above a height of 80 feet, the plan dimensions of a structure shall have a maximum length of 110 feet and a maximum diagonal dimension of 140 feet.

As the existing building was originally constructed beyond the prescribed bulk limits, a portion of the building is a noncomplying structure with regard to bulk. The existing mechanical penthouse, proposed to be removed, exceeds the Bulk requirement with a length of 152 feet and a diagonal

dimension of 165 feet. The proposed two-floor penthouse structure would also exceed the bulk requirements with a proposed length of 176 feet and a diagonal dimension of 176 feet. Per Planning Code Section 271, the project requests exceptions from the dimensions specified by the E Bulk District. See Bulk Exception Findings below.

- D. **Unit Density.** Per Article 2 of the Planning Code and per Planning Code Section 304, a PUD shall be limited in dwelling unit density to less than the density that would be allowed by Article 2 for a district permitting a greater density, so that the PUD will not be substantially equivalent to a reclassification of the property. The area of the project site contains 47,901 square feet. The RM-1 zoning district, with a dwelling unit ratio of 1:800, would allow 59 units on the site. The next dense zoning district is the RM-2 district with a dwelling unit ratio of 1:600, which would permit 79 units. With a PUD authorization, the maximum dwelling unit density that could be permitted at the project site is 78 units.

The project proposes 76 dwelling units. 66 units are proposed at the existing building. 10 units are proposed at the 10 new townhomes to be constructed.

- E. **Rear Yard.** Per Planning Code Section 134, a 45-percent rear yard is required in the RM-1 District; however, the rear yard requirement may be modified as part of a PUD application pursuant to the criteria listed under Planning Code Section 304.

The existing building is noncomplying with regard to the rear yard requirement, and the proposed townhomes do not comply with the rear yard requirement. For the portion of the project where the new townhomes are proposed, a 45-percent rear yard depth for each lot would yield an area of approximately 7,617 square feet of rear yard area. The proposed configuration of the proposed townhomes would yield an on-grade area of 7,622 square feet, thus the new construction portion of the project would result in an open space area that slightly exceeds the area of a Code-complying rear yard depth. The project does not meet the rear yard depth per Planning Code Section 134; however the project seeks modifications to the rear yard requirement as part of the PUD authorization. See CU/PUD Findings below.

- F. **Dwelling Unit Exposure.** Planning Code Section 140 requires every dwelling unit to face onto a Code-complying rear yard or a 25-foot wide street or side yard. Per Planning Code Section 304, the Commission in considering a Planned Unit Development may approve exceptions to Planning Code requirements in order to achieve an outstanding overall design.

Due to the configuration of three townhomes to address adjacent conditions such as Goldberg Lane and the proximity of the rear facades and rear yards of adjacent buildings that front onto Fillmore Street, the project seeks modifications to the dwelling unit exposure requirements as part of the PUD authorization. See CU/PUD Findings below.

- G. **Open Space.** Per Planning Code Section 135, 100 square feet of private useable open space is required for each dwelling unit. Common open space may also satisfy the open space requirement, provided the common open space is provided at a ratio of 1.33 of the required

private open space per unit. Section 135 also provides additional open space criteria, such as minimum dimensions and minimum areas. A combination of common and private useable open space areas may be used to satisfy Section 135.

The 10 townhouse units and 23 units in the existing building (33 units total) are proposed with private useable open space. The 33 units would require 2,300 square feet of private useable open space. The project proposes a total of 17,374 square feet of private useable open space for the 33 units. The remaining 43 units proposed at the project will rely on common usable open space. The common usable open space area required is 5,719 square feet. The project provides 9,063 square feet of common useable open space at the existing building and on-grade adjacent to the proposed townhomes. See PUD Findings below.

- A. **Streetscape.** Per Planning Code Section 138.1, the project shall provide pedestrian and streetscape improvements in accordance with the City's "Better Streets Plan." Included in Section 138.1 is the requirement for twenty-five, 24-inch-box-sized street trees in addition to other "Better Streets" requirements.

The project provides twenty-five, 24-inch box-sized street trees. In the event that the Department of Public Works, Bureau of Urban Forestry determines the required street tree(s) cannot be planted, an in-lieu fee for each street tree not planted will be assessed.

- B. **Parking.** Per Planning Code Section 151, one parking space is required for each dwelling unit. As 76 dwelling units are proposed, 76 parking spaces are required for the project. The Code allow up to 150 percent of the required amount, which is equivalent to 116 spaces. Per Planning Code Section 307, the Planning Commission may reduce or modify the parking requirements.

The project proposes 98 parking spaces within the existing garage levels.

- C. **Loading.** Per Planning Code Section 152, as the proposed gross floor area of the project is greater than 100,000 square feet and does not exceed 200,000 square feet, one off-street loading space is required.

The project proposes a total floor area of 193,420 square feet, which requires one loading space. One loading space within the existing loading area along the Sacramento Street façade is proposed.

- D. **Bicycle Parking.** Per Planning Code Section 155.2, one Class 1 bicycle parking space is required for each unit plus one Class 2 bicycle parking space is required per 20 units proposed. As the project proposes 76 dwelling units, 76 Class 1 and 4 Class 2 bicycle parking spaces are required for the project.

The project proposes 76 Class 1 and 4 Class 2 bicycle parking spaces.

- E. **Affordable Housing.** Per Planning Code Section 415, all projects that include five or more units must participate in the Inclusionary Affordable Housing Program. Of the total number of proposed dwelling units, the project shall provide 12-percent on-site affordable units or payment of an in-lieu fee reflecting 20 percent of the total unit count.

The project sponsor proposes to pay the in-lieu fee. See Inclusionary Affordable Housing Program Findings below.

7. **Inclusionary Affordable Housing Program Findings.** Inclusionary Affordable Housing Program. Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing for the purpose of increasing affordable housing citywide.

The Project Sponsor has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program through payment of the Fee, in an amount to be established by the Mayor's Office of Housing at a rate equivalent to an off-site requirement of 20%. The project sponsor has not selected an alternative to payment of the Fee. The EE application was submitted on June 25, 2013.

8. **Bulk Exception Findings:** Planning Code Section 271 permits exceptions to the bulk limits in districts other than the C-3 District, subject to the Conditional Use requirements of Section 303 (below). Section 271 requires that the Commission consider certain criteria in granting any exception to the Bulk limits in addition to those criteria required in Section 303. The additional criteria are:

- A. The appearance of bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass:
- i. Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass;
 - ii. Significant differences in the heights of various portions of the building, structure or development that divide the mass into distinct elements;
 - iii. Differences in materials, colors or scales of the facades that produce separate major elements;
 - iv. Compensation for those portions of the building, structure or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted; and
 - v. In cases where two or more buildings, structures or towers are contained within a single development, a wide separation between such buildings, structures or towers.

As the existing building was originally constructed beyond the prescribed bulk limits, the findings below specifically address the construction of the new penthouse structure containing two floors and four residential units. The existing mechanical penthouse, proposed to be removed, exceeds the bulk requirement with a length of 152 feet and a diagonal dimension of 165 feet. The proposed two-floor penthouse structure would also exceed the bulk requirements with a proposed length of 176 feet and a diagonal dimension of 176 feet. Per Planning Code Section 271, the project requests exceptions from the dimensions specified by the F Bulk District. See Bulk Exception Findings below.

The project exceeds the maximum length dimension of 110 by 66 feet as the longest portion of the proposed penthouse structure is approximately 176 feet. The project exceeds the maximum diagonal dimension of 140 feet by 36 feet with a proposed diagonal dimension of 176 feet.

The appearance of the proposed bulk is reduced by varying the wall planes of all facades of the penthouse structure. Also, the façade of each level of the penthouse undulates at various depths, so as not to create a continuous two-story façade expression at the upper two floors of the project. The bulk of the penthouse structure is not apparent from the adjacent rights-of-way due to the existing height of the building and because the penthouse structure is set back from the footprint of the existing building.

- B. In every case the building, structure or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors:
- i. A silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits;
 - ii. Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character;
 - iii. Use of materials, colors and scales either similar to or harmonizing with those of nearby development; and
 - iv. Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

The project's bulk would be in keeping with the building scale and massing of other nearby buildings, as large medical/institutional buildings associated with the CPMC, Pacific Campus are directly across Webster Street from the project site. The John F. Kennedy Towers, a large 12-story residential building, is also across Sacramento Street from the project. As the penthouse structure is setback from all existing building facades, the apparent height of the existing building is maintained as viewed from the adjacent rights-of-way and thus does not affect the surrounding neighborhood character and the pedestrian environment.

- C. While the above factors must be present to a considerable degree for any bulk limit to be exceeded, these factors must be present to a greater degree where both the maximum length and the maximum diagonal dimension are to be exceeded than where only one maximum dimension is to be exceeded.

Both maximum bulk dimensions are exceeded; however the project re-uses an existing building and therefore existing building height and development patterns are maintained.

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

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

The proposed project is necessary as it adds 76 new dwelling units to the City's housing stock. An in-lieu fee reflecting 20-percent of the total number of units will be paid to satisfy the affordable housing requirements for the project. The scale and size of the project is desirable as it retains the existing building envelope, which is compatible with the surrounding neighborhood patterns. Access to Goldberg Lane is retained; however the desirability of the project at all public rights-of-way should be improved. The project sponsor has stated a commitment to continue working with the Department to improve the project design, particularly in relationship to Goldberg Lane, the Webster Street façade and other public rights-of-way and open spaces.

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

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

The project converts an existing institutional building to residential use. The existing building is a noncomplying structure, however the recladding of the exterior materials and the lowering of the podium level helps the building to better relate to the adjacent public rights-of-way. The Department recommended additional openings and/or stoops along the existing Sacramento Street façade; however potential structural issues related to the existing garage level have been cited by the applicant, which prevents the further alterations to the Sacramento Street façade at the podium level.

The arrangement of the townhouse structures helps to hold the street wall and transitions the project to the finer-scaled development found in the adjacent Upper Fillmore Neighborhood Commercial District. As Goldberg Lane provides a partial mid-block crossing from Clay Street and from Sacramento Street, the project is afforded a unique opportunity to address this pedestrian public right-of-way. While the current project does propose landscape improvements adjacent to Goldberg Lane and access to the project's open space via the pedestrian-only public right-of-way, plans originally submitted with the Conditional Use application proposed a higher-quality design of open space sequences and a better pedestrian experience along Goldberg Lane than currently proposed.

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

The parking proposed is permitted by the Planning Code; however the amount of parking proposed exceeds the base requirement of one parking space per unit by 22 parking spaces. While the parking is in excess of recent Planning approvals that support a parking reduction, the number of parking spaces proposed correlates to the re-use of the garage levels in the existing building.

With regard to loading, it would be preferable for the proposed loading space to be contained within the interior of the garage; however the proposed loading space takes advantage of the existing loading bay at the existing building. The project proposes to provide for some separation between the garage opening and the loading area to improve upon the existing configuration.

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

Noxious or offensive emissions are not associated with the proposed residential uses.

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

The project proposes a variety of common and private open spaces in the form of balconies, roof decks and at the ground floor level. New street trees are proposed along Webster, Clay and Sacramento Streets. The required parking is screened from view by a garage door, and a façade treatment between the garage door and the loading area is proposed to improve upon the wide expanse dedicated to vehicular access. The applicant is committed to improving the design details with regard to landscaping and lighting along Goldberg Lane.

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

The project complies with the relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- G. That the use as proposed would provide development that is in conformity with the purpose of the RM-1 Zoning District.

The proposed project is consistent with the stated purpose of the RM-1 Zoning District, which recognizes that larger, multi-unit buildings broaden the range of unit sizes and the variety of residential structures.

- 10. **Planned Unit Development Findings:** Planning Code Section 304 sets forth criteria, which must be met before the Commission may authorize a Conditional Use for a Planned Unit Development. This project generally complies with all applicable criteria:

- A. The development shall affirmatively promote applicable objectives and policies of the General Plan.

See "General Plan Compliance" findings below.

- B. The development shall provide off-street parking adequate for the occupancy proposed.

The project currently proposes 98 parking spaces, where 76 spaces are required. The project uses the garage levels of the existing building.

- C. The development shall provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open space required by the Planning Code.

The project exceeds the amount of open space area required by the Code; however 43 units on 5 floors (levels 3-6 per plans) must access common open space at the lower levels of the building or at the roof deck. The 43 units require 5,719 square feet of common usable open space, and 3,575 square feet of common usable open space is provided at the existing building. While the Department prefers that all common usable open space for the 43 units be provided at the existing building, the remaining common open space requirement (2,144 square feet) is satisfied by the common usable open space provided at grade in the area of the townhouse units.

- D. The development shall be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the PUD will not be substantially equivalent to a reclassification of property.

The project site contains 47,901 square feet. The RM-1 zoning district, with a dwelling unit ratio of 1:800, would allow 59 units on the site. The next dense zoning district is the RM-2 district with a dwelling unit ratio of 1:600, which would permit 79 units. With a PUD authorization, the maximum dwelling unit density that could be permitted at the project site is 78 units.

- E. The development shall include commercial uses only to the extent that such uses are necessary to the serve residents of the immediate vicinity.

Commercial uses are not proposed as part of the project.

- F. The development shall under no circumstances be excepted from any height limit.

The project is within the 160-foot height limit. As measured from Sacramento Street, the height of the project is proposed at 133 feet.

- G. Provide street trees as required by the Code.

The project proposes the required number of street trees as prescribed by Code.

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

HOUSING ELEMENT – ISSUE 1: ADEQUATE SITES

OBJECTIVE 1: IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY’S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

- Policy 1.1 Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

The project proposes a mix of one-, two-, three- and four-bedroom units. The requirements of the Inclusionary Affordable Housing Program are proposed to be met by payment of an in-lieu fee.

HOUSING ELEMENT – ISSUE 6: REMOVE CONSTRAINTS TO THE CONSTRUCTION AND REHABILITATION OF HOUSING

OBJECTIVE 11: SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO’S NEIGHBORHOODS.

- Policy 11.1 Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

- Policy 11.3 Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

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

As the project proposes re-use of an existing institutional building, the project would not be disruptive to the existing residential neighborhood character. The new townhomes are proposed to be constructed at a finer building scale that is in keeping with surrounding residential development in the area. While the project retains access and provides landscaping at Goldberg Lane, design details, lighting, and plant selection would further improve upon this pedestrian-only public right-of-way. At other street frontages, the project lowers the existing building podium, proposes stoops and balconies, and provides for landscape opportunities in an effort to promote community interaction.

URBAN DESIGN ELEMENT

OBJECTIVE 1: EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1: Recognize and reinforce the existing street pattern, especially as it is related to the topography.

The project's height of 133 feet is comparable to the height of the existing building. The existing building is to be retained, and the new construction of the townhomes is proposed at an appropriate residential scale that better relates to the street and other residential buildings in the area.

OBJECTIVE 3: MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 1: Promote harmony in the visual relationship and transitions between new and older buildings.

The new construction of the townhomes will better relate the visual relationship of the re-clad existing building to the surrounding finer-scaled residential development in the area.

Policy 3: Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

The project has been designed to use quality exterior materials, and to create an architectural façade expression that is an improvement to the existing building.

Policy 6: Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The bulk of the existing building, although proposed to be used for residential uses, is consistent with other bulky buildings in the area due to the proximity of the institutional buildings at CPMC, Pacific Campus and the John F. Kennedy Tower, a 12-story residential building. The new construction portion of the project is appropriately scaled in relation to the prevailing neighborhood scale.

Policy 7: Recognize the special urban design problems posed in development of large properties.

Re-use and conversion of a large, existing building to residential uses is encouraged at the project site, as the scale of the existing building is not out of context with other larger building in the area. The re-use of the building addresses various urban design problems and challenges, as compared to the potential for an alternative project that could propose demolition of the existing building and new construction at the entire project site.

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

Policy 1: Protect residential areas from the noise, pollution and physical danger of excessive traffic.

As the project is a residential use, the project will not expose the nearby residential areas to noise, pollution or the physical danger of excessive traffic.

Policy 10: Encourage or require the provisions of recreation space in private development.

The project will provide private and common useable open space areas for future residents of the project.

Policy 12: Install, promote and maintain landscaping in public and private areas.

The required street trees are proposed to be planted as approved by the Department of Public Works.

TRANSPORTATION ELEMENT

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

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

76 secured bicycle parking spaces (Class 1) are proposed in the basement level.

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

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

The project would not affect neighborhood-serving retail uses, as there is currently no neighborhood-serving retail use at the project site.

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

There are no existing dwelling units on the site. The neighborhood character will not be impaired and the residential component of the project will add economic diversity to the neighborhood.

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

The project will pay an in-lieu fee to meet the affordability requirements of the Planning Code.

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

The amount of parking proposed at the project will reduce the necessity for on-street parking by future residents of the project.

- 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.

Industrial or service sector businesses are not permitted in the prescribed zoning district for the project site.

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

The project will comply with all current Building Code seismic and fire safety standards.

- G. That landmarks and historic buildings be preserved.

No landmarks or historic buildings are present at the project site.

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

The project proposes a building up to 133 feet in height. A shadow fan study was prepared by the Planning Department and determined that the Project will not affect the sunlight access to any public parks or open space.

13. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
14. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.0227C** subject to the following conditions attached hereto as "EXHIBIT A" in

general conformance with plans on file, dated _____, 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. _____. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 5, 2014.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 5, 2014

EXHIBIT A

AUTHORIZATION

1. This authorization is for Conditional Use Authorization for a Planned Unit Development with 76 residential dwelling units by proposing to merge nine lots containing approximately 48,000 square feet, convert the existing eight-story residential building into a ten-story, 66-unit residential building and construct ten new townhomes within the RM-1 (Residential, Mixed, Low Density) Zoning District and a 160-F Height and Bulk District; in general conformance with plans, dated _____, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0227C and subject to conditions of approval reviewed and approved by the Commission on May 14, 2014 under Motion No _____. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

PERFORMANCE

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

RECORDATION OF CONDITIONS OF APPROVAL

3. 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 **June 5, 2014** under Motion No _____.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

4. The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. _____ 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

5. 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

6. 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.

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.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.
8. **Open Spaces and Public Realm.** The project sponsor shall continue to work with the Planning Department on the proposed open spaces, particularly the open spaces adjacent to Goldberg Lane and all public rights-of-way. Further development of these open spaces shall take into consideration such elements such as landscape structures, landscape planting plans and lighting.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.
9. **Glazing.** Final glazing selection, particularly at the ground floor shall be subject to Department staff review and approval in order to ensure light maximum transparency and minimal reflectivity. 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.
10. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.
11. **Street Trees.** A total of 25 street trees shall be proposed along Webster, Sacramento and Clay Streets. 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.

AFFORDABLE UNITS

12. **Requirement.** Pursuant to Planning Code 415.5, the Project Sponsor must pay an Affordable Housing Fee at a rate equivalent to the applicable percentage of the number of units in an off-site project needed to satisfy the Inclusionary Affordable Housing Program Requirement for the principal project. The applicable percentage for this project is twenty percent (20%).

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.

13. **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 the terms of the 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 Mayor's Office of Housing ("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 or rent.

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 Project Sponsor must pay the Fee in full sum to the Development Fee Collection Unit at the DBI for use by MOH prior to the issuance of the first construction document, with an option for the Project Sponsor to defer a portion of the payment prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Inclusionary Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.
- b. Prior to the issuance of the first construction permit by the DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that records a copy 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.

- c. If project applicant 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 Sections 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all other remedies at law.

PARKING AND TRAFFIC

14. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

15. **Car Share.** Pursuant to Planning Code Section 166, no less 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.

16. **Bicycle Parking (Residential Only).** The Project shall provide no fewer than 76 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.

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

MONITORING

17. **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

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

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

1. **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

19. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

OPERATION

2. **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/>

3. **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.

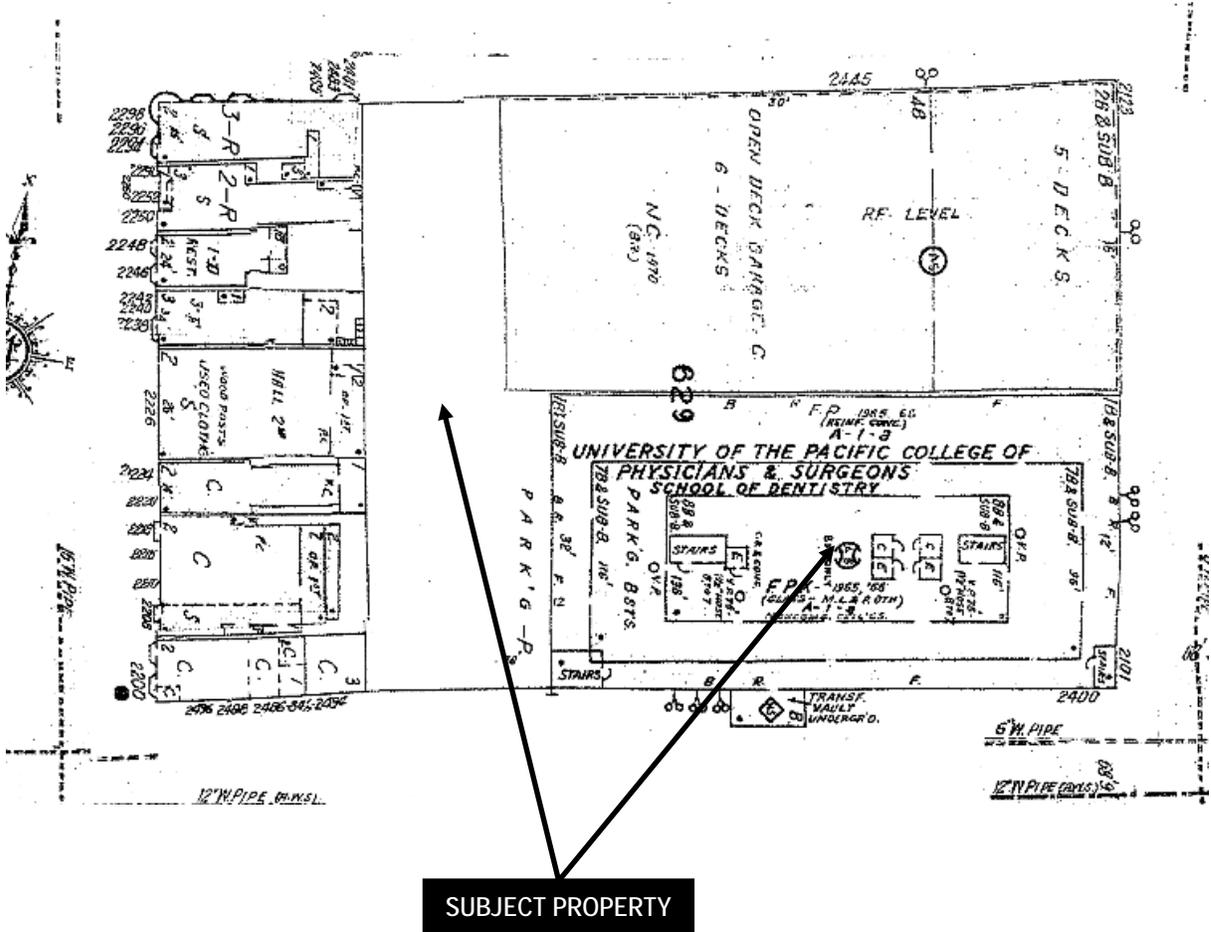
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map



Conditional Use / PUD Hearing
Case Number 2013.0227C
2101-2155 Webster Street
Hearing Date: June 5, 2014

Sanborn Map*

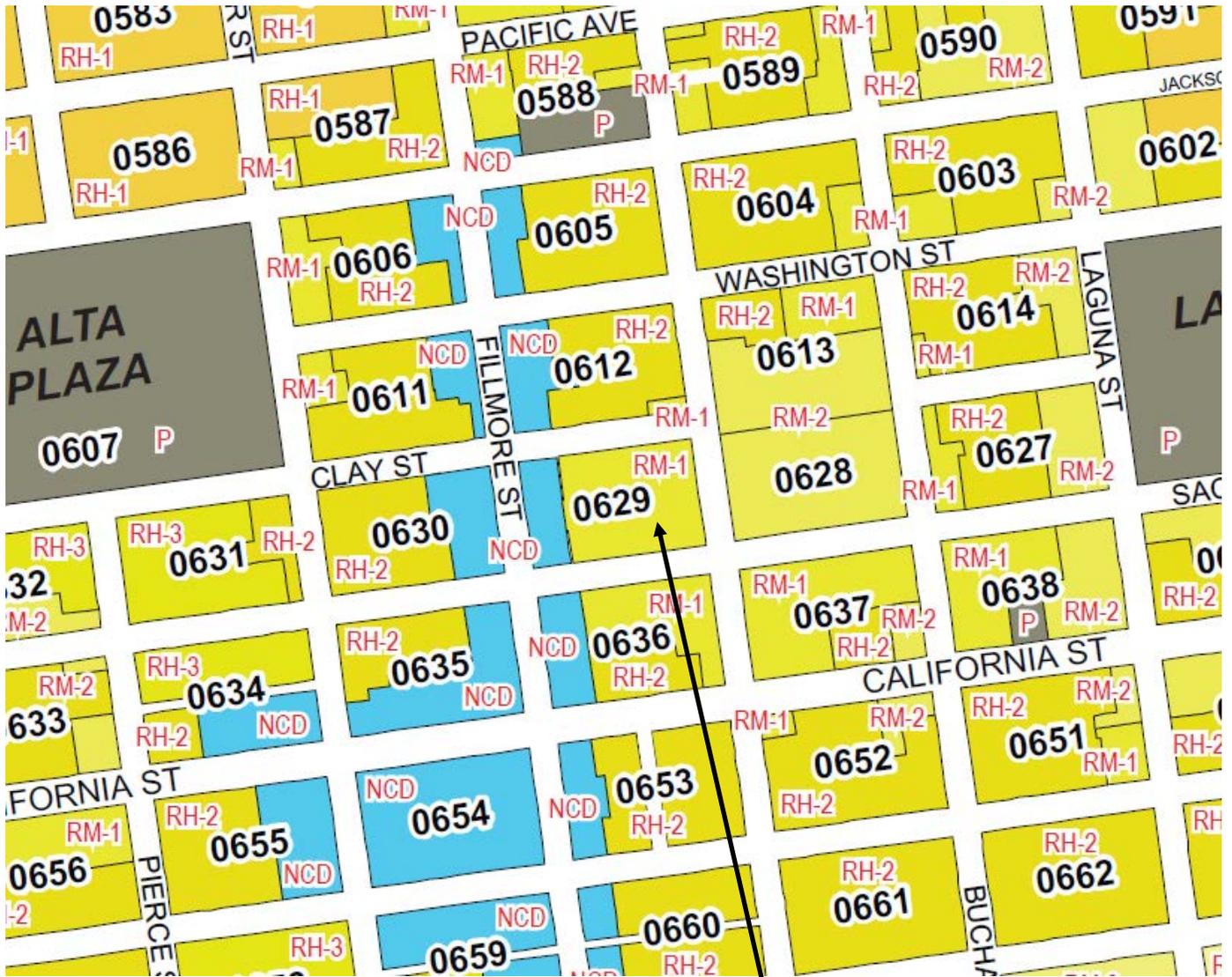


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use / PUD Hearing
Case Number 2013.0227C
2101-2155 Webster Street
Hearing Date: June 5, 2014

Zoning Map



SUBJECT PROPERTY



Conditional Use / PUD Hearing
Case Number 2013.0227C
2101-2155 Webster Street
Hearing Date: June 5, 2014

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

April 18, 2014

Date

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

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

2155 Webster

Address

629/ 16, 17, 18, 21c, 34,

Block / Lot **37, 38, 39, 40**

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:

2013.0227U

Planning Case Number

2013/11/22/2660 S

Building Permit Number

This project requires the following approval:

- 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:

Glenn Cabreros

Planner Name

Is this project within the Eastern Neighborhoods Plan Area?

- Yes (if yes, please indicate Tier) _____
- 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).
- On-site or Off-site Affordable Housing Alternative (Planning Code Sections 415.6 and 416.7).

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
76	-	-	10	23	43

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

- 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 20 % 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	

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 through one of the following:
 - Direct financial contribution from a public entity.
 - Development or density bonus or other public form of assistance.
 - Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development 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

4.18.14

Date



Signature

Christopher Davenport, Senior Vice President

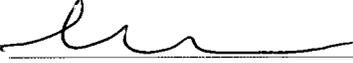
Name (Print), Title

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

925-309-2503

Contact Phone Number

Affidavit for **Compliance with the Inclusionary Affordable Housing Program**

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 925-309-2503	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.	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	Signature
Name (Print), Title	Name (Print), Title



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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.*



May 28, 2013

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

Re: 2155 Webster Street (Case No. 2013.0222) – June 5, 2014, Hearing on Conditional Use and Planned Unit Development Authorization

Dear President Wu and Commissioners,

I am writing on behalf of my client, Trumark Urban, the project sponsor for 2155 Webster Street (Case No. 2013.0222). On June 5, 2014, the Planning Commission will consider a Conditional Use and Planned Unit Development Authorization for the adaptive re-use of the former University of Pacific Arthur A. Dugoni Dental School (“Dugoni Dental School”) into a residential development and the construction of new townhouses on the adjacent surface parking lot (“Project”). **The Project will add seventy-six (76) new dwelling units to the City’s housing supply.**

The Project will convert the existing structure to a use that is more compatible with the surrounding uses and neighborhood, and addresses within the structural framework, previous building design deficiencies. It is of a density and intensity that is consistent with the requirements of the Planning Code and the General Plan and includes modifications that are minor and appropriate given the Project benefits and the adaptive reuse of the existing structure.

Trumark Urban has worked closely with Planning Department staff and the neighborhood over the past year to create the Project that is before you for consideration. They have appreciated the insight and guidance of staff, which they believe 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.**

A. Property Background

2155 Webster Street is a 47,844 square foot lot bounded to the east by Webster Street, to the south by Sacramento Street, to the west by Fillmore Street and to the north by Clay Street (“Project Site”). It is located in the Pacific Heights neighborhood, a residential neighborhood characterized by single- and multi-family residential uses and medical and educational uses and retail corridors. The Project Site is located immediately adjacent to the 2-4 story California Pacific Medical Center (“CPMC”) parking garage and is across from the 12-story John F. Kennedy Towers apartment building owned by the San Francisco Housing Authority.

The Project Site is occupied by a 222,535 square foot building and an adjacent surface parking lot fronting on Sacramento and Clay Street. The building was constructed in 1967 by the University of the Pacific for its dental school (i.e., Dugoni Dental School) at a time when the Project

Site was designated Residential Commercial, High-Density (RC-4). The current designation is Residential Mixed, Low Density (RM-1).

The Dugoni Dental School has operated on the Project Site continuously since 1967. The most recent Institutional Master Plan for the school indicates that the site is used by 495 employees, 485 students and 14,000 active patients with approximately 100,000 patient visits annually. Due to its growth and changing technological needs, in 2011, the University of the Pacific purchased and began work on a new, state-of-the art dental facility in an old office building downtown, closer to transit and other amenities. These new facilities were completed in April 2014 and by June 2014 all operations of the school will be transferred to the new facility.

No longer having a need for the existing facilities at 2155 Webster Street, in 2013, the Project Site was sold to Trumark Urban who purchased the site with the intent to develop it into residential uses, consistent with the existing RM-1 zoning designation.

B. Project Description

The Project is the adaptive re-use of the existing structure and the construction of ten (10) townhouses on the adjacent surface parking lot. The Project proposes to convert the existing institutional structure into sixty-six (66) dwelling units comprised of ten (10) 1-bedroom units, twenty-three (23) 2-bedroom units, twenty-eight (28) 3-bedroom units and five (5) 4-bedroom units. Ten (10) 3-bedroom townhouses are also proposed on the surface parking lot with four (4) townhouses fronting Sacramento Street, three (3) fronting Clay Street, and three (3) internal townhouses backing up against the CPMC garage. Parking for all seventy-six (76) dwelling units would be accommodated in the existing garage, which will be reconfigured parking for ninety-eight (98) vehicles including one (1) car share space.

The adaptive reuse of the existing structure creates significant opportunities and challenges for the Project. Most importantly, it affords the opportunity to address previous design limitations of the original building such as the looming podium wall along Sacramento Street. The Project will remove the existing brick wall along Sacramento Street, opening up the façade and adding residential units at that location. The sizes of the openings at the podium level are also different than those on higher floors, creating a distinct new “base” for the building. Where a wall is required for structural purposes (i.e., below the 1st Floor level), a Mocha Crème limestone is proposed to provide warmth, texture and depth at the pedestrian level. Structural limitations preclude the inclusion of stoops or entries at that location, but every unit along that façade includes balconies and terraces to enliven the streetscape and create a residential feel. Stoops and street entries into dwelling units are provided at the two units fronting Webster Street as well as the seven (7) townhouses on Sacramento and Clay Street.

The Project will also reclad the entire structure to transform it from an “institutional” building to a “residential” one. The heavy and bulky pre-cast concrete panels will be removed and replaced with high quality elegant materials composed of stone, metal and glass. The structural elements of the building will serve as reference points for the window openings, which will create wider window openings. Operable windows are added as well as aperture windows in an irregular pattern to act as projections from the building structure conveying a bay window expression and providing much needed articulation to the otherwise flat façade. The rooftop mechanical structure will also be replaced with a new penthouse structure surrounded by outdoor rooftop terraces and composed of materials that create a “floating” appearance above the structure below. The

reconstructed penthouse structure is specifically designed to be contextual or similar to a residential penthouse in its size, setback and configuration, providing another “residential” read of the building at its highest point.

The size of the lot and existing structure on site creates a unique opportunity to provide significant open space for future residents. In total, the Project includes 26,437 square feet of open space (private and common), with thirty-three (33) of the units having private open space and forty-three (43) units relying on common open space. The Project provides approximately 158 percent of the required common open space. The common open space on the building and townhouse lots are connected through internal and external communicating stairs providing convenient access to the townhouse lot courtyard from the building where the units without private open space are located. The common open space provided on the townhouse lot is in a ground floor common open space courtyard complete with large trees, an open grassy area and extensive landscaping and benches.

Because the Project Site has extensive street frontage, significant streetscape improvements are also provided, including lush plantings and an upgraded furnishings zone at both Sacramento Street and Webster Street. The streetscape improvements include up-sized street trees, permeable unit paving, bike racks, custom pedestrian-scaled light poles, granite block seating, and a new corner bulb out at the corner of Sacramento Street and Webster Street. Goldberg Lane, which runs along the western property boundary, is also improved with new lighting, landscaping and fencing and direct access from Goldberg Lane to the interior courtyard and townhouse units.

C. Project Approvals

The Project is requesting Conditional Use authorization under the Planning Code for a bulk exception under Planning Code section 271 for the removal and reconstruction of the mechanical penthouse and, because the site is greater than 21,781 square feet or ½ acre, a Planned Unit Development (PUD) under Planning Code section 304.

1. Bulk Exception

The existing building is non-conforming with regard to the requirements of the F bulk limitations. It includes a horizontal dimension of approximately 219 feet and maximum diagonal dimension of approximately 233 feet above 80 feet. Strict adherence to the bulk limitations would require demolition of 109 feet in the horizontal dimension and 93 feet in the diagonal dimension above the 5th floor, which could potentially create structural instabilities in the remaining building and could result in an awkward building form. To address bulk concerns, the Project not only replaces the existing heavy, precast concrete panels with a light and sophisticated façade but also incorporates facade variations and establishes a rooftop penthouse of a size and scale proportional to the underlying structure that is setback creating further depth to the building.

The Project will demolish and rebuild the existing mechanical rooftop structure to create a functional residential penthouse. The new penthouse is comparable to a traditional residential penthouse in its mass and bulk, and is sized in relation to the underlying structure. The new structure, however, exceeds the applicable bulk requirements but is designed to balance the existing structure’s mass and bulk, complementing the building below while creating a visual setback and reduction in massing that is consistent with a traditional residential penthouse. Given the institutional feel of the existing structure, the penthouse structure as it is proposed, creates at the

uppermost level a residential read for the building. For all these reasons, a Conditional Use authorization to exceed the bulk requirements is warranted.

2. PUD

Projects that qualify for a PUD may seek additional density provided the density is less than that allowed under the next planning district. Here, the Project Site is in the RM-1 District, which permits a residential density not to exceed one dwelling unit per 800 square feet of lot area. The Residential Mixed, Moderate Density (RM-2) District, permits one dwelling unit per 600 square feet of lot area. The Project is seeking seventy-six (76) dwelling units, which is less than the 78 dwelling units permitted in an RM-2 District.

The existing structure is a non-conforming structure with regard to several provisions of the Planning Code. The Project, however, has been revised to minimize, to the extent feasible within the existing structural constraints, the non-conforming nature of the building. For example, the Project Site has reduced the size of the vehicular entries for off-street parking and loading. As a result, the Project Site, which includes over 500 feet of street frontage¹, dedicates only 8 percent of the frontage for vehicular entry.² Moreover, all off-street parking is contained within the existing garage and off-street loading space. While the Project did explore relocating the loading space into the parking garage, due to height constraints in the existing garage structure, it cannot be accommodated. The Project also is required, because of its size, to provide two (2) off-street loading spaces. Because of the garage height constraints and the low intensity use of the site (i.e., only 76 dwelling units) a second loading space is not provided.

Similarly, the Project as noted above, has made significant improvements to the Sacramento Street frontage. The existing brick wall will be removed and replaced with openings into the podium including terraces and balconies for the residential units at that level. Unfortunately, due to structural concerns, walk-up stoops or entries into those units are not feasible, but where walk-up stoops or entries are possible (i.e., along Webster Street and at the townhouses) they are included or have been added to the existing structure.

The existing structure is also non-conforming with regard to rear yard depth. Under Planning Code section 134, the structure is required to provide a 31 foot 8 inch rear yard whereas only a 29 foot rear yard is provided. The Project has enhanced the rear yard through the removal of the podium level and the addition of private terraces for the units fronting the rear yard. Given structural constraints, however, a code complying rear yard cannot be created in this area. The townhouse site includes 46 percent open lot area (45% is required), but because of the three (3) internal townhouses located in the rear yard area, it also is non-complying. Although the Project does not include a code complying rear yard, overall the Project includes significantly more open space than is required by code. The Project includes 26,437 square feet of open space **which is almost 340 percent more private open space and 158 percent more common open space than is required by code.** A majority of the common open space is located on the existing structure lot with internal and external staircases linking the building to the remaining ground floor common open space on the townhouse lot.

¹ This includes 319 feet of frontage along Sacramento Street, 128 feet of frontage along Webster Street and 53 feet of frontage along Clay Street.

² The Project could propose that each townhouse have an independent garage. Any such garage could be 20 feet in width resulting in a total off-street parking entry of 140 feet.

Finally, the three (3) internal townhouses do not meet the exposure requirements of Planning Code section 140. The internal townhouses were relocated against the CPMC garage to create a larger internal courtyard and mid-block open space area and to comply with the rear yard area requirements. The townhouses, while not meeting the code requirements for exposure, are surrounded by 5,488 square feet of common open space and are separated from the Clay Street townhouses by 16 feet, the Sacramento townhouses by 58 feet, and the Goldberg Lane property line by 15 feet. These units, given their height and orientation, are afforded ample light and air and meet the intent of the Planning Code and a modification is warranted.

D. Project Benefits³

The Project includes significant neighborhood and citywide benefits as well as providing exceptional design. Glenn Rescalvo of Handel Architects, a San Francisco native, designed a new building façade, which transforms the heavy institutional structure into a contemporary, sophisticated residential building. In addition to the exceptional new design, the Project Benefits include:

- **Reduced Traffic and Parking Demand:** In replacing the Dugoni Dental School with seventy-six (76) residential units, the Project will result in **an estimated 60 percent reduction in daily trips to the Project Site.**
- **Green Development:** In adaptively reusing an existing structure, the Project creates a true “green” development reducing energy demand associated with new construction as well as eliminating significant construction waste and debris waste from landfill. The Project also will convert the existing structure to a LEED Gold building and will construct GreenPoint Rated townhouses.
- **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 also provides the type of development (i.e., family sized units) needed in the area and includes **large units (i.e., over 40 percent 3+ bedrooms and over 80 percent 2+ bedrooms) as well as a diverse unit mix (i.e., townhouses, triplexes, condos and penthouses).**
- **Job Creation:** In converting the existing structure and building new townhouses, **the Project will create 750 union construction jobs over an eighteen (18) month period** as well as provide an apprentice, from the SoMa Pathways Program,⁴ an opportunity to work on the construction site.
- **Inclusionary Housing Commitment:** In creating new housing, the Project will be complying with the City’s inclusionary housing policy through the payment of an in-lieu fee. The in-lieu fee, however, does not include an amount for 4-bedroom units. Because the Project is providing five (5) 4-bedroom units, **Trumark Urban is**

³ A separate letter from Trumark Urban, dated May 21, 2014, has been submitted outlining their community outreach efforts to date.

⁴ 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.

voluntarily increasing the amount of inclusionary housing fee by a proportionate amount to cover the cost associated with a 4-bedroom fee. The estimated inclusionary housing fee for the Project is over 5 million dollars.

* * * * *

In sum, the Project before you is an excellent example of green, infill development. It adds seventy-six (76) new dwelling units to the City's housing stock in an area without significant prospective housing growth potential. It replaces an intense institutional use with a residential use that is more compatible with the surrounding neighborhood and proposes a design that transforms and softens the existing institutional structure while providing opportunities to address previous design limitations.

It is an exceptional Project, in an exceptional location, and one that we respectfully request you support and approve.

Very truly yours,



Alexis M. Pelosi

2155 Webster Street

San Francisco, California



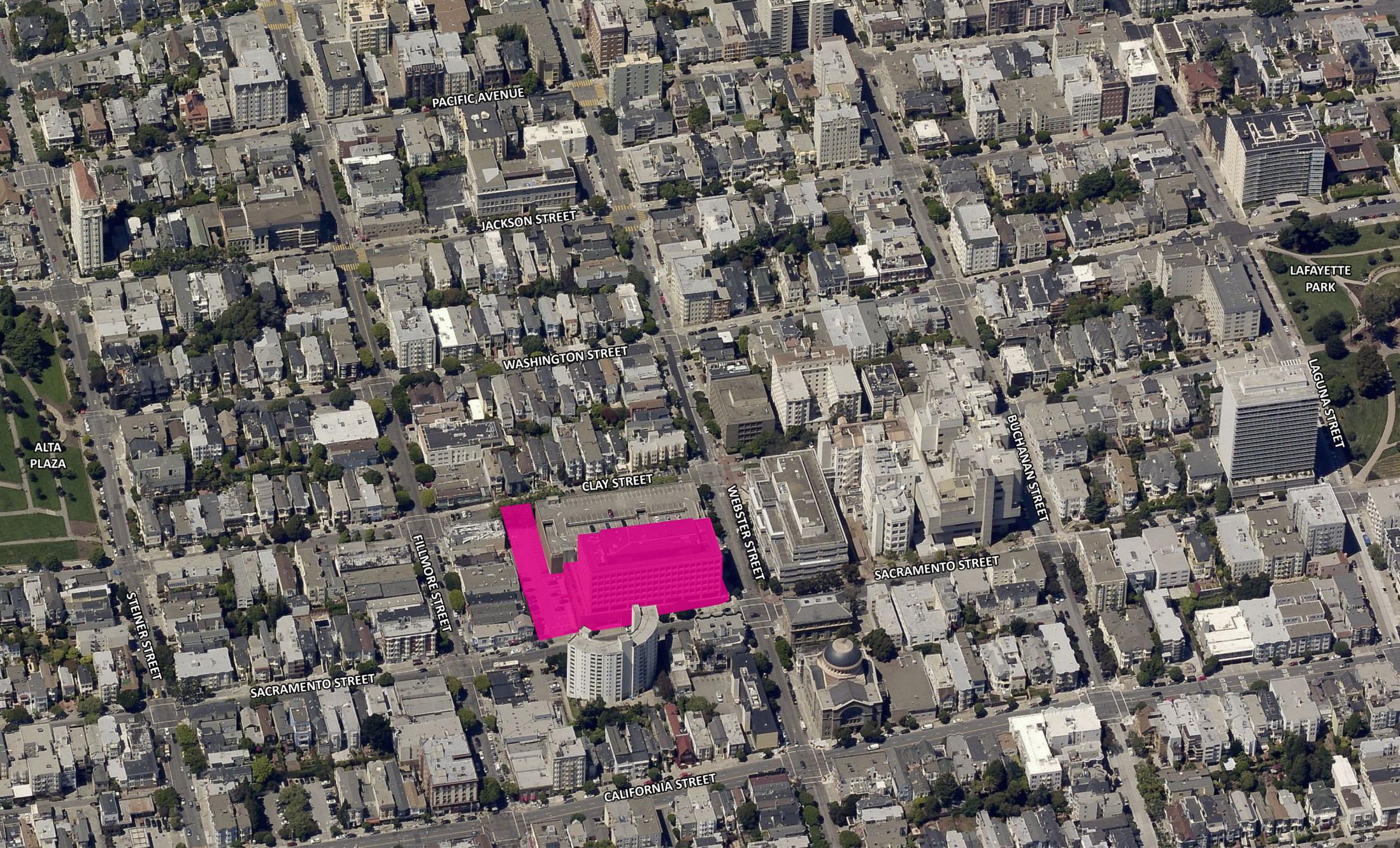


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City Location | NTS



Neighborhood Location | NTS





1 Existing View from Fillmore Street and Clay Steet



2 Existing View from Fillmore Street North of Sacramento Street



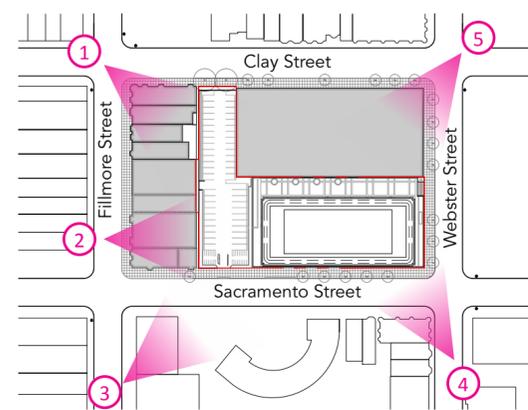
3 Existing View from Fillmore Street South of Sacramento Street



4 Existing View from Webster Street and Sacramento



5 Existing View from Webster Street and Clay Street



Existing Site Key | NTS



1 Existing View of Parking Lot



2 Existing View of Corner of Building Facing Sacramento Street



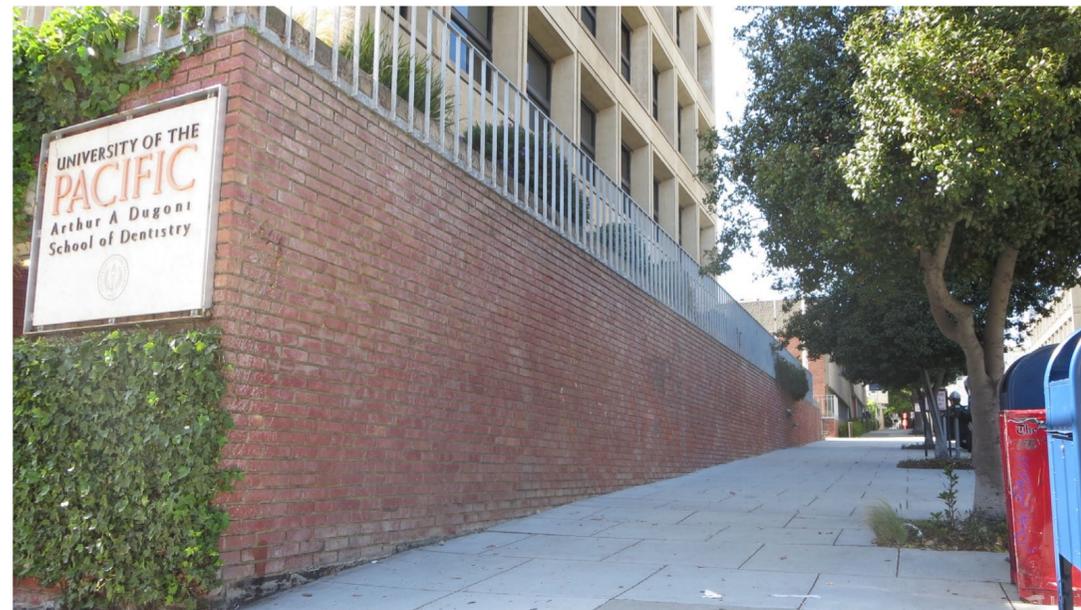
3 Existing View of Garage Entry



4 Existing View of Sacramento Street Entry



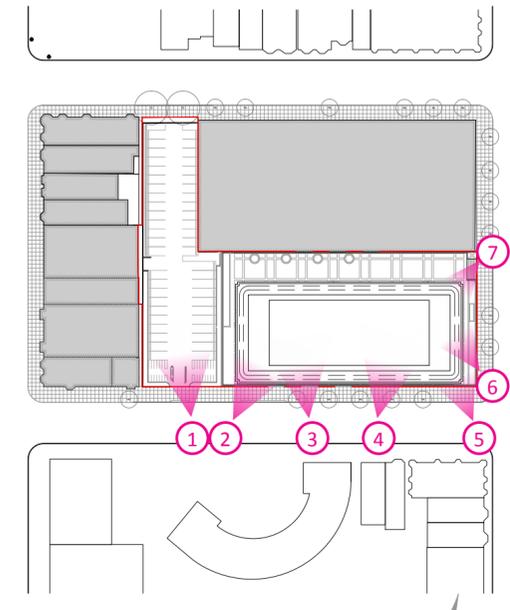
5 Existing View of Emergency Egress at Corner of Sacramento Street and Webster Street



6 Existing View of Webster Street Frontage



7 Existing View of Webster Street Podium



Existing Site Key | NTS

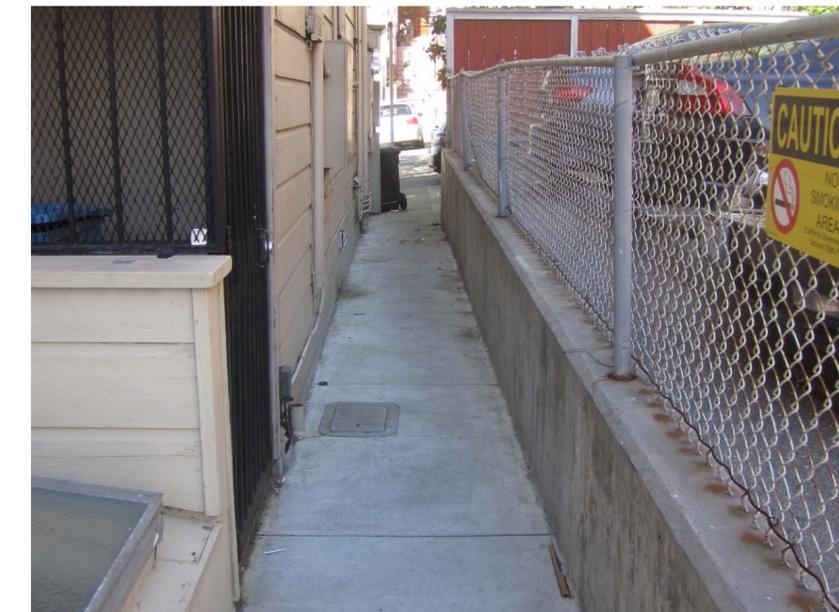


1 Goldberg Lane - Access from Sacramento Street

2 Goldberg Lane - Existing Conditions

3 Goldberg Lane - Existing Conditions

4 Goldberg Lane - Existing Conditions

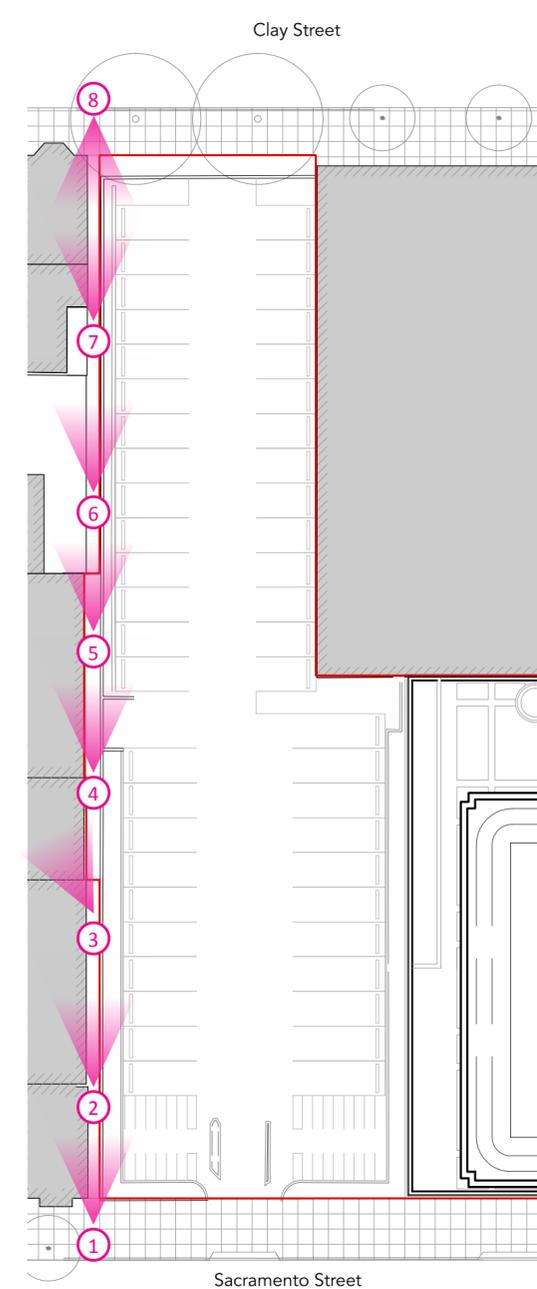


5 Goldberg Lane - Existing Conditions

6 Goldberg Lane - Existing Conditions

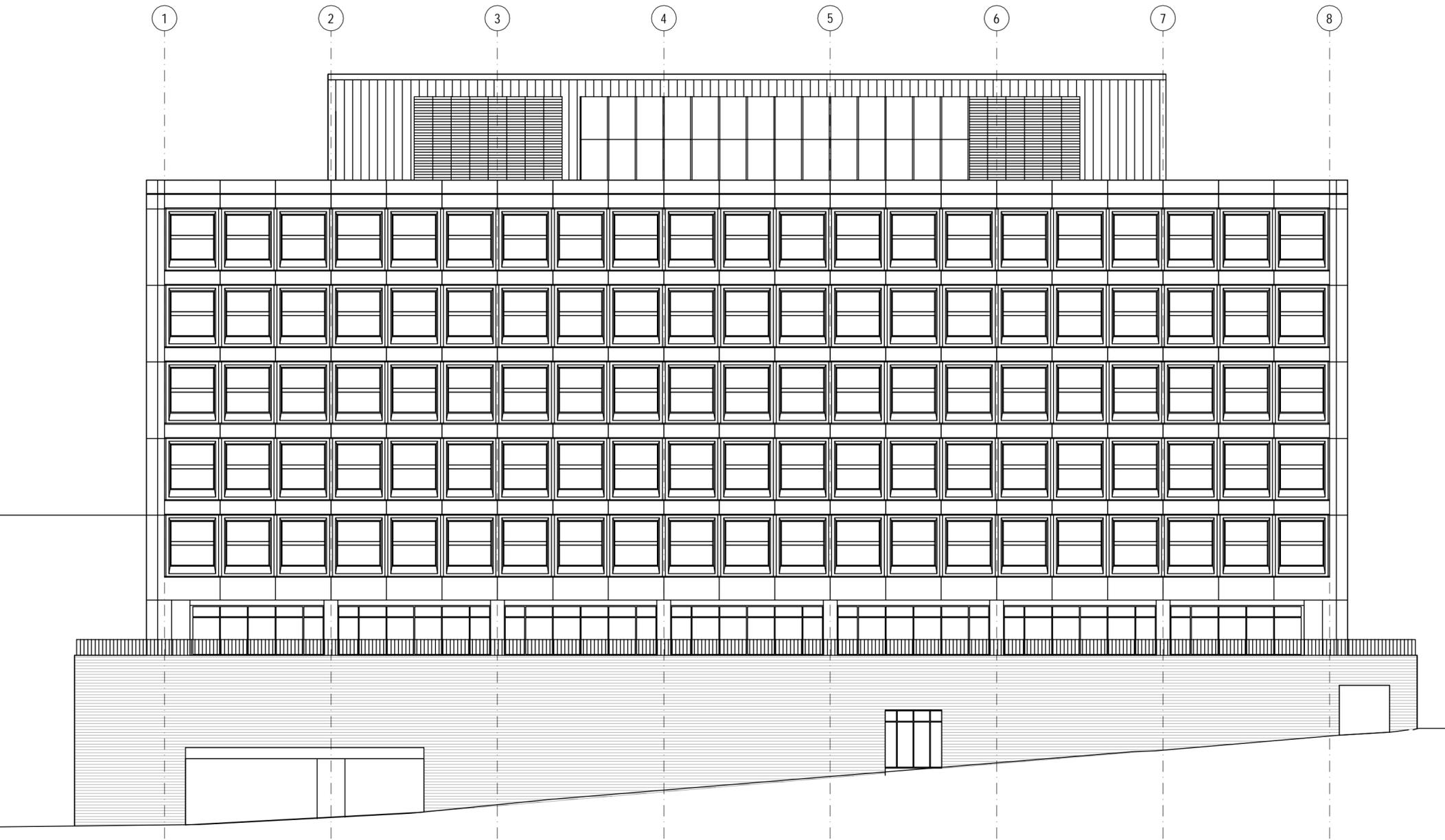
7 Goldberg Lane - Existing Conditions

8 Goldberg Lane - Access from Clay Street

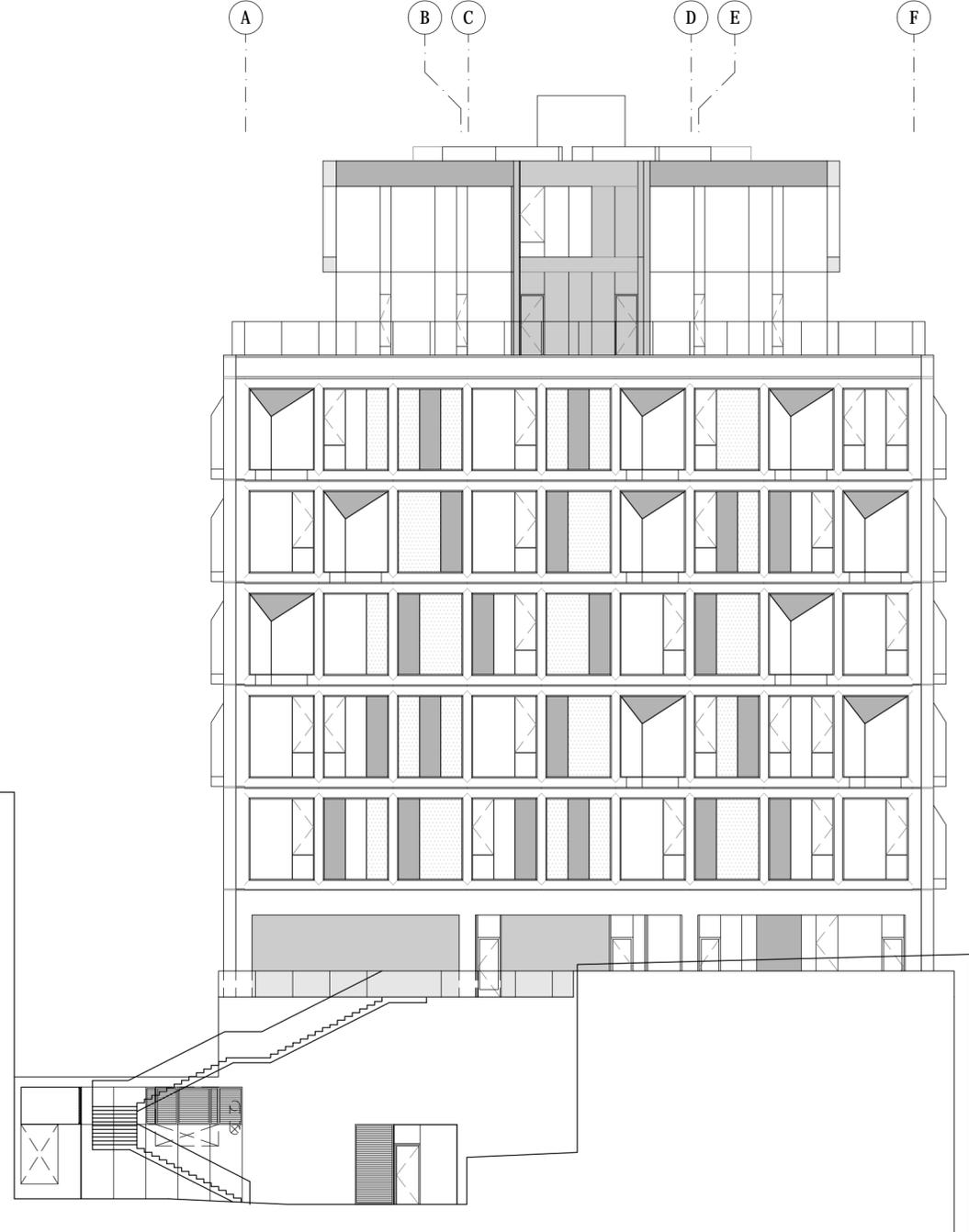
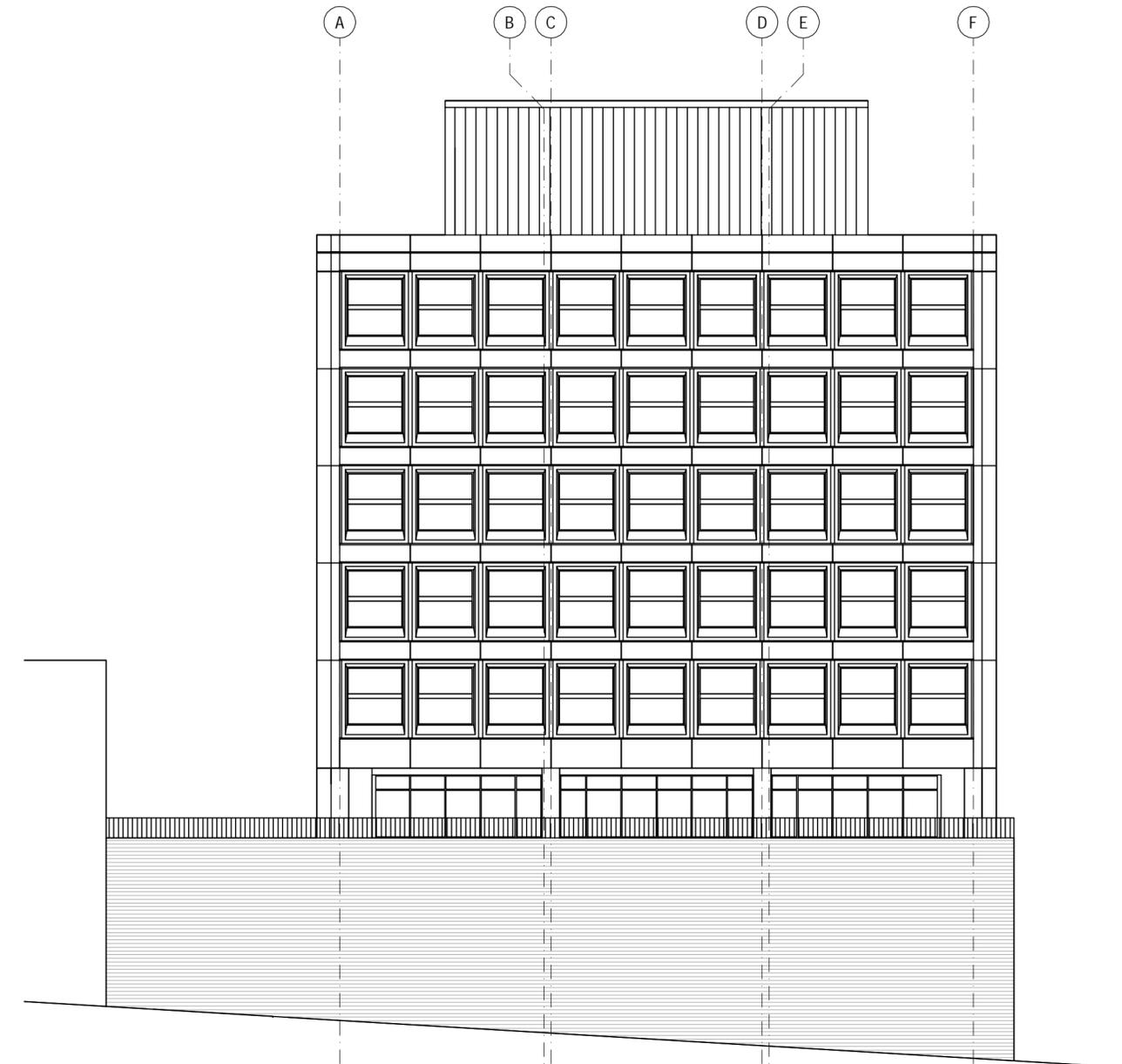


Existing Goldberg Lane Site Key | NTS

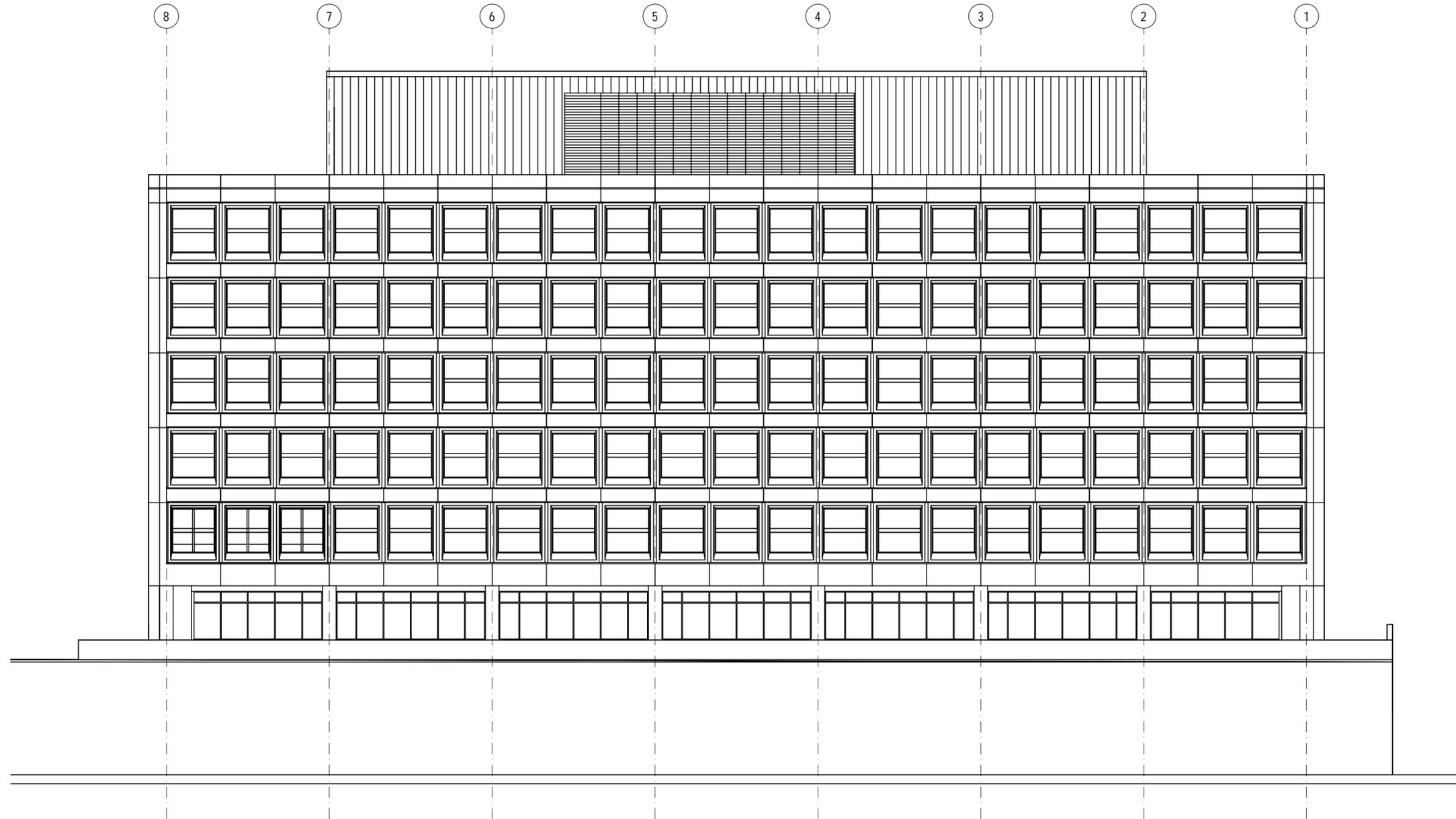








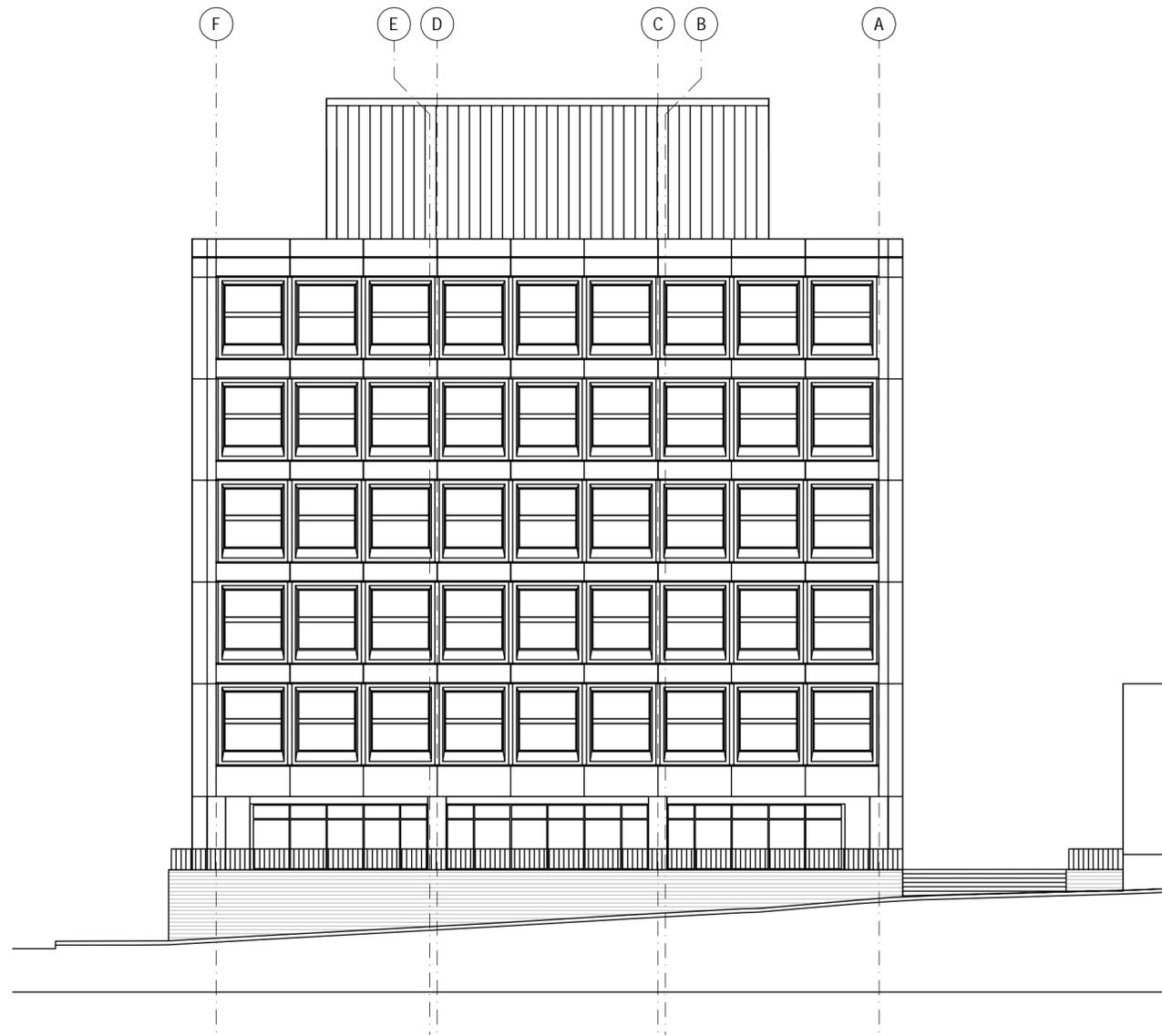
1" = 16'-0"



1" = 16'-0"





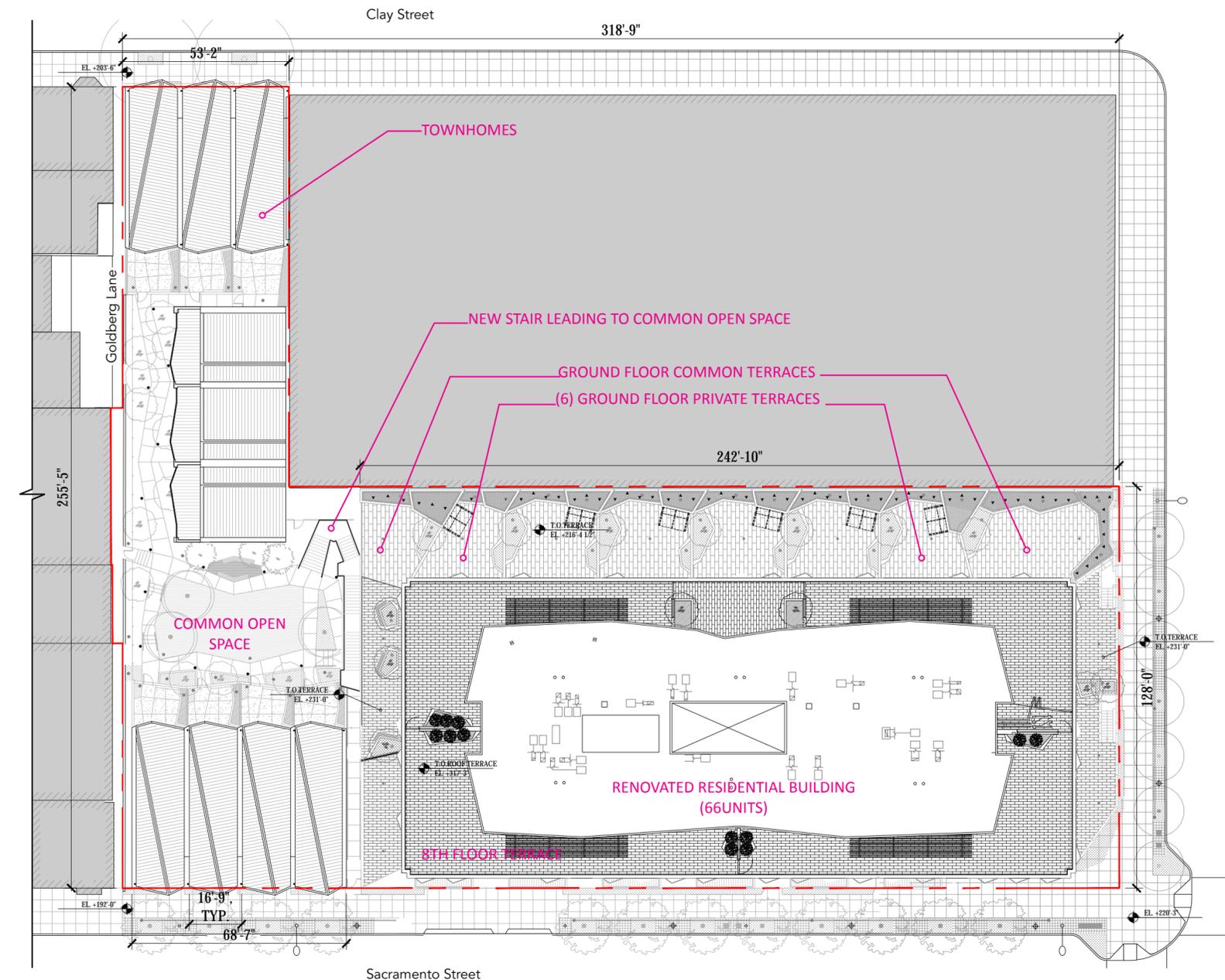


1" = 16'-0"









1" = 32'-0"

COMMON AND PRIVATE OPEN SPACE AREAS TABULATION

	PRIVATE COMPLIANT OPEN SPACE SQ.FT.		COMMON OPEN SPACE SQ.FT.	
	AVERAGE	FLOOR TOTAL	AVERAGE	FLOOR TOTAL
PENTHOUSE	(4X) 1931 SQ.FT.	7725 SQ.FT.	670 SQ.FT.	670 SQ.FT.
LEVEL 7	0	0	0	0
LEVEL 6	0	0	0	0
LEVEL 5	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 2	(8X) 229 SQ.FT.	2061 SQ.FT.	740 SQ.FT.	740 SQ.FT.
LEVEL 1	(11X) 496 SQ.FT.	5454 SQ.FT.	(2X) 1032 SQ.FT.	2165 SQ.FT.
TOWNHOME	(10X) 213 SQ.FT.	2134 SQ.FT.	5488 SQ.FT.	5488 SQ.FT.
TOTAL		17374 SQ.FT.		9063 SQ.FT.

TOTAL NUMBER OF UNITS WITH COMPLIANT OPEN SPACE PROVIDED
= 4 + 8 + 11 + 10 = 33

TOTAL NUMBER OF UNITS WITHOUT COMPLIANT OPEN SPACE
= 76 - 33 = 43

COMMON USABLE OPEN SPACE REQUIRED
43 x 100 SQ.FT. x 1.33 = 5719 SQ.FT.
COMMON USABLE OPEN SPACE PROVIDED
9063 SQ.FT.

UNIT MATRIX

	1-BED	2-BED	3-BED	4-BED	TOTAL
PENTHOUSE			1	3	4
LEVEL 7			5	2	7
LEVEL 6		5	4		9
LEVEL 5		5	4		9
LEVEL 4		5	4		9
LEVEL 3		5	4		9
LEVEL 2	6	2			8
LEVEL 1	4	1	6		11
TOWNHOME			10		10
TOTAL	10	23	38	5	76

TOWNHOME AREA SUMMARY

CLAY ST TOWNHOMES	FLOOR AREAS			TOTAL
	TH-1	TH-2	TH-3	
LEVEL 3	689 SQ.FT.	672 SQ.FT.	691 SQ.FT.	2,052 SQ.FT.
LEVEL 2	706 SQ.FT.	688 SQ.FT.	707 SQ.FT.	2,101 SQ.FT.
GROUND	748 SQ.FT.	730 SQ.FT.	749 SQ.FT.	2,227 SQ.FT.
TOTAL	2,143 SQ.FT.	2,090 SQ.FT.	2,147 SQ.FT.	6,380 SQ.FT.

MID-BLOCK TOWNHOMES	FLOOR AREAS			TOTAL
	TH-4	TH-5	TH-6	
LEVEL 4	559 SQ.FT.	558 SQ.FT.	558 SQ.FT.	1,675 SQ.FT.
LEVEL 3	839 SQ.FT.	840 SQ.FT.	838 SQ.FT.	2,517 SQ.FT.
LEVEL 2	839 SQ.FT.	840 SQ.FT.	838 SQ.FT.	2,517 SQ.FT.
GROUND	764 SQ.FT.	764 SQ.FT.	755 SQ.FT.	2,283 SQ.FT.
TOTAL	3,001 SQ.FT.	3,002 SQ.FT.	2,989 SQ.FT.	8,992 SQ.FT.

SACRAMENTO TOWNHOMES	FLOOR AREAS				TOTAL
	TH-7	TH-8	TH-9	TH-10	
LEVEL 3	700 SQ.FT.	690 SQ.FT.	690 SQ.FT.	688 SQ.FT.	2,768 SQ.FT.
LEVEL 2	716 SQ.FT.	705 SQ.FT.	705 SQ.FT.	705 SQ.FT.	2,831 SQ.FT.
GROUND	758 SQ.FT.	748 SQ.FT.	748 SQ.FT.	746 SQ.FT.	3,000 SQ.FT.
TOTAL	2,174 SQ.FT.	2,143 SQ.FT.	2,143 SQ.FT.	2,139 SQ.FT.	8,599 SQ.FT.

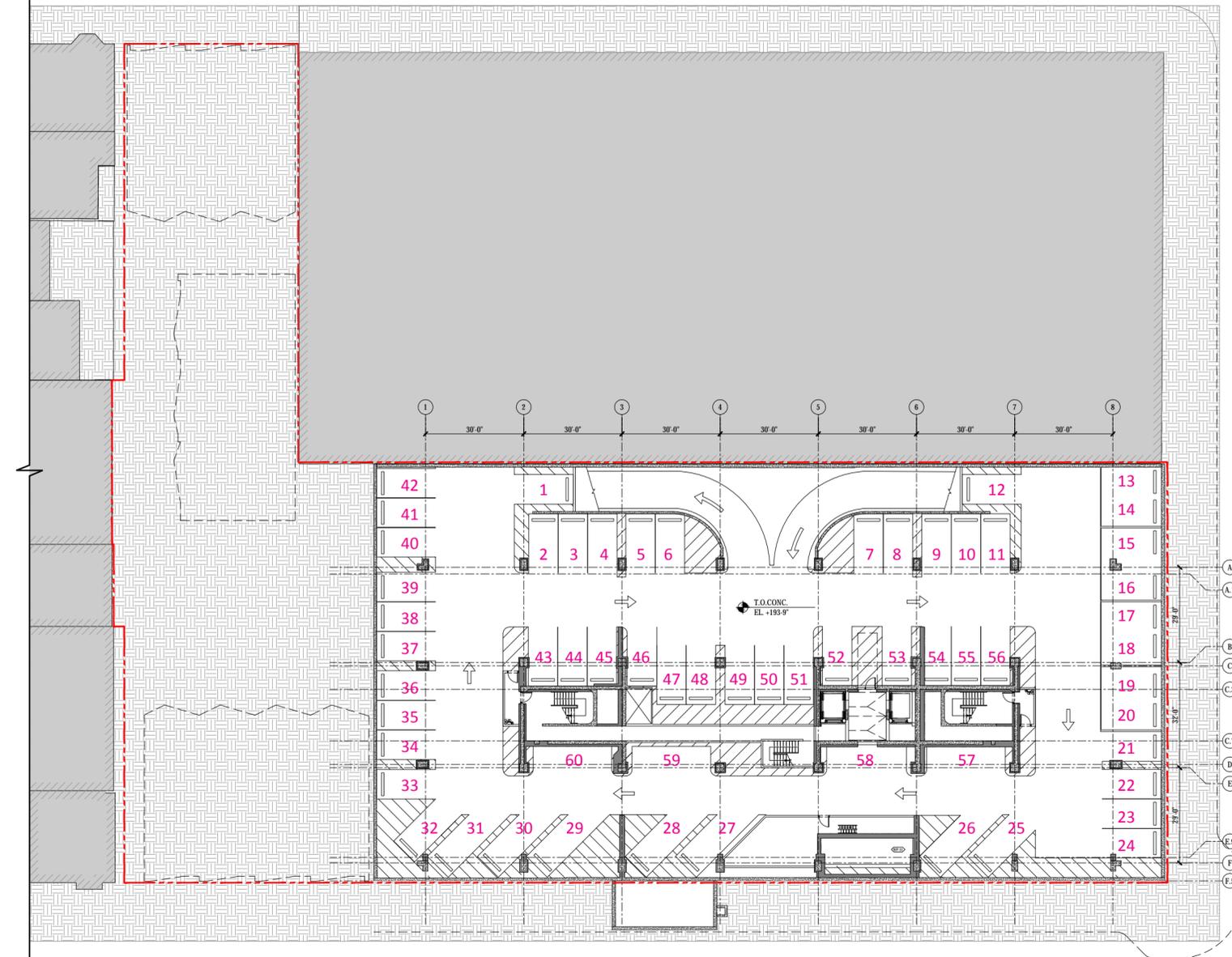
MAIN BUILDING AREA SUMMARY

MAIN BUILDING	FLOOR AREAS
PENTHOUSE 2	9,686 SQ.FT.
PENTHOUSE 1	10,491 SQ.FT.
LEVEL 7	20,776 SQ.FT.
LEVEL 6	20,731 SQ.FT.
LEVEL 5	20,701 SQ.FT.
LEVEL 4	20,678 SQ.FT.
LEVEL 3	20,650 SQ.FT.
LEVEL 2	19,737 SQ.FT.
LEVEL 1 MEZZ.	3,946 SQ.FT.
LEVEL 1	22,053 SQ.FT.
TOTAL	169,449 SQ.FT.

PROJECT AREA SUMMARY

BUILDINGS	FLOOR AREAS
MAIN BUILDING	169,449 SQ.FT.
CLAY ST TH	6,380 SQ.FT.
MID-BLOCK TH	8,992 SQ.FT.
SACRAMENTO TH	8,599 SQ.FT.
TOTAL	193,420 SQ.FT.

Clay Street

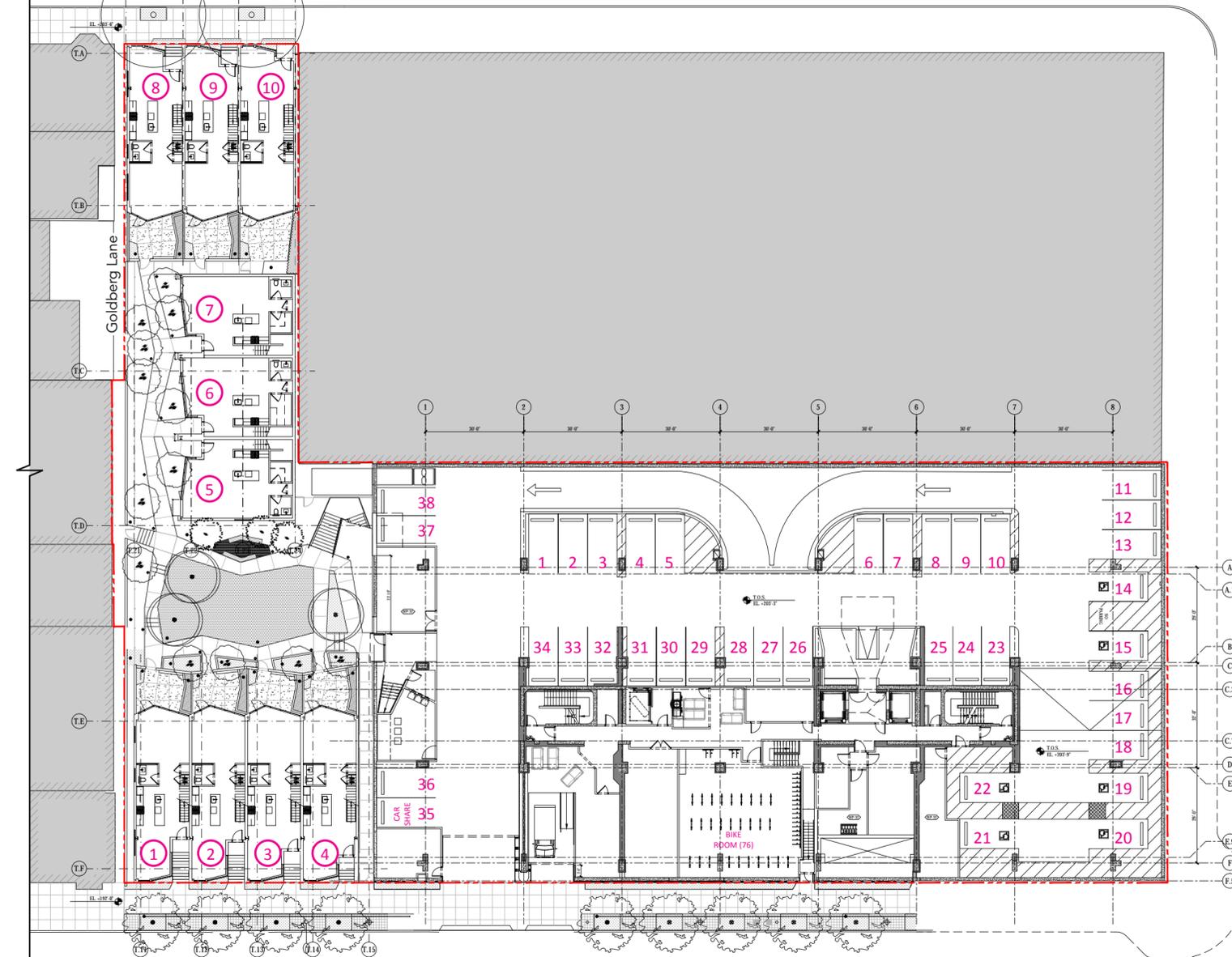


Sacramento Street

Parking Count on B2 = 60

1" = 32'-0"

Clay Street



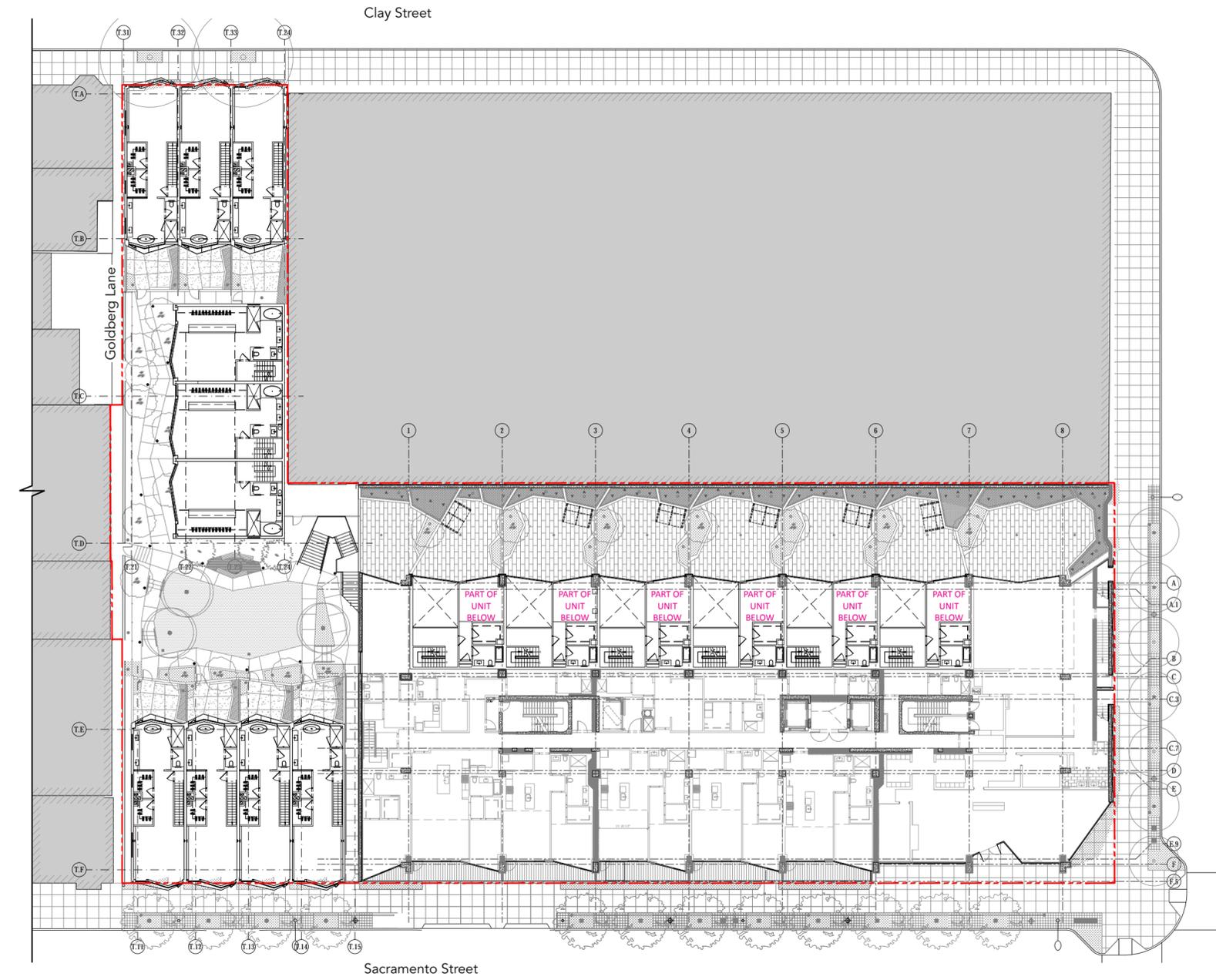
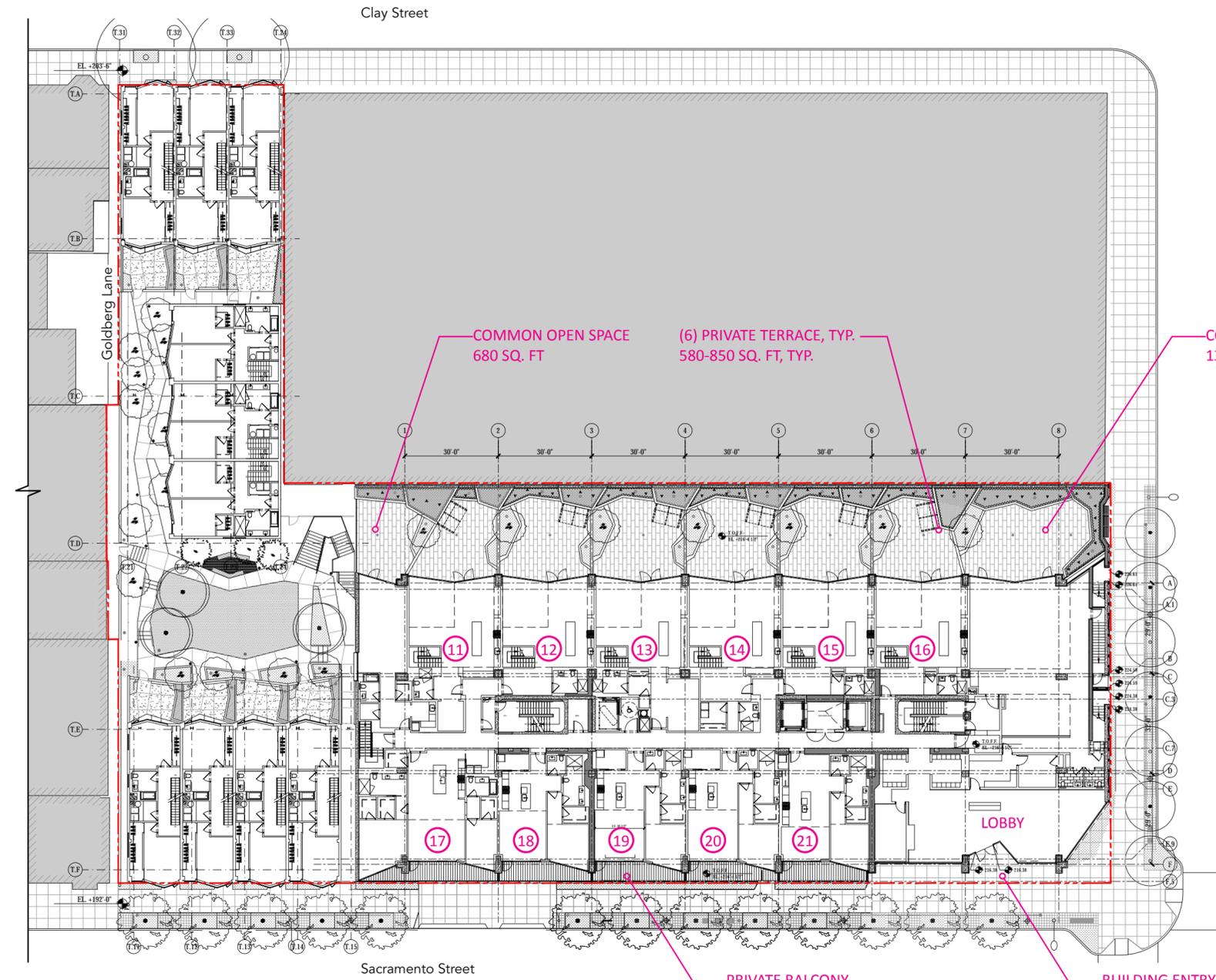
Sacramento Street

Parking Count on B1 = 38

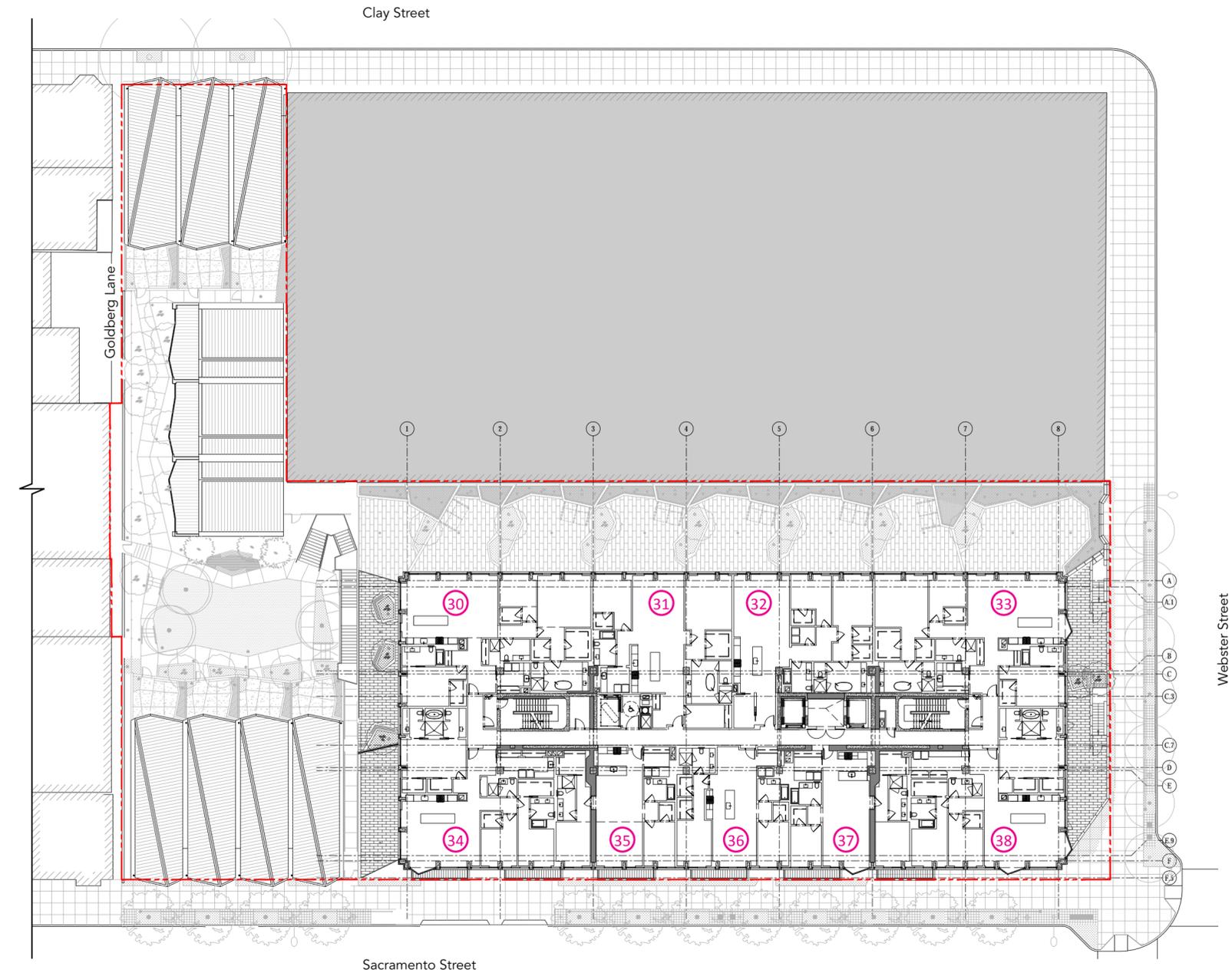
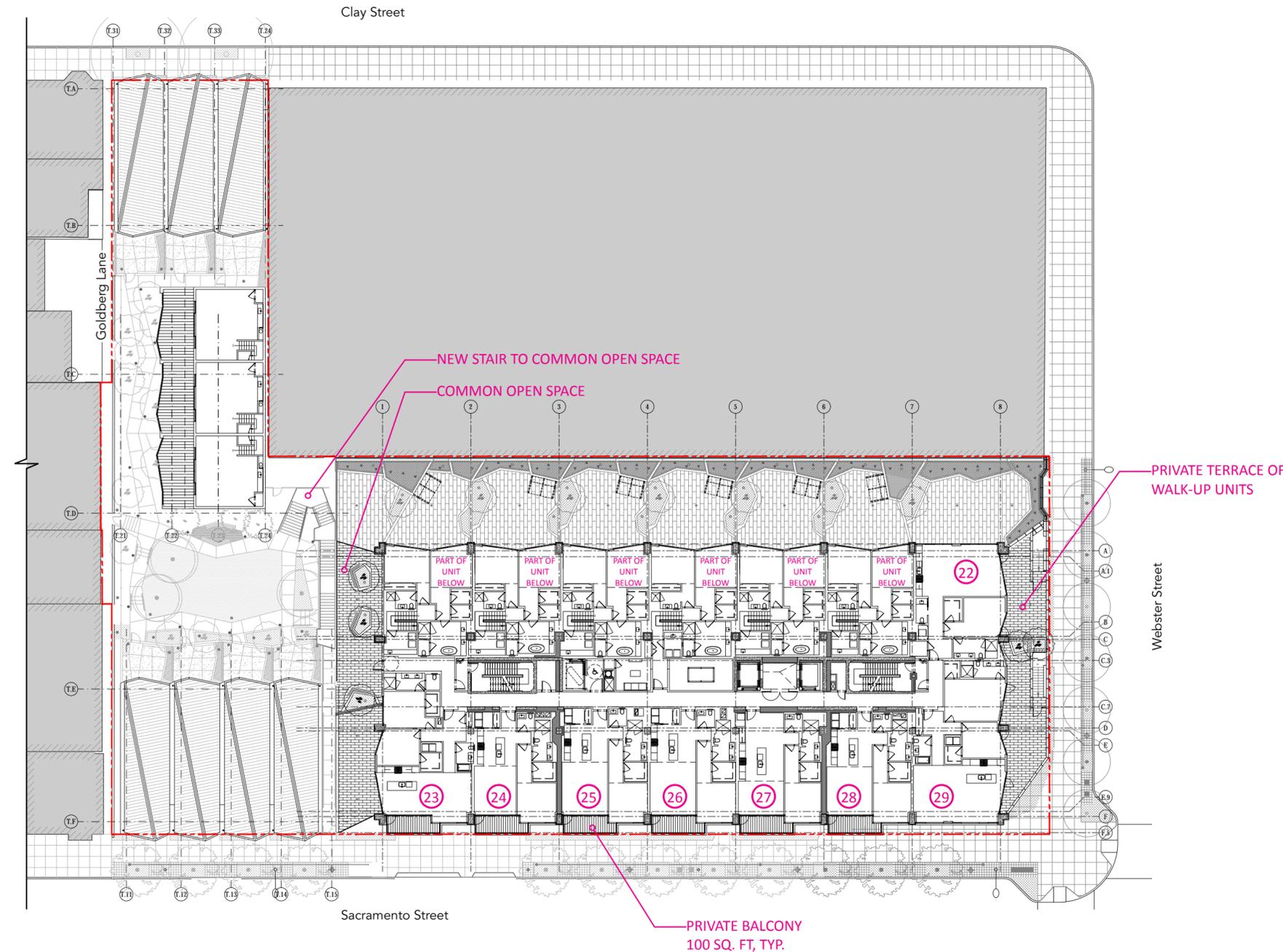
Webster Street

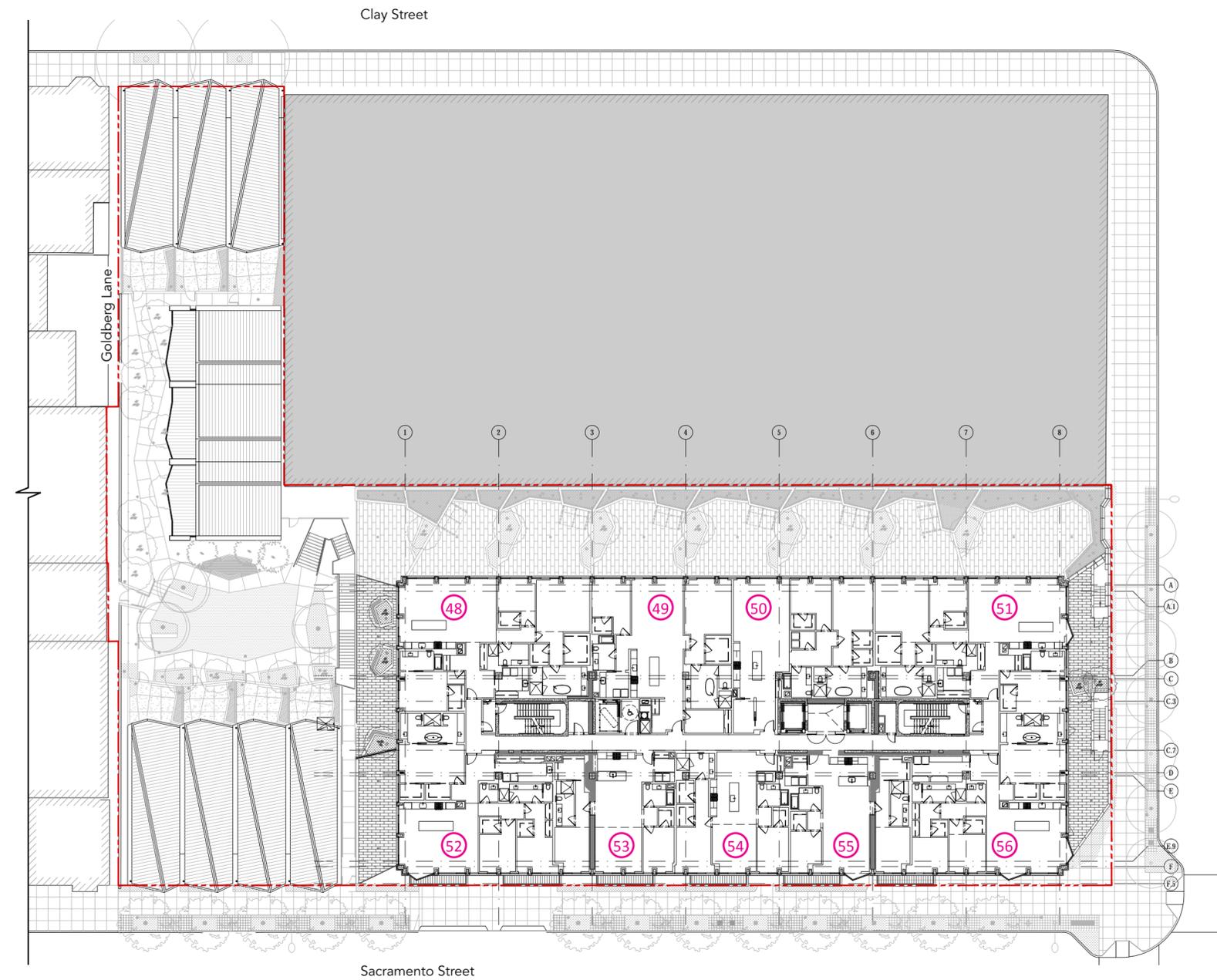
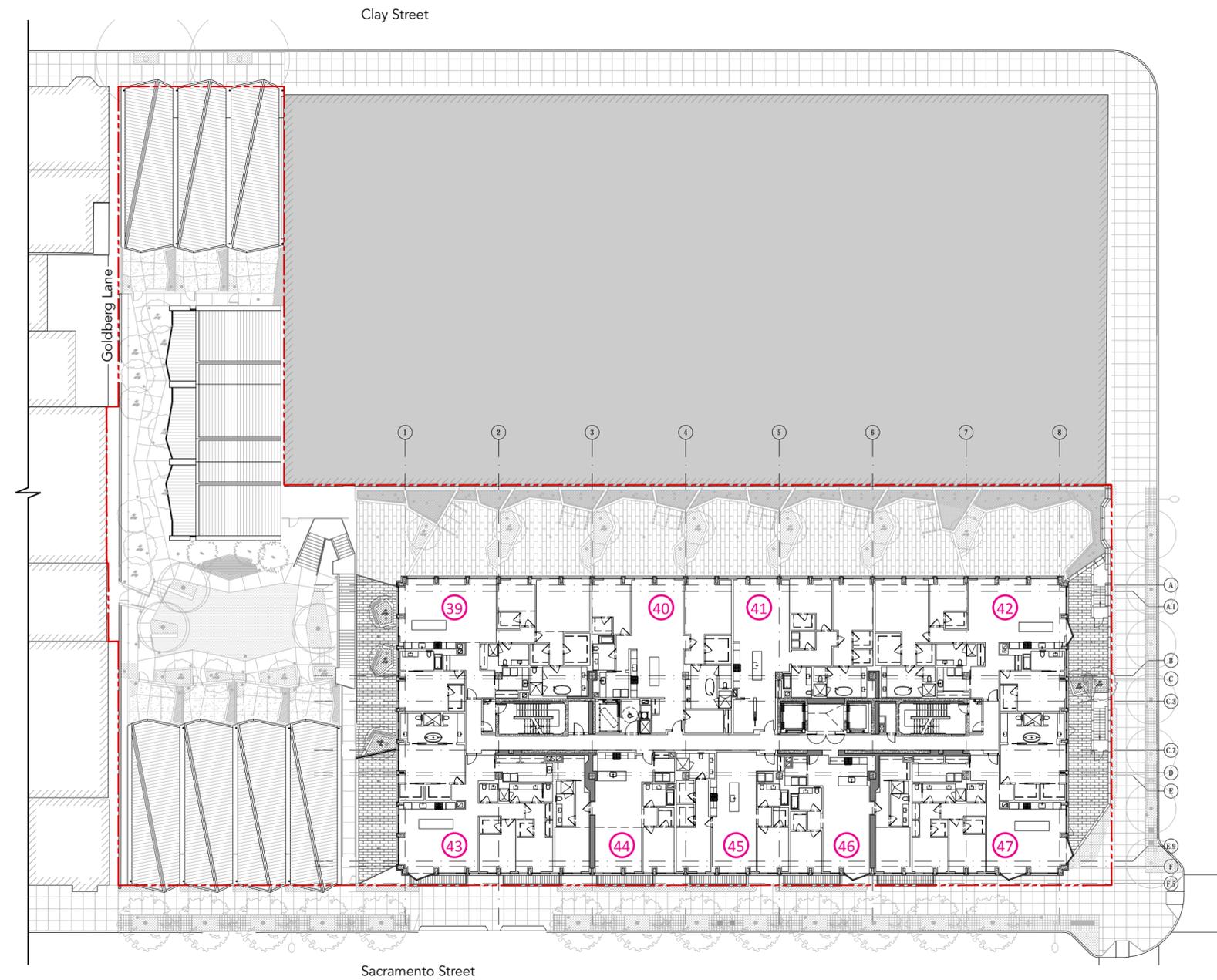
Webster Street



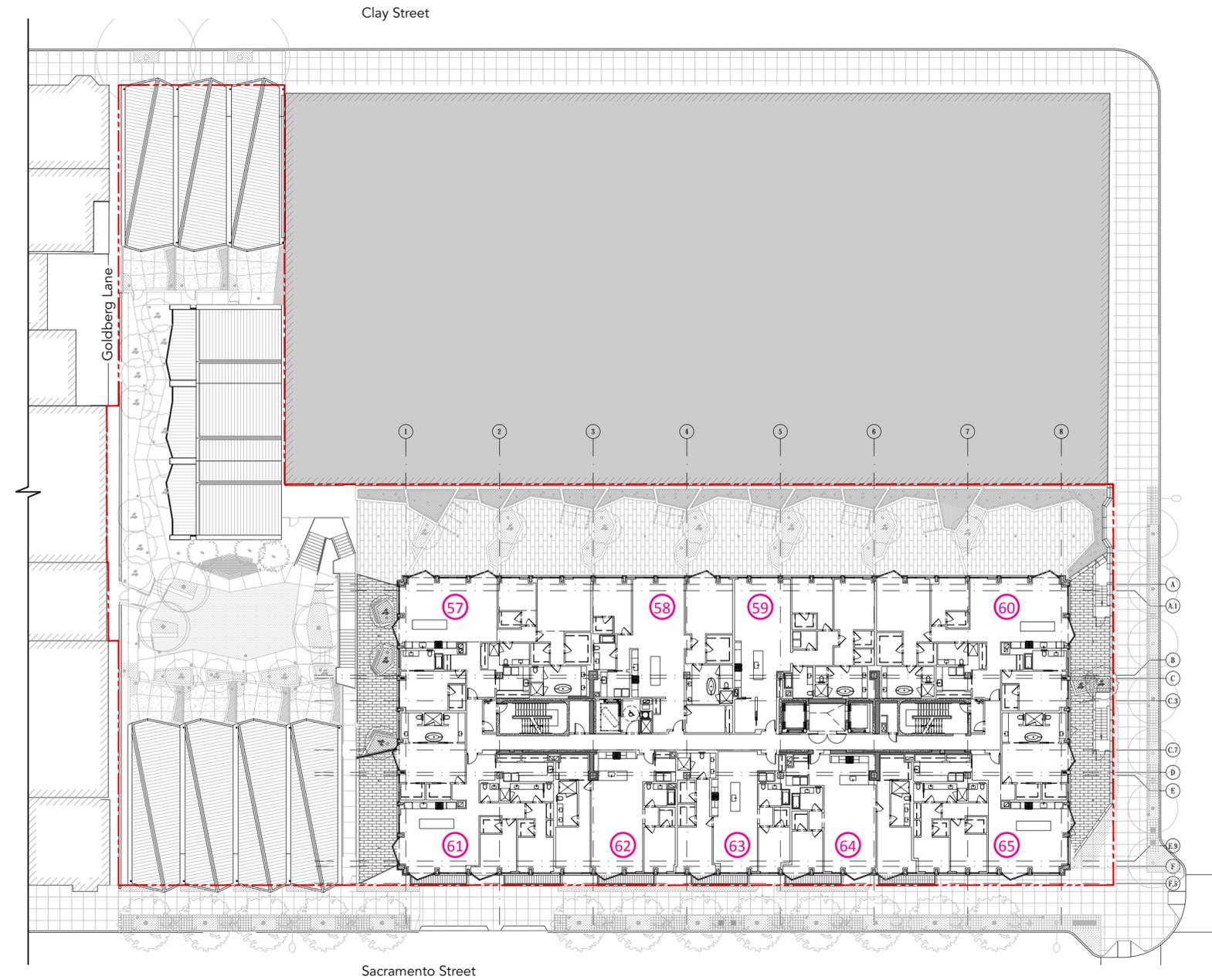


1" = 32'-0"





1" = 32'-0"



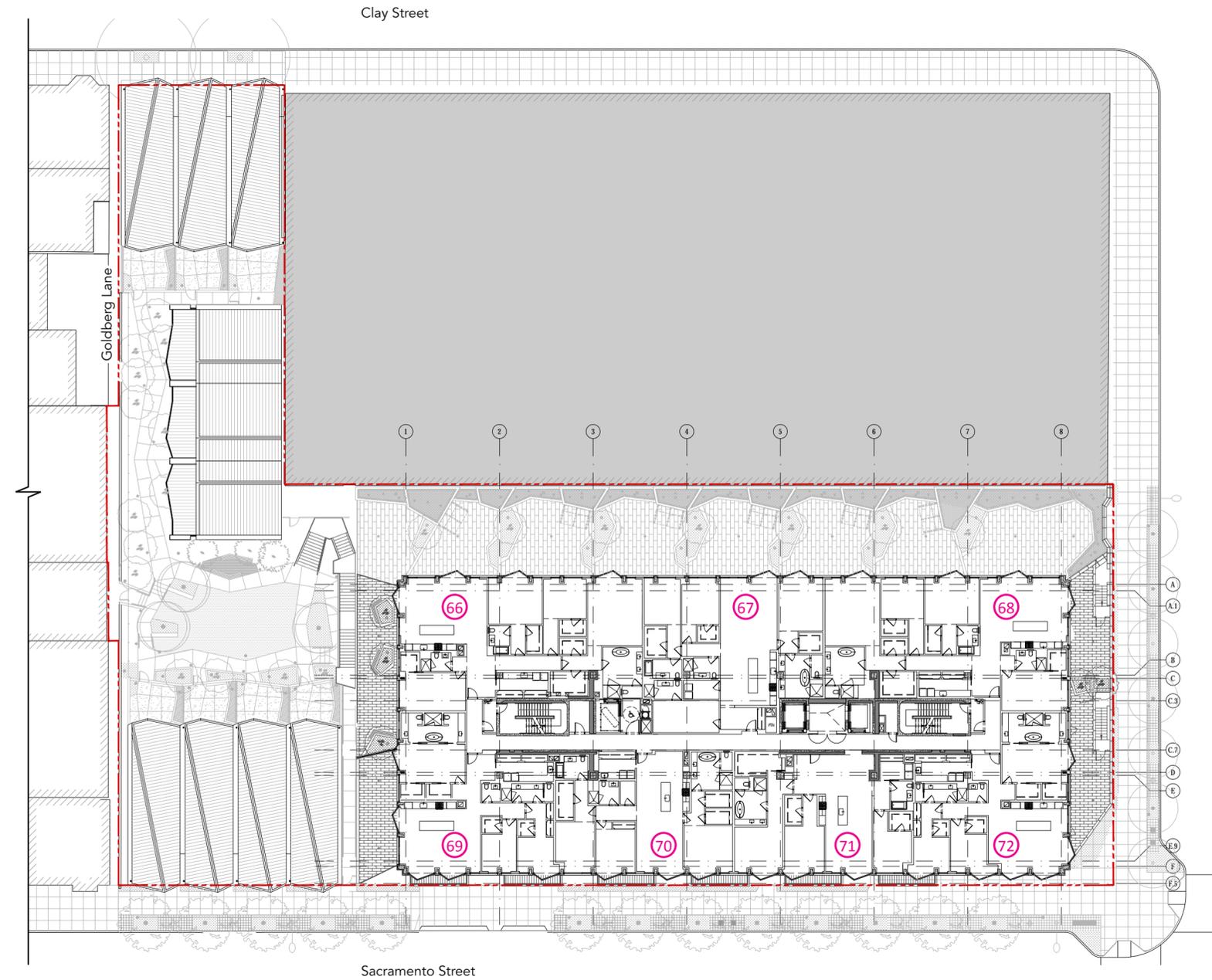
Webster Street

Clay Street

Sacramento Street

Goldberg Lane

1" = 32'-0"



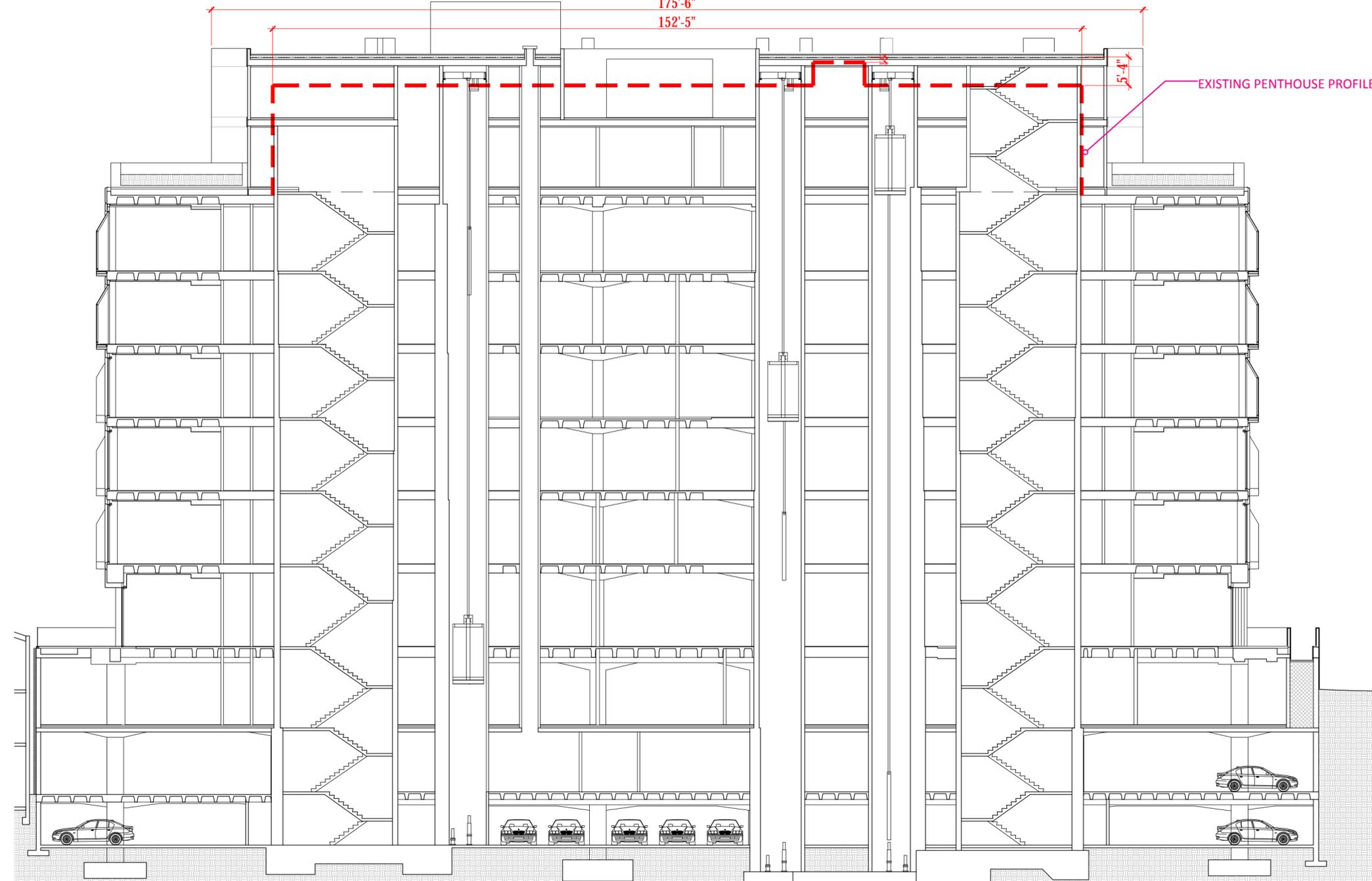
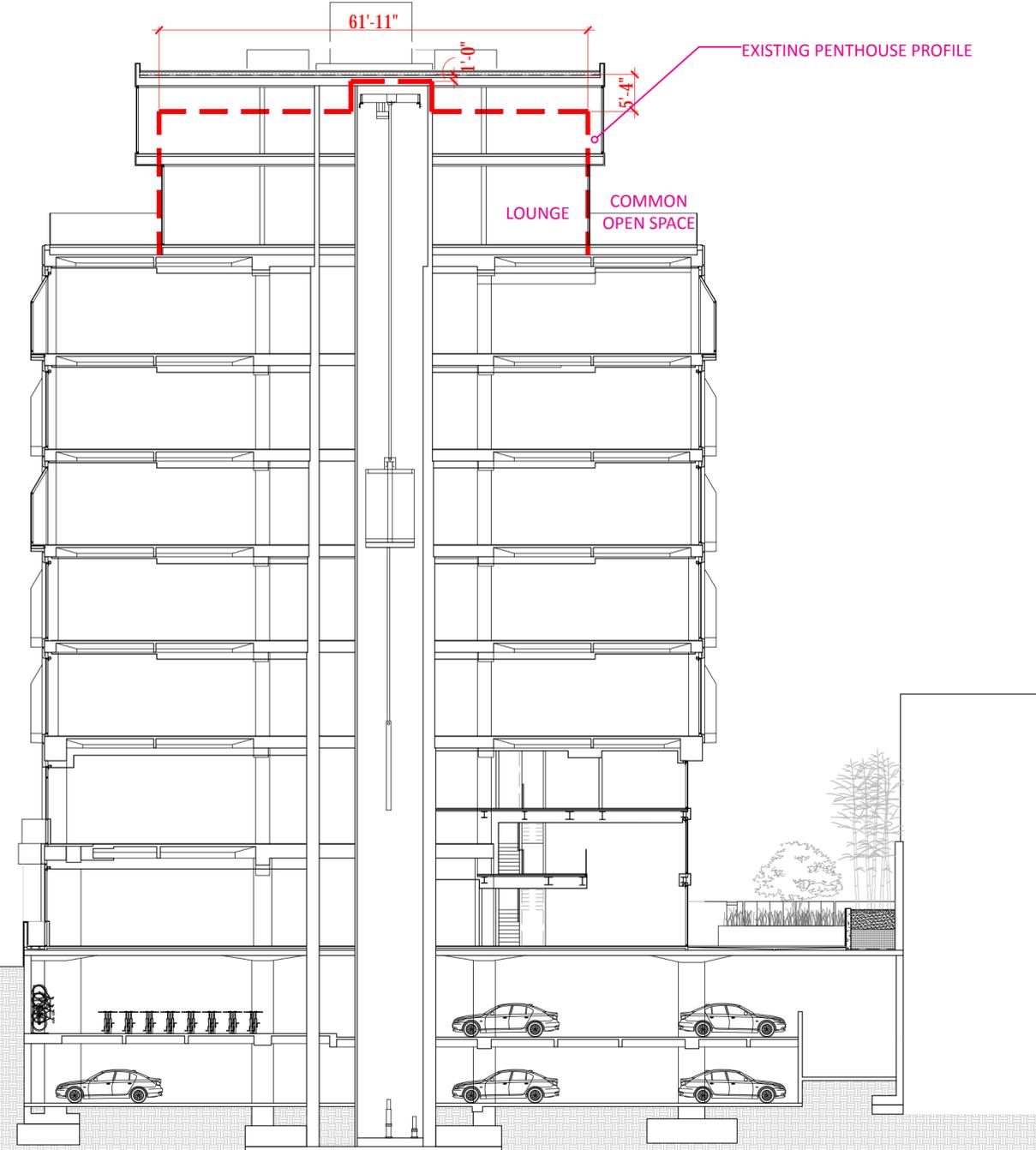
Webster Street

Clay Street

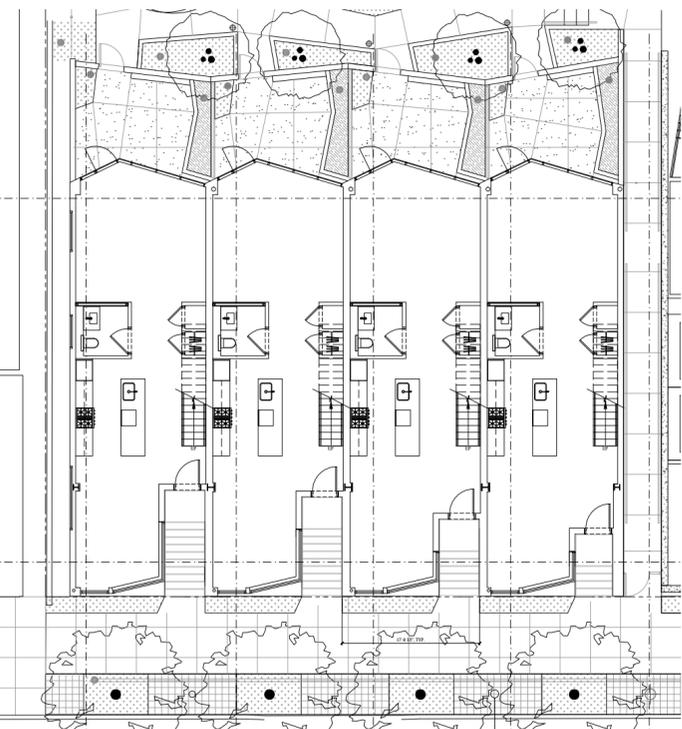
Sacramento Street

Goldberg Lane

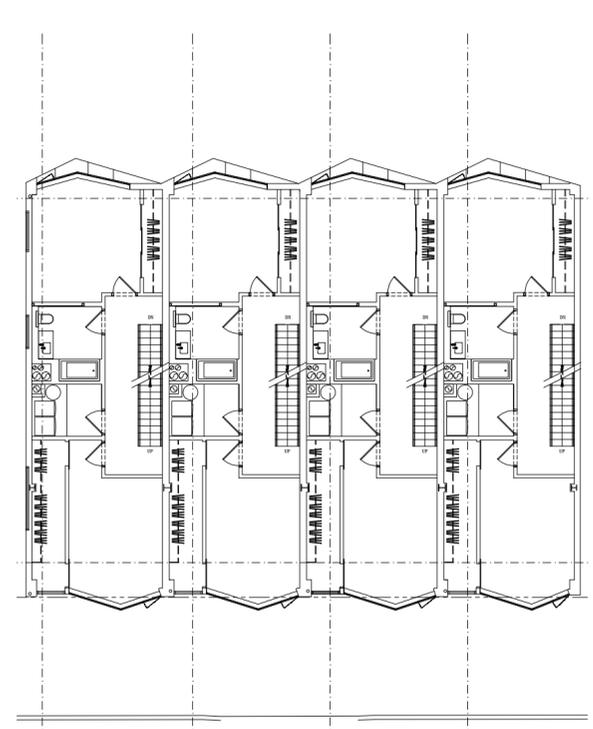
- 11'-6" PENTHOUSE ROOF
T.O.S. EL. 341'-9"
- 13'-1" PH 2
T.O.S. EL. 330'-3"
- 15'-5" PH 1
T.O.S. EL. 317'-2"
- 19'-9" LEVEL 7
T.O.S. EL. 301'-6"
- 19'-9" LEVEL 6
T.O.S. EL. 287'-9"
- 19'-9" LEVEL 5
T.O.S. EL. 274'-0"
- 19'-9" LEVEL 4
T.O.S. EL. 260'-3"
- 19'-9" LEVEL 3
T.O.S. EL. 246'-6"
- 15'-4" 10'-5" LEVEL 2 MEZZ
T.O.S. EL. 236'-1"
- 4'-5" LEVEL 2
T.O.S. EL. 231'-0"
- 15'-3" 10'-3 1/2" LEVEL 1 MEZZ
T.O.S. EL. 226'-8"
- LEVEL 1
T.O.S. EL. 215'-9"
- 12'-0" MID PT. SACRAMENTO (E) BLDG
T.O.S. EL. 208'-9"
- BASEMENT 1
T.O.S. EL. 203'-9"
- 10'-0" BASEMENT 2
T.O.S. EL. 183'-9"



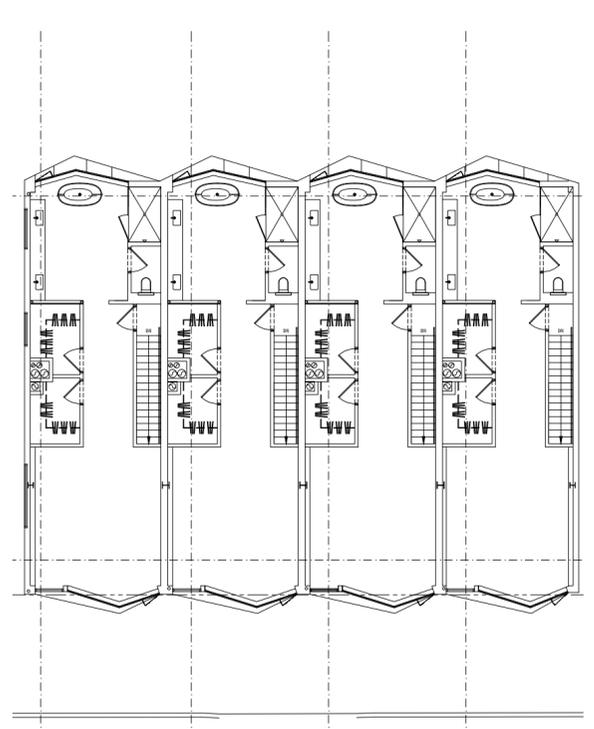




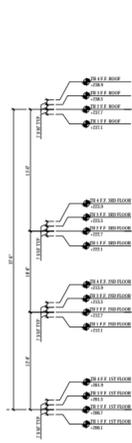
Level 1



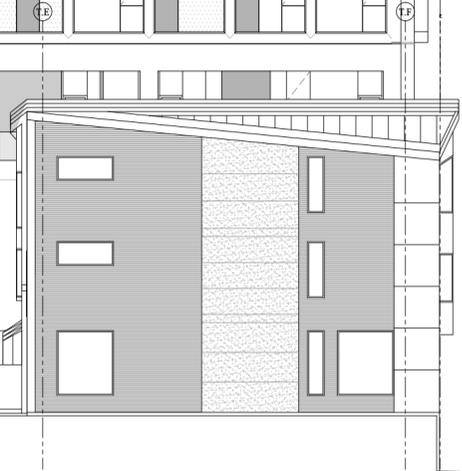
Level 2



Level 3



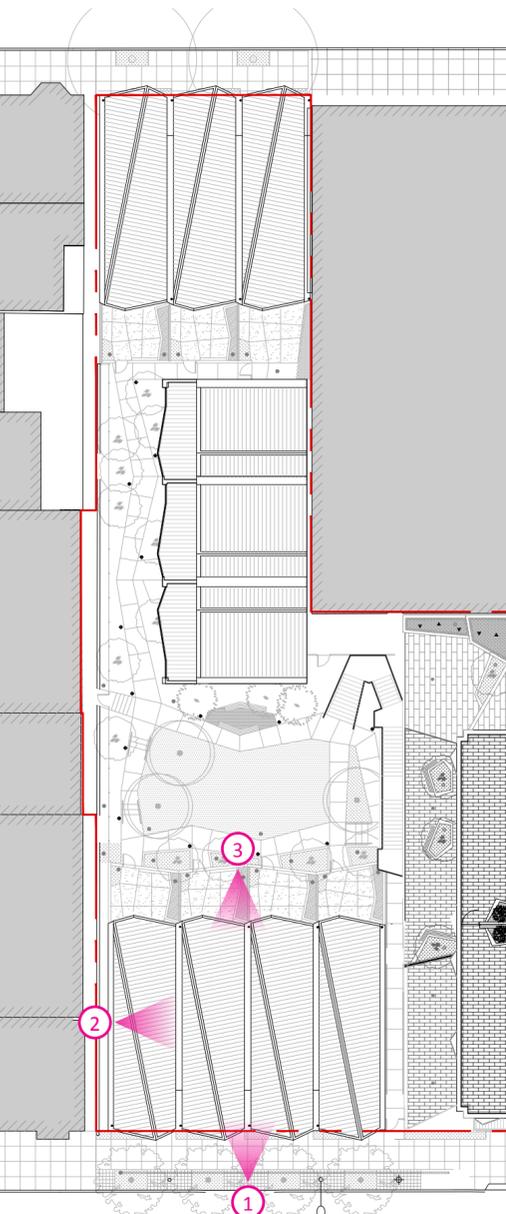
1 Elevations - Sacramento Street



2 Elevations - Sacramento Street (Side)



3 Elevations - Sacramento Street (Back)

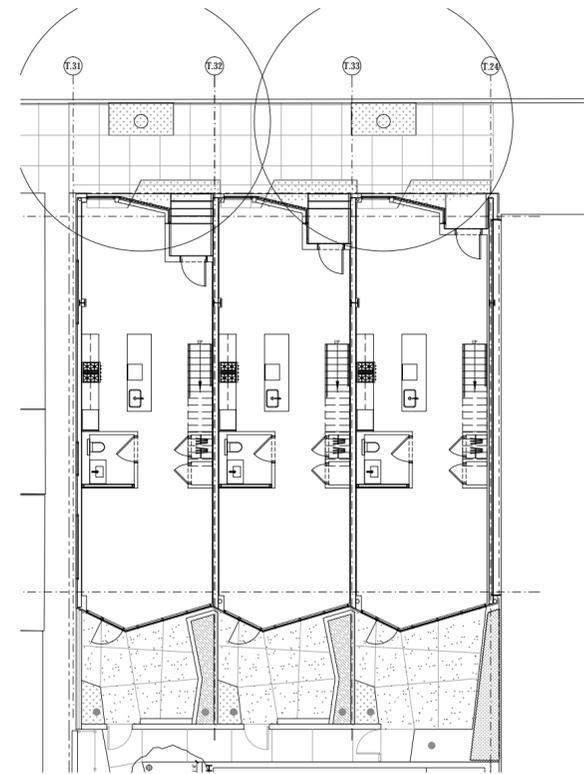


Site Key | NTS

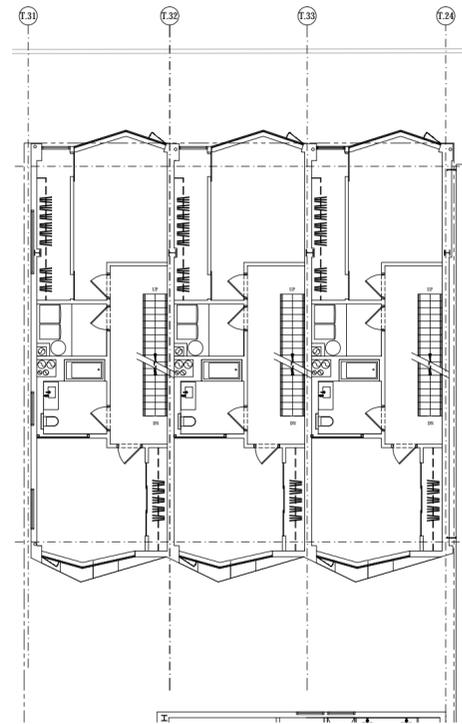
1" = 16'-0"



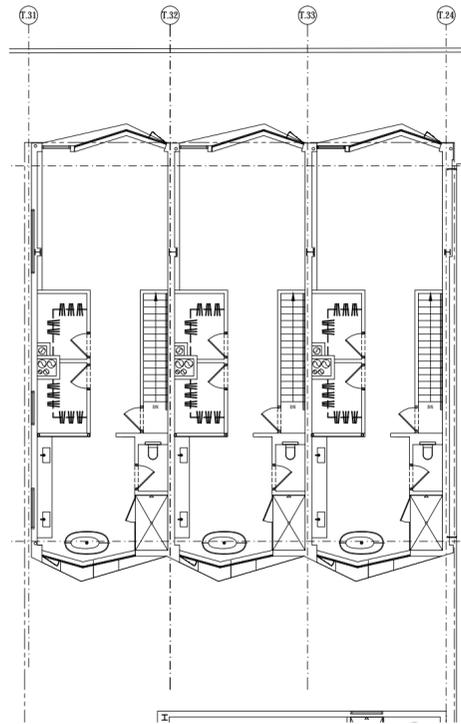




Level 1



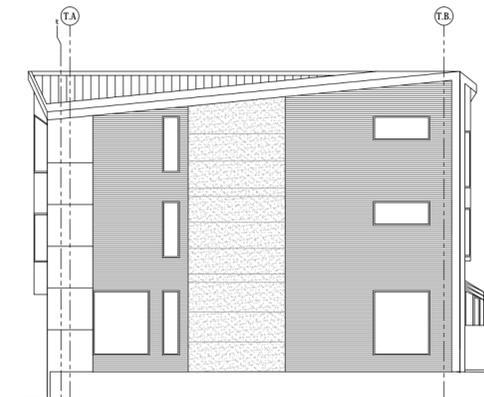
Level 2



Level 3



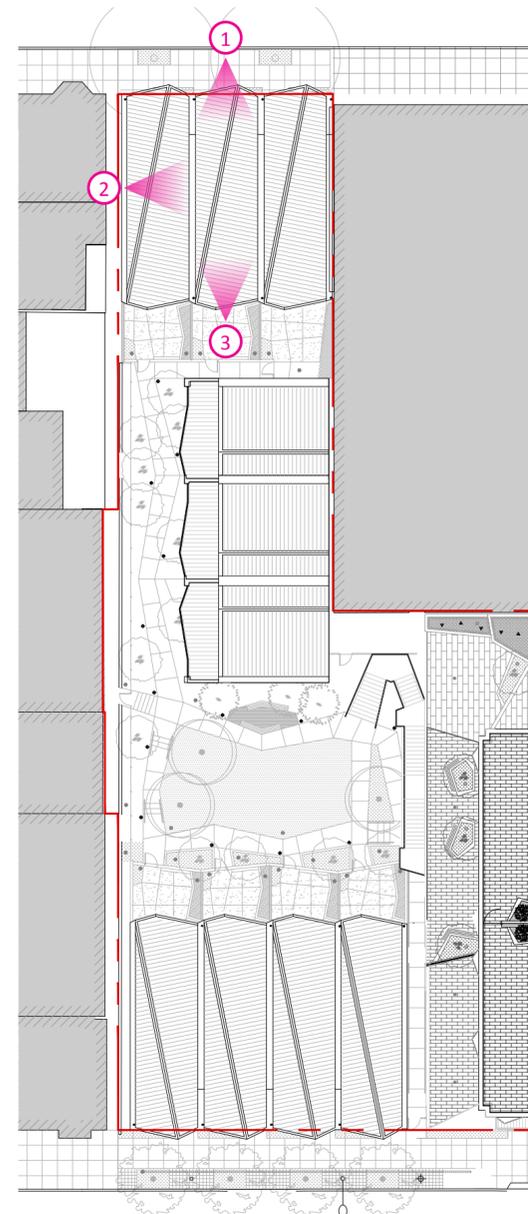
1 Elevations - Sacramento Street (Back)



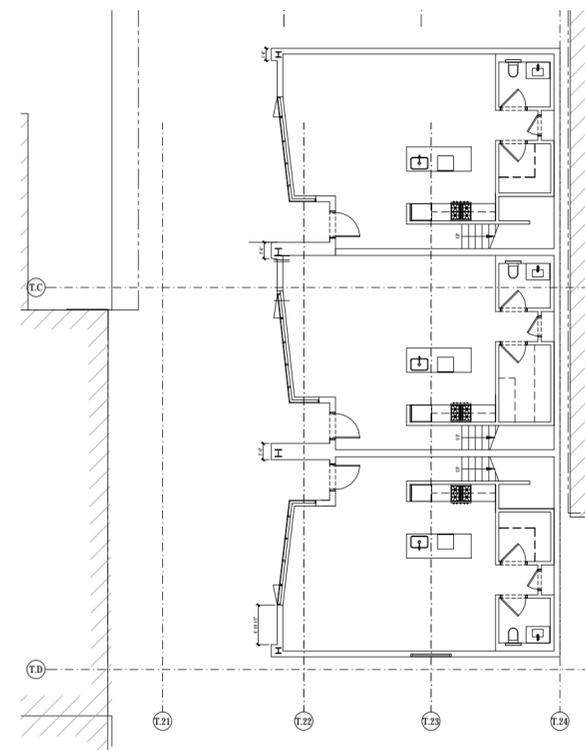
2 Elevations - Clay Street (Side)



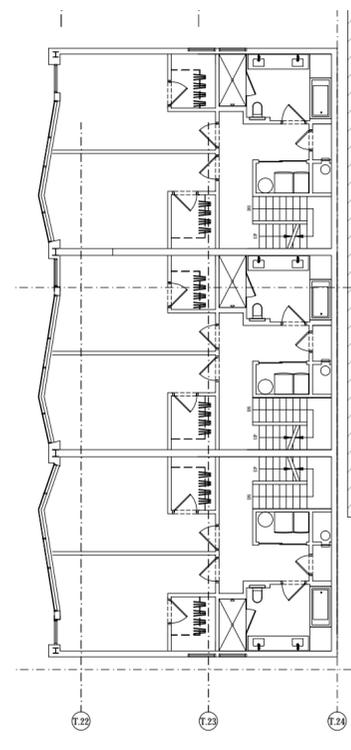
3 Elevations - Sacramento Street



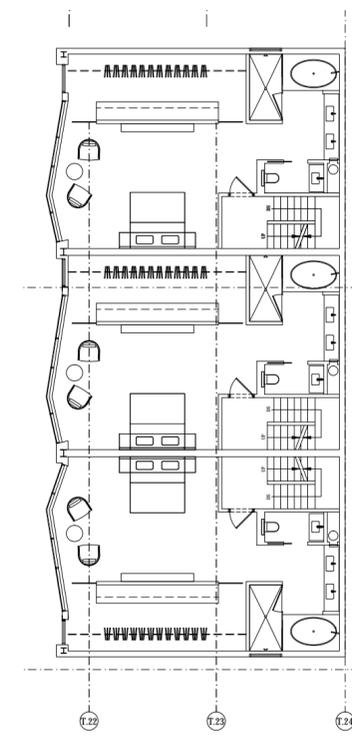
Site Key | NTS



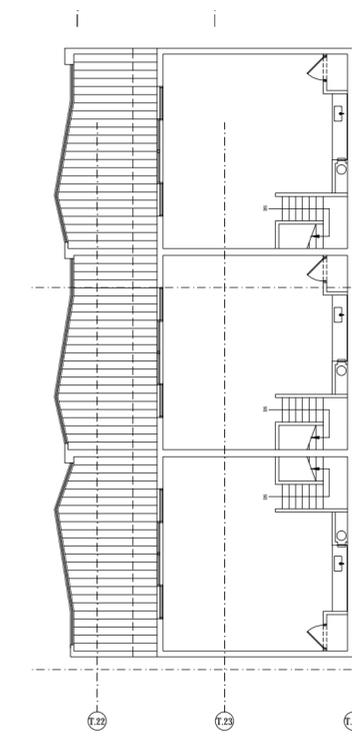
Level 1



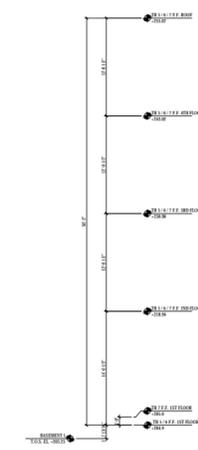
Level 2



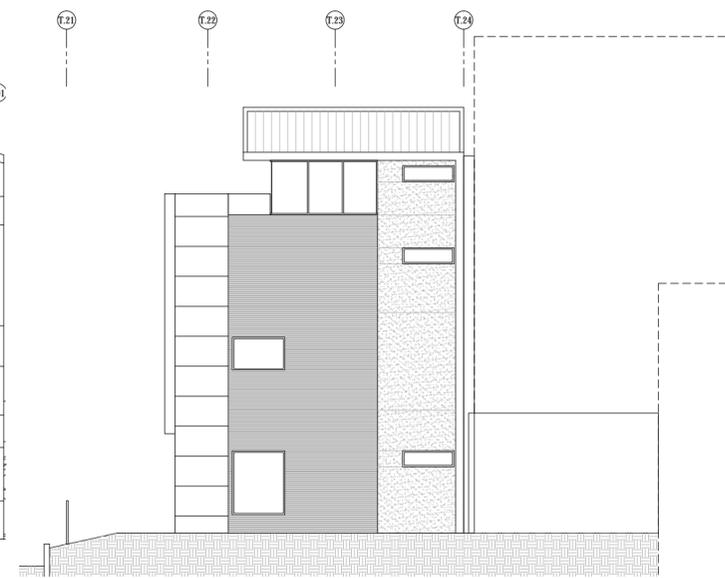
Level 3



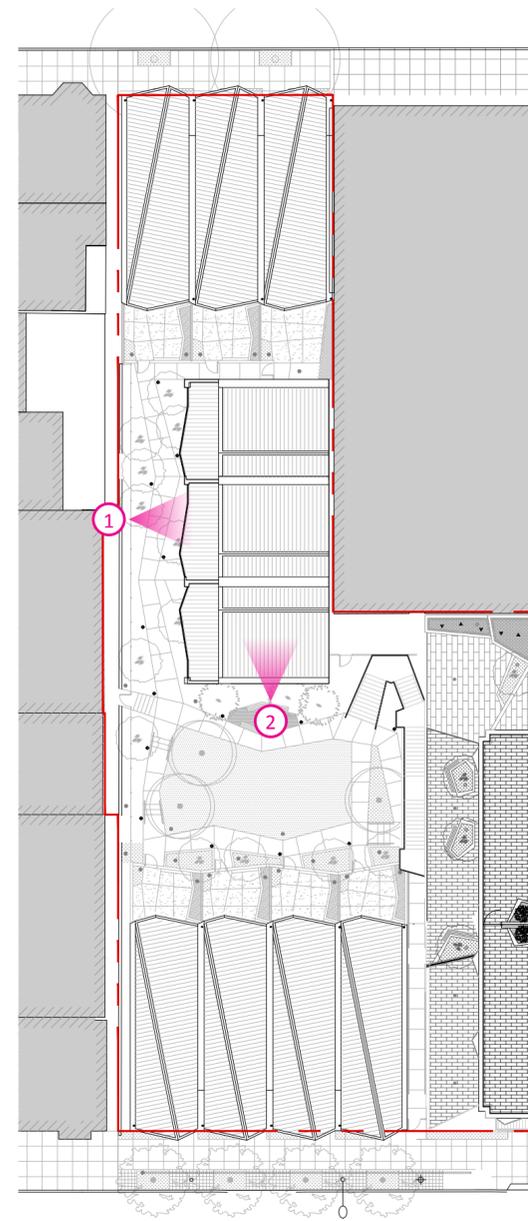
Level 4



1 Elevations - Goldberg Lane (Mid-block)

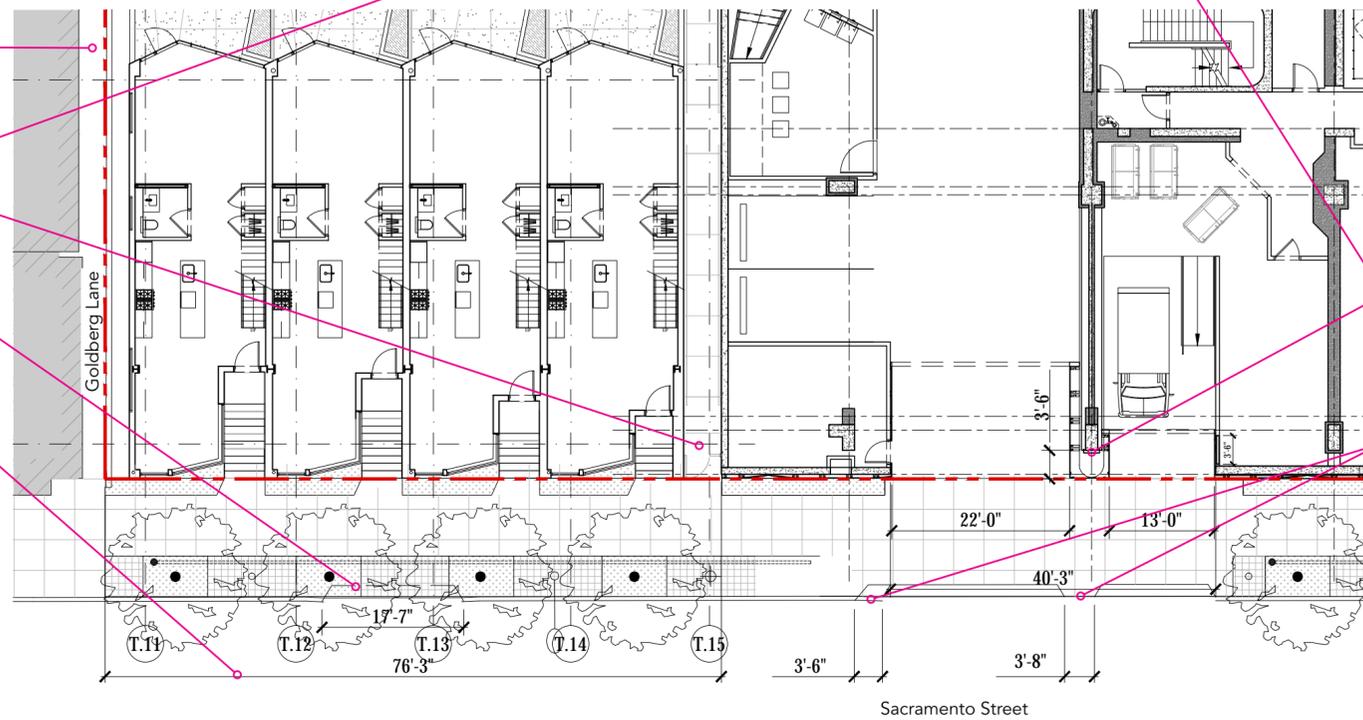


2 Elevations - Goldberg Lane (Side). Note: Opposite Side Similar



Site Key | NTS

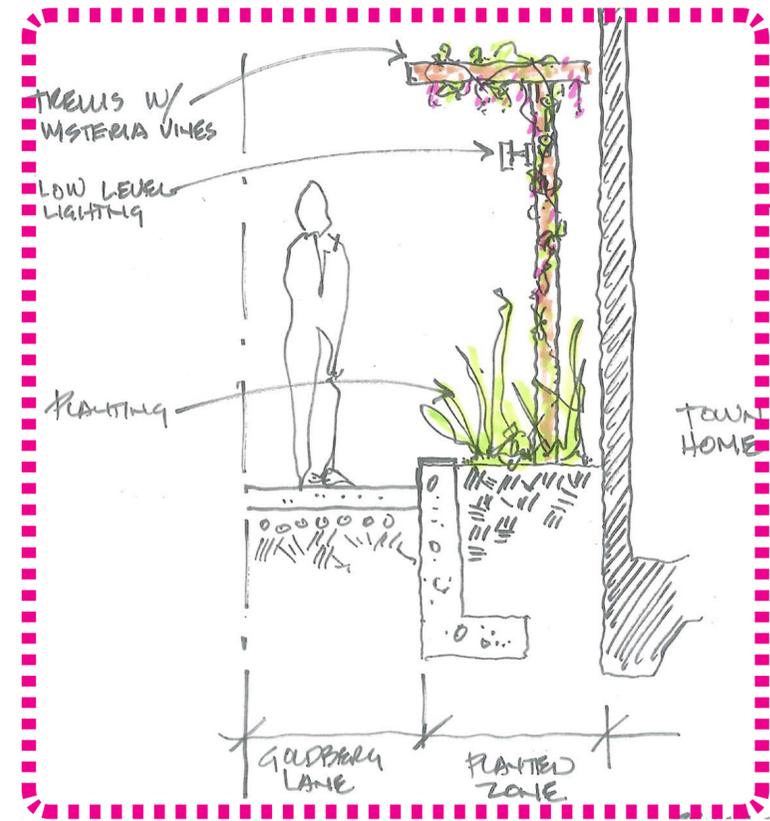




- NEW LANDSCAPE
- NEW ACCESS GATE
- EXISTING CURB CUT REMOVED
- NEW RESIDENTIAL INFILL AT EXISTING PARKING LOT

- REDUCED VEHICULAR FRONTAGE
- EXISTING CURB CUT REDUCED

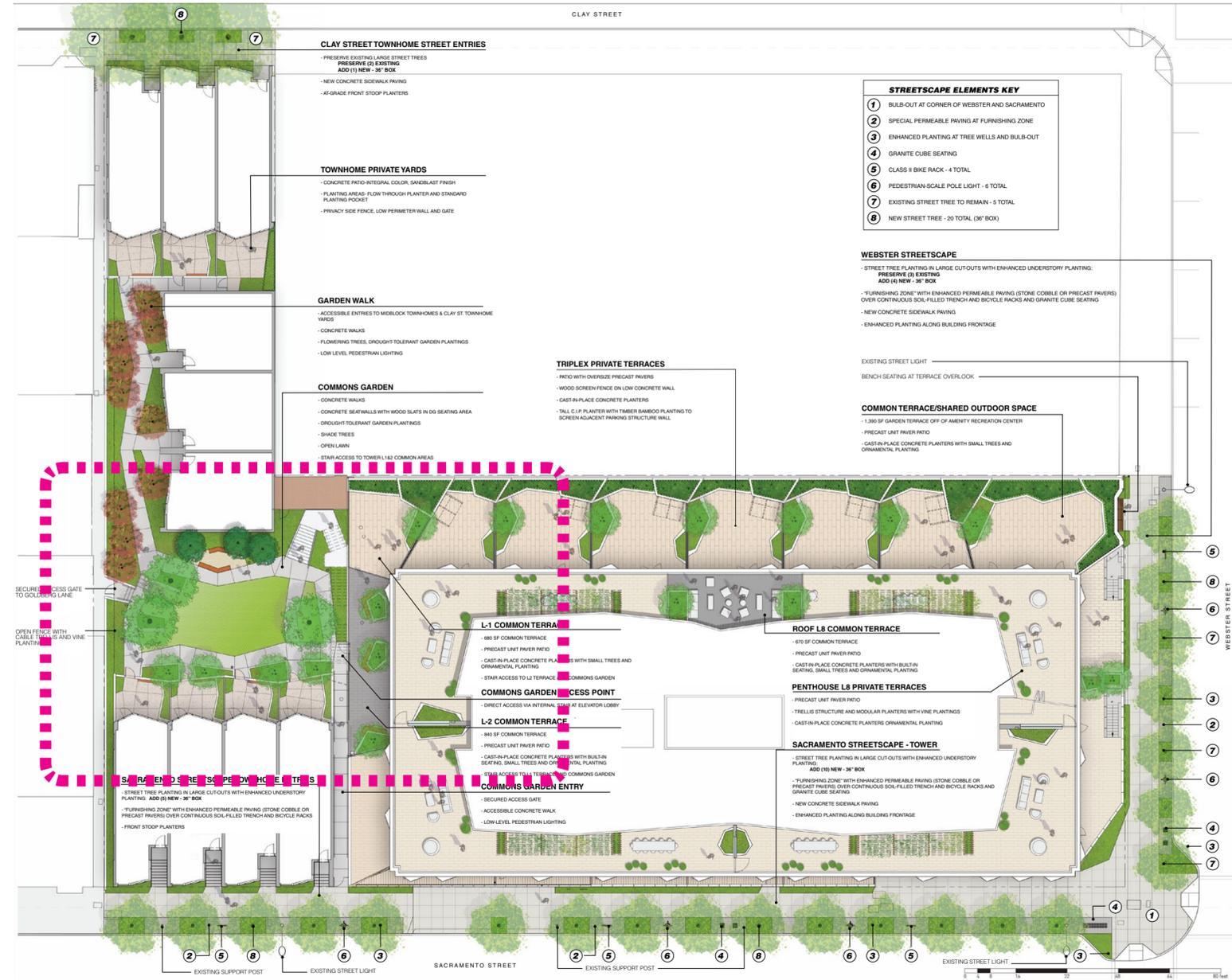
1" = 16'-0"



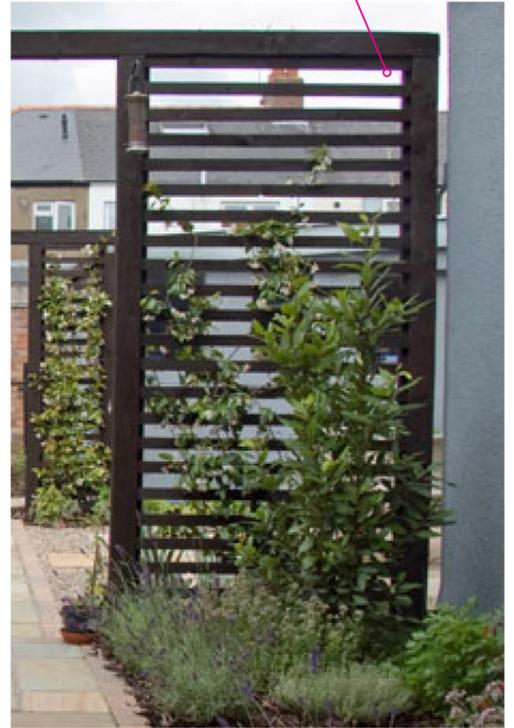
Section of Improved Green Space at Goldberg Lane



Entry to Goldberg Lane



NEW ACCESS GATE FROM GOLDBERG LANE



NTS

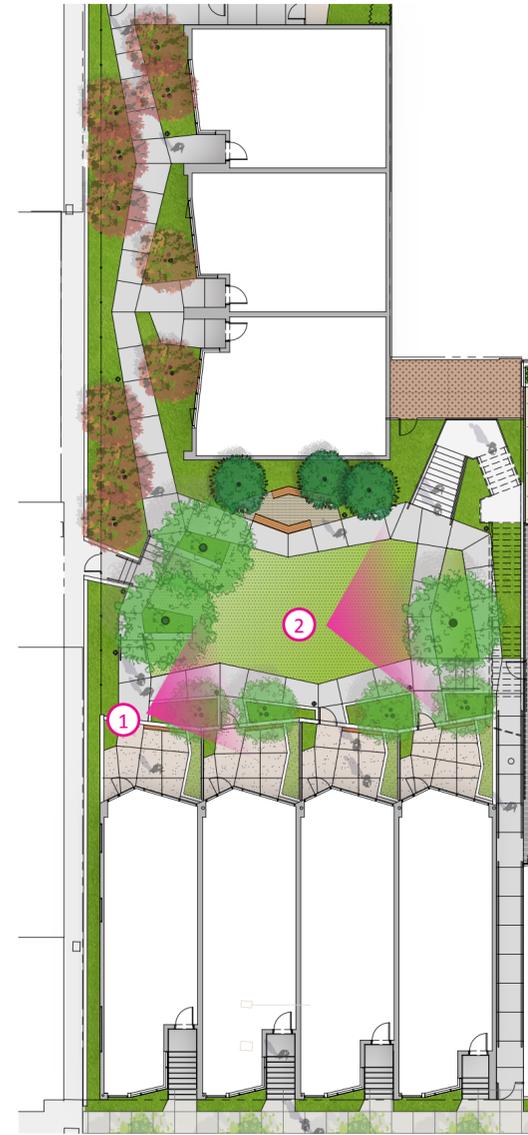
1" = 32'-0"



1 View of Mid-block Common Open Space



2 View of Exterior Stair Connecting Level 1 and Level 2 of Main Building to Common Open Space



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