

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE

RESOLUTION NO. 28-2019

Adopted November 19, 2019

**APPROVING A VARIANCE TO THE BAYVIEW INDUSTRIAL TRIANGLE
REDEVELOPMENT PLAN TO APPLY THE “LIGHT INDUSTRIAL OR
COMMERCIAL” LAND USE CATEGORY TO A PORTION OF PROPERTY
DESIGNATED AS “LIGHT INDUSTRIAL;” CONDITIONALLY APPROVING THE
SCHEMATIC DESIGN OF A SIX-STORY, MIXED-USE BUILDING COMPRISED OF
85 DWELLING UNITS, INCLUDING 17 AFFORDABLE UNITS, AND GROUND
FLOOR COMMERCIAL SPACE, AT 4200 THIRD STREET; AND, ADOPTING
ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT; BAYVIEW INDUSTRIAL TRIANGLE
REDEVELOPMENT PROJECT AREA**

BASIS FOR RESOLUTION

WHEREAS, The Successor Agency to the Redevelopment Agency of the City and County of San Francisco, commonly known as the Office of Community Investment and Infrastructure (the “Successor Agency” or “OCII”), is implementing the land use authority of the Redevelopment Agency of the City and County of San Francisco (the “Former Agency”) in the Bayview Industrial Triangle Redevelopment Project Area (the “Project Area”) under the authority of the California Community Redevelopment Law, Cal. Health & Safety Code §§ 33000 *et seq.*, as amended by the Redevelopment Dissolution Law, Cal. Health & Safety Code §§ 34170 *et seq.*, and under San Francisco Ordinance No. 215-12 (Oct. 4, 2012) (establishing the Successor Agency Commission and delegating to it state authority under the Redevelopment Dissolution Law); and,

WHEREAS, On June 23, 1980, the Board of Supervisors of the City and County of San Francisco (“Board of Supervisors”) approved and adopted the Bayview Industrial Triangle Redevelopment Plan (the “Redevelopment Plan”) for the Project Area. On May 6, 1980, the Former Agency and the San Francisco Planning Commission implemented the Redevelopment Plan and adopted the Design for Development for the Project Area, which was subsequently amended by the Former Agency (Resolution No. 130-2004, November 9, 2004) and by the Planning Commission (Resolution No. 16898, December 2, 2004) (as amended, the “Design for Development”). Together, the Redevelopment Plan and the Design for Development set forth development standards that apply to development within the Project Area; and,

WHEREAS, The Redevelopment Plan will expire on June 30, 2020, after which the Redevelopment Plan and its corresponding Design for Development will no longer be in effect. After the expiration of the Redevelopment Plan, the San

Francisco Planning Code (“Planning Code”) and its Zoning Use Districts and Height and Bulk Districts will apply in the Project Area; and,

WHEREAS, In preparation for the expiration of the Redevelopment Plan, San Francisco Planning Department staff is conducting a community planning process about the underlying zoning of the Project Area. The Planning Department recommends Planning Code amendments that align with the Bayview Hunters Point Area Plan of the San Francisco General Plan, which allows mixed-use residential and commercial uses on parcels fronting the western side of Third Street between Fairfax Avenue and Kirkwood Avenue. The recommended amendments also align with the development requirements of the Design for Development and they would allow structures on these parcels to reach a maximum height of 65 feet. Planning Department staff anticipates legislation enacting these Planning Code amendments will be in effect before the date of the expiration of the Redevelopment Plan; and,

WHEREAS, Harney CJ & CM Living Trust is the “Owner” of an approximately 19,318-square-foot parcel in the Project Area located at 4200 Third Street, covering the western frontage of Third Street from Innes Avenue to Jerrold Avenue, and more particularly described as Assessor’s Block 5272, Lots 45 and 48 (the “Site”). Currently, the Site is improved with two existing, vacant, one-story, commercial structures; and,

WHEREAS, The Owner proposes to demolish the two existing structures on the Site and construct a transit-oriented, 65-foot-high, six-story, mixed-use development with 85 rental residential units, including 17 inclusionary units (the “Affordable Housing Units”), approximately 6,032 square feet of ground-floor commercial space (1,000 square feet of which the Owner will offer to a Bayview Hunters Point business rent-free for ten years), 34 on-site residential parking spaces, 85 Class I bicycle parking spaces and eight Class II bicycle parking spaces (the “Project”); and,

WHEREAS, The Redevelopment Plan Map designates all of Lot 45 and most of Lot 48 as within the “Light Industrial or Commercial” district, which allows residential uses above ground-floor commercial uses. The remaining small portion of Lot 48 is within the Redevelopment Plan’s Light Industrial district, which does not permit residential uses; and,

WHEREAS, The split zoning of Lot 48 allows for the construction of a mixed-use housing project on a small, irregularly-shaped portion of the Site, permitting only industrial or commercial development on the remaining portion of Lot 48; and,

WHEREAS, The Owner is requesting a variance from the Redevelopment Plan (“Variance”) to permit a uniform development including dwelling units across the entirety of the Site and Lot 48; and,

- WHEREAS, Section IX of the Redevelopment Plan provides procedures for variances from the land use provisions within the Plan. It states that “In regard to variances from the land use provisions in this Plan, the Agency may, in its discretion, modify such provisions where, owing to unusual and special conditions, enforcement would result in undue hardships, or would constitute an unreasonable limitation beyond the intent and purposes of these provisions, subject to the condition that the Agency shall find and determine that such modification results in substantial compliance with the intent and purposes of these land use provisions;” and,
- WHEREAS, Strict compliance with the Redevelopment Plan creates unreasonable limitations on development across these parcels and, as described below, would render a mixed-use development of the Site infeasible; and,
- WHEREAS, The split zoning of Lot 48 is a unique circumstance as compared to the surrounding land use districts and parcel boundaries. The Light Industrial Commercial district boundaries do not match the boundaries of the Mixed Use land use district of the Bayview Hunters Point Area Plan of the San Francisco General Plan nor those of the Design for Development’s Third Street Corridor design district. Lot 48 is the only parcel in this district that has a split zoning. The constriction caused by the split zoning on Lot 48 results in the most narrow portion of land available for a mixed-use housing development within the Redevelopment Plan’s Light Industrial Commercial district; and,
- WHEREAS, The current split zoning of Lot 48 results in constricted site development dimensions. The depth of a mixed-use development on Lot 48 fronting Third Street and within the Light Industrial or Commercial district, is, at its narrowest point, 37 feet 11 inches. Given this constriction, development options for the Site include two separate types of buildings or one, narrow, mixed-use structure with single-loaded residential corridors. The Owner studied both options and found that they both render the development of the Site economically infeasible due to structural redundancies, loss of circulation efficiencies and significant added costs due to awkward building modulations; and,
- WHEREAS, The Bayview Hunters Point Area Plan of the San Francisco General Plan places the entirety of both lots in the “Mixed Use” land use district, intended for both residential and commercial uses; and,
- WHEREAS, The Design for Development, which applies limitations on the shape and size of buildings in the Project Area, places all portions of Lot 48, as well as Lot 45, within a single design district named both “District Three” and “Third Street Corridor” design district. This design district allows a maximum building height of 65 feet for developments that include residential units over commercial space; and,

- WHEREAS, The split zoning of Lot 48 is an unusual and special condition, the enforcement of which would constitute an unreasonable limitation beyond the intent and purposes of the Redevelopment Plan, which include “the removal of impediments to land disposition and development through the assembly of vacant and under-developed land into reasonable sized and shaped parcels;” and,
- WHEREAS, The requested Variance results in substantial compliance with the intent and purposes of the land use provisions of the Redevelopment Plan including “the improvement of the Third Street frontage by means of... rehabilitation in order to provide an attractive buffer between the residential and industrial areas,” and by the appropriate and feasible development of residential uses above ground floor commercial uses on parcels located in the land use district fronting Third Street, in compliance with all standards of the Design for Development; and,
- WHEREAS The Variance would allow for the construction of a mixed-use building with substantial ground floor commercial space and 85 dwelling units. The Project would add to the housing stock in Bayview Hunters Point and the City of San Francisco. Additionally, the inclusion of 20% onsite Affordable Housing Units is a step toward increasing affordability of mixed-use residential projects in the San Francisco; and,
- WHEREAS, The Owner’s architect has submitted Schematic Design drawings (Exhibit A) of the Project that, upon an approval of the Variance, would be in compliance with all requirements of the Redevelopment Plan and the Design for Development; and,
- WHEREAS, The Project will include 17 Affordable Housing Units out of the total of 85 units. The Affordable Housing Units, identified on Exhibit B hereto, will be affordable to households earning no more than 60% of the Unadjusted Area Median Income for the HUD Metro Fair Market Rent Area that contains San Francisco, as determined by the Mayor’s Office of Housing and Community Development (“MOHCD”), and will comply with all MOHCD requirements for affordable housing units, including its marketing procedures; and,
- WHEREAS, The Owner has voluntarily agreed to comply with OCII’s Small Business Enterprise Program and Construction Workforce Policy in designing and constructing the Project; and,
- WHEREAS, Staff analyzed the Project proposal pursuant to the requirements of the California Environmental Quality Act (“CEQA”) and found that the Project, including the approvals of the aforementioned Variance and of its Schematic Design, is statutorily exempt from CEQA, since it is an infill housing project that satisfies the requirements for an exemption from CEQA as specified in CEQA Sections 21159.24 and 21159.21; now, therefore be it,

RESOLVED, That the Project, as an infill housing project, is statutorily exempt from environmental review pursuant to CEQA Sections 21159.24 and 21159.21; and, be it further

RESOLVED, That the Commission on Community Investment and Infrastructure approves a variance to the Redevelopment Plan to allow residential uses in the entire property boundary known as Assessor's Block 5272 Lot 48; and, be it further

RESOLVED, That the Commission on Community Investment and Infrastructure conditionally approves the Schematic Design for the Project located at 4200 Third Street (Assessor's Block 5272, Lots 45 and 48) in the Project Area subject to the conditions listed below, to be resolved to the satisfaction of OCII's Executive Director ("Executive Director"). These conditions run with the Site and specified use thereof. Accordingly, "Owner" shall include any subsequent responsible party:

1. **Validity and Expiration.** The authorization and right vested by virtue of this Resolution No. 28-2019 is valid until the expiration date of the Redevelopment Plan, or June 30, 2020.
2. **Notice of Special Restrictions.** Prior to issuance of a building permit for the Project, OCII 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 Site, a template for which is included as Exhibit C hereto. This Notice shall state that the Project is subject to the Conditions of Approval contained herein.
3. **Printing of Conditions of Approval on Plans.** The Conditions of Approval contained herein shall be reproduced on the Index Sheet of construction plans submitted with any site or building permit application for the Project. The Index Sheet of the constructions plans shall reference Resolution No. 28-2019 and any subsequent amendments or modifications.
4. **Severability.** If any provision of these Conditions of Approval is held invalid, then such invalidity shall not affect or impair the remainder of these Conditions of Approval.
5. **Incorporation of Redevelopment Plan by Reference.** The Redevelopment Plan was filed as Document No. D-072785 on April 2, 1981 in the Official Records of City and County of San Francisco. Each and every term, condition, and provision set forth in said Redevelopment Plan as implemented by this Resolution is hereby incorporated by reference in and made a part of these Conditions of Approval with the same force and effect as though set forth in full herein.
6. **Changes and Modifications.** Minor changes to the plans authorized by Resolution No. 28-2019 may be approved administratively by the Executive

Director or his/her designee. Significant changes and modifications of conditions shall require Successor Agency approval.

7. **Review of Plans.** All preliminary architectural and site plans and the final plans and specifications for the construction of the Project shall be submitted to OCII for review and approval. Those plans and specifications shall be in sufficient detail to enable OCII to determine compliance of the plans and specifications with the Redevelopment Plan and Design for Development. Similarly, OCII shall review the Project's Design Development Documents, Construction Documents, all subsequent building permits, and architectural and construction mock-ups for compliance with the Redevelopment Plan, the Design for Development and the Schematic Design.
8. **Design Development Submittals.** The Owner shall provide for the OCII Executive Director's review and approval, the following:
 - a. **Design Development Documents.** Detailed building plans, sections, elevations, materials and design details, to be submitted as part of Design Development Documents;
 - b. **Landscape Drawings and Maintenance.** Detailed landscape drawings for all private and common open space areas, to be submitted as part of Design Development Documents. Provide a detailed maintenance plan for ongoing treatment and servicing of all landscaping visible from the public realm, including the landscaped setback areas along the Third Street ground-floor frontage and the landscaped roof. Include a maintenance schedule and budget adequate to ensure the continued growth and attractiveness of the material planted;
 - c. **Lighting Plan.** Detailed lighting plan including exterior façade lighting, streetscape lighting and public open space lighting, to be submitted as part of Design Development Documents;
 - d. **Materials and Colors.** Samples of all proposed new materials and colors are to be submitted prior to the OCII Executive Director's or designee's, approval of Design Development Documents. Developer shall further develop and refine the building materials palette, including wall systems, glazing, screening and other materials, in coordination with OCII staff. Materials palette must demonstrate durability, quality, color, variety, and visual interest, especially at the ground floor. Explore opportunities to incorporate locally sourced materials to establish a palette that works with climate, light, neighborhood context, history, and culture. Sustainable and recycled materials are highly encouraged;
 - e. **Signage Plan.** A signage plan for all exterior commercial signs shall be submitted to OCII prior to filing for a sign permit with the Department of

Building Inspection;

- f. **Architectural Mock-Up Scope.** During Construction Document phase and in advance of building materials purchasing, provide scope and plans for design mock-up, including primary building materials, color palette, wall systems, glazing and detail installation. OCII staff shall approve a) mock-up plans prior to mock-up construction, and of b) mock-up materials, as per Construction Documents, and their application, after OCII staff mock-up observations and prior to materials purchases and shipping; and,
 - g. **Rooftop Mechanical Screening.** Further develop materiality and design details of screening for any rooftop mechanical equipment. All rooftop mechanical equipment shall be screened to its full vertical and horizontal extent. Mechanical screens shall form part of the building top composition and consist of materials consistent with the overall building color and material palette;
9. **Commercial Space Flexibility and Marketing.** The Owner shall market all commercial spaces to local, neighborhood-serving businesses to lease the project's ground floor commercial spaces along Third Street. The six commercial spaces are each sized at an average of 1,005 net square feet so as to ensure maximum flexibility. Six different small businesses could lease space or a few larger ones could combine a few of the spaces as needed. The sponsor shall prioritize small, local business that have a natural synergy with each other as well as with existing and new businesses in the neighborhood.
10. **Parking Restrictions.** The Project shall include 33 on-site residential parking spaces and one ADA-accessible/Van parking space. Lease of parking spaces will be unbundled from the lease of the Project's residential units. Prior to issuance of the first Tentative Certificate of Occupancy for the Project by the Department of Building Inspection, Owner will make all parking spaces within the Project available by lease at a market rate price to the residents. Maintenance and repair of all mechanical means of accessing off-street parking within the Project, including without limitation vehicular lifts and mechanical stacking apparatuses, shall be the sole responsibility of owners or lessors of the parking spaces within the Project.
11. **Restrictions on the Affordable Housing Units.** The Owner shall comply with the following restrictions associated with the Affordable Housing Unit:
- a. Number of Required Units. The Project shall include seventeen Affordable Housing Units, as specified on Exhibit B and Exhibit C to this Resolution No. 28-2019.

- b. Level of Affordability. The Affordable Housing Units shall be affordable to households earning sixty percent (60%) of the Unadjusted Area Median Income for the HUD Metro Fair Market Rent Area that contains San Francisco, as published by the San Francisco Mayor's Office of Housing and Community Development ("MOHCD") and that is adjusted for household size.
- c. Duration of Affordability Restrictions. The Affordable Housing Unit must remain affordable for the life of the Project, meaning the time during which the Project, including any future modification thereto, remains in existence.
- d. Lease of Affordable Housing Units. The Affordable Housing Units shall be leased pursuant to the City's Inclusionary Affordable Housing Program Monitoring and Procedures Manual, which may be updated from time to time, to ensure the Affordable Housing Units will be permanently affordable. Upon completion of the Affordable Housing Units, MOHCD shall assume the rights and obligations to ensure permanent affordability under the Inclusionary Program.
- e. Comparability and Quality of Units. As part of OCII's review and approval of the Design Development Documents for the Project, OCII or its designee shall approve all material finishes and appliances according to these specifications. The interior appliances and finishes of the Affordable Housing Units need not be the same as or equivalent to those included in the market rate units, as long as they are of good quality and consistent with the then-current standards for new housing. The categories of appliances installed in the Affordable Housing Units shall match the categories of the appliances installed in the market rate units. For example, if the market rate units have washer/dryer hook-ups, dishwashers, and refrigerators, then the Affordable Housing Units shall have washer/dryer hook-ups, dishwashers, and refrigerators.
- f. Parking. Three parking spaces shall be allocated to Affordable Housing units. Parking spaces shall be allocated in lottery ranked order.
- g. Occupancy Preferences. The Marketing Plan shall include the following preferences: (1) Hunters Point Certificate of Preference Holders (2) Western Addition Certificate of Preference Holders; (3) Rent Burdened or Assisted Housing Residents; (4) Displaced Tenants Housing Preference; (5) Neighborhood Resident Housing Preference; (6) San Francisco Residents or Workers; and (7) members of the general public.
- h. Early Outreach Actions. No later than thirty (30) days after the start of construction, the Developer must deliver to OCII, for OCII's review and approval, an affirmative marketing plan for initial and ongoing renting of

the units. The Owner may not start the outreach process until OCII provides its approval, which will occur no later than 10 business days after OCII receives the final draft Early Outreach Plan.

- i. **Marketing Plan.** No later than six (6) months prior to issuance of the first Temporary Certificate of Occupancy, the Developer shall submit a draft Marketing and Tenant Selection Plan consistent with all OCII marketing requirements. Developer must obtain OCII's approval of reasonable alterations to the Marketing Plan or the Tenant Selection Plan. Developer must market and rent the units in the manner set forth in the Marketing Plan and the Tenant Selection Plan both as approved by OCII. Before marketing any Units, Developer must provide OCII with updated implementation and contact information.
12. **Equal Opportunity Program.** The Owner volunteers to comply with an Equal Opportunity Program consisting of OCII's Small Business Enterprise Program and Construction Workforce Policy.
13. **Nondiscrimination.** There shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Site, nor shall the Owner or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees at the Site. The foregoing covenants shall run with the land. Unless an instrument, describing property in the Project Area has been recorded agreeing to change said covenants, the covenants contained hereof shall run in perpetuity.
14. **Maintenance.** The Development shall be maintained in compliance with the laws of the State of California and the Ordinances and Regulations of the City and County of San Francisco.
15. **Enforcement.** In the event of violation or breach of any of the Conditions of Approval contained herein, OCII or its successor shall endeavor immediately to remedy such breach by conference, conciliation, and persuasion. OCII, or its successor, on its own behalf or on behalf of any owner or owners, singularly or collectively, of any real property in the Project Area, or any such owner or owners may, at any time, prosecute any proceedings in law or in equity in case of any violation or attempt to violate any of the conditions contained herein.

16. **Revocation due to Violation of Conditions.** Prior to issuance of a Certificate of Final Completion and Occupancy ("CFCO"), should implementation of this Development result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Owner and found to be in violation of the Redevelopment Plan and/or the specific Conditions of Approval for the Development, OCII may consider revocation of this authorization.
17. **Certificates of Occupancy.** OCII shall authorize any approval of the Temporary Certificate of Occupancy and the CFCO. Owner shall have met all Conditions of Approval prior to issuance of the CFCO.
18. **Staff Costs.** Owner has agreed to reimburse OCII, MOHCD and the Planning Department for its staff costs associated with the review and approval of this Development. Final approvals are conditioned upon a timely payment.

I hereby certify that the foregoing resolution was adopted by the Commission at its meeting of November 19, 2019.



Commission Secretary

Exhibit A - Schematic Design for 4200 Third Street

Exhibit B - Unit Mix and Identification of Affordable Housing Units

Exhibit C - Notice of Special Restrictions for Below Market Rate Unit Designations Template

4200 3RD STREET | SAN FRANCISCO | CALIFORNIA
OCII PERMIT REVIEW SET | AUGUST 09, 2019



GENERAL NOTES	PROJECT INFORMATION	PROJECT TEAM																																																																																																																																																																																																																																																																								
<div>1. LANDSCAPING, STREET TREES AND SITE FURNISHINGS IN THE PUBLIC SIDEWALK</div> <div>a. ALL LANDSCAPING, STREET TREES, SITE FURNITURE, AND SPECIAL PAVING SHOULD BE CONSISTENT WITH GUIDELINES IN THE BETTER STREETS PLAN (BSP). SEE WWW.SFBETTERSTREETS.ORG.</div> <div>b. ALL TREES ON NEIGHBORING PROPERTIES, ADJACENT TO THE PROPERTY LINE, MUST BE ADEQUATELY PROTECTED DURING CONSTRUCTION.</div> <div>c. PER SFMTA STANDARDS, TREES SHALL NOT BE PLACED WITHIN 25 FEET OF INTERSECTIONS, TO ENHANCE PEDESTRIAN VISIBILITY AND SAFETY.</div> <div>d. PER SFPUC STANDARDS, NEW TREES SHALL NOT BE PLACED WITHIN 5 FEET OF WATER FACILITIES, INCLUDING WATER MAINS AND WATER SERVICE LATERALS.</div> <div>e. ANY PROPOSED NEW, REMOVED, OR RELOCATED STREET TREES AND/OR LANDSCAPING WITHIN THE PUBLIC SIDEWALK MAY REQUIRE A PERMIT FROM SF PUBLIC WORKS BUREAU OF URBAN FORESTRY (BUF). FOR ADDITIONAL INFORMATION VISIT HTTP://WWW.SFPUBLICWORKS.ORG/TREES OR CALL 415-554-6700.</div> <div>2. MODIFIED CURB LINES (WIDENED OR NARROWED SIDEWALK AND CORNER BULBOUTS)</div> <div>a. TO ENSURE THAT BULBOUTS ARE SWEEPABLE WITH STANDARD CITY STREET SWEEPER EQUIPMENT, BULBOUT CURB RETURNS SHALL CONFORM TO SF PUBLIC WORKS' STANDARD PLAN FOR CURB BULBS. SEE: HTTP://SFPUBLICWORKS.ORG/SITES/DEFAULT/FILES/87%2C175.PDF</div> <div>3. WATER</div> <div>a. ALL APPLICABLE WATER FACILITIES, INCLUDING POTABLE, FIRE-SUPPRESSION, AND NON-POTABLE WATER SYSTEMS, TO CONFORM TO THE CURRENT SFPUC CITY DISTRIBUTION DIVISION (CDD) AND SAN FRANCISCO FIRE DEPARTMENT (SFFD) STANDARDS AND PRACTICES. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:</div> <div>i. SFPUC- CDD PROTECTION OF EXISTING WATER AND AWSS FACILITIES;</div> <div>ii. SFPUC STANDARDS FOR THE PROTECTION OF WATER AND WASTEWATER ASSETS;</div> <div>iii. RULES AND REGULATIONS GOVERNING WATER SERVICE TO CUSTOMERS;</div> <div>iv. SFPUC- CDD DESIGN CRITERIA FOR POTABLE WATER SYSTEMS;</div> <div>v. APPLICATION FOR WATER SUPPLY AND RESPONSIBILITY OF APPLICANTS;</div> <div>vi. SAN FRANCISCO FIRE CODE AND RELIABILITY;</div> <div>vii. CALIFORNIA WATERWORKS STANDARDS; CALIFORNIA CODE OF REGULATIONS TITLES 17 AND 22 AUXILIARY WATER SUPPLY SYSTEM (AWSS) DISTRIBUTION PIPING.</div> <div>4. SFPUC - STREET LIGHTING</div> <div>a. ILLUMINATION LEVELS FOR ROADWAYS, SIDEWALKS AND INTERSECTIONS MUST COMPLY PER ILLUMINATING ENGINEERING SOCIETY (IES) RP-8. THE PROJECT SPONSOR WILL BE EXPECTED TO PROPOSE A STREET LIGHTING PLAN AND PROVIDE PHOTOMETRIC STUDIES FOR THE PROPOSED LIGHTING DESIGN. REFERENCE SFPUC'S STREETLIGHT CATALOGUE FOR APPROVED STREETLIGHT FIXTURES AND POLES. FIXTURES AND POLES SELECTED OUTSIDE OF THE SFPUC CATALOGUE WILL BE MAINTAINED BY THE PROPERTY OWNER(S).</div> <div>b. BOTH SURFACE AND SUBSURFACE STREETLIGHT FACILITIES ARE REQUIRED TO REMAIN IN COMPLIANCE WITH DPW'S STANDARD PLANS AFTER GRADE ADJUSTMENTS.</div> <div>c. SEPARATION REQUIREMENTS BETWEEN STREETLIGHTS AND STREET FURNITURE MUST COMPLY PER CITY STREETSCAPE ORDINANCES, SUCH AS SF PUBLIC WORKS ORDINANCES REGARDING STREETLIGHTS AND TREES.</div>	<table><tr><th colspan="3">PROJECT INFORMATION</th></tr><tr><td>Zoning District</td><td colspan="2">See Project Description</td></tr><tr><td>Occupancy Type</td><td colspan="2">R-2</td></tr><tr><td>Construction Type</td><td colspan="2">Type III-A</td></tr><tr><td colspan="3"></td></tr><tr><td>Lot Size</td><td>Existing</td><td>Proposed</td></tr><tr><td>Lot Area</td><td>19,318</td><td>no change</td></tr><tr><td colspan="3"></td></tr><tr><td>Lot Coverage</td><td>Existing</td><td>Proposed</td></tr><tr><td>Lot Coverage Area</td><td>6,508</td><td>19,318</td></tr><tr><td>Lot Coverage Percentage</td><td>34%</td><td>100%</td></tr><tr><td colspan="3"></td></tr><tr><td>Open Space Area</td><td>Req'd</td><td>Proposed</td></tr><tr><td>Courtyard - Common</td><td></td><td>900</td></tr><tr><td>Courtyard - Private</td><td></td><td>1,858</td></tr><tr><td>Roof Deck - Common</td><td></td><td>6,550</td></tr><tr><td>Total</td><td>8,500</td><td>9,308</td></tr><tr><td colspan="3"></td></tr><tr><td>Gross Floor Area By Type</td><td>Existing</td><td>Proposed</td></tr><tr><td>Residential</td><td>0</td><td>72,387</td></tr><tr><td>Residential Amenity</td><td>0</td><td>1,554</td></tr><tr><td>Commercial</td><td>4,275</td><td>6,032</td></tr><tr><td>Other</td><td>0</td><td>20,264</td></tr><tr><td colspan="3"></td></tr><tr><td>Residential Density</td><td>Limit</td><td>Proposed</td></tr><tr><td></td><td>N/A</td><td>85</td></tr><tr><td colspan="3"></td></tr><tr><td>Residential Distribution</td><td>Qty</td><td>Avg Area</td></tr><tr><td>studio units</td><td>20</td><td>440</td></tr><tr><td>1 bedroom units</td><td>35</td><td>840</td></tr><tr><td>2 bedroom units</td><td>25</td><td>1,026</td></tr><tr><td>3 bedroom units</td><td>5</td><td>1,705</td></tr><tr><td>Total</td><td>85</td><td>852</td></tr><tr><td colspan="3"></td></tr><tr><td>Family-Sized Units (2+ beds</td><td>Req'd</td><td>Proposed</td></tr><tr><td>Quantity</td><td>0</td><td>30</td></tr><tr><td>Percentage</td><td>0%</td><td>35%</td></tr><tr><td colspan="3"></td></tr><tr><td>BMR %</td><td>Req'd</td><td>Proposed</td></tr><tr><td>Percentage</td><td>20%</td><td>20%</td></tr><tr><td>Quantity</td><td>17</td><td>17</td></tr><tr><td colspan="3"></td></tr><tr><td>BMR Unit Distribution</td><td>Qty</td><td>Net Avg Area</td></tr><tr><td>studio units</td><td>4</td><td>376</td></tr><tr><td>1 bedroom units</td><td>7</td><td>747</td></tr><tr><td>2 bedroom units</td><td>5</td><td>918</td></tr><tr><td>3 bedroom units</td><td>1</td><td>1,570</td></tr><tr><td>Total</td><td>17</td><td>756</td></tr><tr><td colspan="3"></td></tr><tr><td>Parking</td><td>Req'd</td><td>Proposed</td></tr><tr><td>Residential</td><td>0</td><td>33</td></tr><tr><td>Commercial</td><td>0</td><td>0</td></tr><tr><td>ADA/Van</td><td>0</td><td>1</td></tr><tr><td>Total</td><td>0</td><td>34</td></tr><tr><td colspan="3"></td></tr><tr><td>Bike Parking</td><td>Req'd</td><td>Proposed</td></tr><tr><td>Residential (Class I)</td><td>85</td><td>85</td></tr><tr><td>Commercial (Class II)</td><td>7</td><td>8</td></tr></table>	PROJECT INFORMATION			Zoning District	See Project Description		Occupancy Type	R-2		Construction Type	Type III-A					Lot Size	Existing	Proposed	Lot Area	19,318	no change				Lot Coverage	Existing	Proposed	Lot Coverage Area	6,508	19,318	Lot Coverage Percentage	34%	100%				Open Space Area	Req'd	Proposed	Courtyard - Common		900	Courtyard - Private		1,858	Roof Deck - Common		6,550	Total	8,500	9,308				Gross Floor Area By Type	Existing	Proposed	Residential	0	72,387	Residential Amenity	0	1,554	Commercial	4,275	6,032	Other	0	20,264				Residential Density	Limit	Proposed		N/A	85				Residential Distribution	Qty	Avg Area	studio units	20	440	1 bedroom units	35	840	2 bedroom units	25	1,026	3 bedroom units	5	1,705	Total	85	852				Family-Sized Units (2+ beds	Req'd	Proposed	Quantity	0	30	Percentage	0%	35%				BMR %	Req'd	Proposed	Percentage	20%	20%	Quantity	17	17				BMR Unit Distribution	Qty	Net Avg Area	studio units	4	376	1 bedroom units	7	747	2 bedroom units	5	918	3 bedroom units	1	1,570	Total	17	756				Parking	Req'd	Proposed	Residential	0	33	Commercial	0	0	ADA/Van	0	1	Total	0	34				Bike Parking	Req'd	Proposed	Residential (Class I)	85	85	Commercial (Class II)	7	8	<div>OWNER / DEVELOPER: HARNEY CJ & CM LIVING TRUST 1234 MARIPOSA STREET SAN FRANCISCO, CA 94107</div> <div>DEVELOPER WORKSHOP1, INC. 953 W. MACARTHUR OAKLAND, CA 94608 WILLIAM MOLLARD (415) 523-0304 x.1</div> <div>ARCHITECT: WORKSHOP1, INC. 953 W. MACARTHUR OAKLAND, CA 94608 MIKE PITLER (415) 523-0304 x.2</div> <table><tr><th colspan="2">DRAWING SHEET INDEX</th></tr><tr><td>A0.0</td><td>COVER PAGE</td></tr><tr><td>A0.1</td><td>PROJECT INFORMATION</td></tr><tr><td>A0.2</td><td>PROJECT DESCRIPTION</td></tr><tr><td>A0.3</td><td>PROJECT MATRIX</td></tr><tr><td>A0.4</td><td>GREEN BUILDING ATTACHMENT C-2</td></tr><tr><td>A0.5</td><td>GREEN BUILDING ATTACHMENT C-4</td></tr><tr><td>A0.6</td><td>VICINITY AND BLOCK MAPS</td></tr><tr><td>A0.7</td><td>NEIGHBORHOOD TRANSIT & BIKE MAP</td></tr><tr><td>A0.8</td><td>NEIGHBORHOOD AMENITIES MAP</td></tr><tr><td>A0.9</td><td>EXISTING SITE PHOTOS</td></tr><tr><td>A1.0</td><td>PROJECT RENDERING AT 3RD STREET AND JERROLD AVENUE</td></tr><tr><td>A1.1</td><td>PROJECT RENDERING AT 3RD STREET AND INNES AVENUE</td></tr><tr><td>A1.2</td><td>PROJECT RENDERING ALONG INNES AVENUE</td></tr><tr><td>A1.3</td><td>PROJECT RENDERING ALONG JERROLD AVENUE</td></tr><tr><td>A1.4</td><td>PROJECT RENDERING AT 3RD STREET AND INNES AVENUE (CLOSE-UP)</td></tr><tr><td>A1.5</td><td>AERIAL VIEWS</td></tr><tr><td>A2.0a</td><td>SURVEY</td></tr><tr><td>A2.0a</td><td>SITE PLAN - EXISTING CONDITIONS</td></tr><tr><td>A2.0b</td><td>SITE PLAN - PROPOSED CONDITIONS W/ COMPOSITE LANDSCAPING</td></tr><tr><td>A2.1</td><td>SITE PLAN - 1ST (GROUND) LEVEL</td></tr><tr><td>A2.2</td><td>SITE PLAN - 2ND (COURTYARD) LEVEL</td></tr><tr><td>A2.3</td><td>SITE PLAN - 3RD LEVEL</td></tr><tr><td>A2.4</td><td>SITE PLAN - 4TH LEVEL</td></tr><tr><td>A2.5</td><td>SITE PLAN - 5TH LEVEL</td></tr><tr><td>A2.6</td><td>SITE PLAN - 6TH LEVEL</td></tr><tr><td>A2.7</td><td>SITE PLAN - ROOF DECK</td></tr><tr><td>L2.1</td><td>CONCEPTUAL LANDSCAPE PLAN - 1ST (GROUND) LEVEL</td></tr><tr><td>L2.2</td><td>CONCEPTUAL LANDSCAPE PLAN - 2ND (COURTYARD) LEVEL</td></tr><tr><td>L2.3</td><td>CONCEPTUAL LANDSCAPE PLAN - ROOF LEVEL</td></tr><tr><td>L2.4</td><td>LANDSCAPE PALETTE</td></tr><tr><td>L2.5</td><td>BETTER ROOFS COMPLIANCE - LIVING ROOFS ALTERNATIVE</td></tr><tr><td>E2.1</td><td>STREET LIGHTING PLAN</td></tr><tr><td>C2.1</td><td>STORM WATER MANAGEMENT - CALCULATIONS</td></tr><tr><td>C2.2</td><td>STORM WATER MANAGEMENT - GRAPHS</td></tr><tr><td>C2.3</td><td>STORM WATER MANAGEMENT - LOCATION OF CISTERN</td></tr><tr><td>C2.4</td><td>STORM WATER MANAGEMENT - ROOF AREAS</td></tr><tr><td>C2.5</td><td>SITE PLAN - UTILITIES</td></tr><tr><td>A3.0</td><td>BUILDING ELEVATION / SECTION A</td></tr><tr><td>A3.1</td><td>BUILDING ELEVATION / SECTION B</td></tr><tr><td>A3.2</td><td>EXTERIOR ELEVATIONS - 3RD STREET (EAST)</td></tr><tr><td>A3.3</td><td>EXTERIOR ELEVATIONS - PROPERTY LINE (WEST)</td></tr><tr><td>A3.4</td><td>EXTERIOR ELEVATIONS - INNES STREET (NORTH)</td></tr><tr><td>A3.5</td><td>EXTERIOR ELEVATIONS - JERROLD STREET (SOUTH)</td></tr><tr><td>A3.6</td><td>MATERIAL PALETTE</td></tr></table>	DRAWING SHEET INDEX		A0.0	COVER PAGE	A0.1	PROJECT INFORMATION	A0.2	PROJECT DESCRIPTION	A0.3	PROJECT MATRIX	A0.4	GREEN BUILDING ATTACHMENT C-2	A0.5	GREEN BUILDING ATTACHMENT C-4	A0.6	VICINITY AND BLOCK MAPS	A0.7	NEIGHBORHOOD TRANSIT & BIKE MAP	A0.8	NEIGHBORHOOD AMENITIES MAP	A0.9	EXISTING SITE PHOTOS	A1.0	PROJECT RENDERING AT 3RD STREET AND JERROLD AVENUE	A1.1	PROJECT RENDERING AT 3RD STREET AND INNES AVENUE	A1.2	PROJECT RENDERING ALONG INNES AVENUE	A1.3	PROJECT RENDERING ALONG JERROLD AVENUE	A1.4	PROJECT RENDERING AT 3RD STREET AND INNES AVENUE (CLOSE-UP)	A1.5	AERIAL VIEWS	A2.0a	SURVEY	A2.0a	SITE PLAN - EXISTING CONDITIONS	A2.0b	SITE PLAN - PROPOSED CONDITIONS W/ COMPOSITE LANDSCAPING	A2.1	SITE PLAN - 1ST (GROUND) LEVEL	A2.2	SITE PLAN - 2ND (COURTYARD) LEVEL	A2.3	SITE PLAN - 3RD LEVEL	A2.4	SITE PLAN - 4TH LEVEL	A2.5	SITE PLAN - 5TH LEVEL	A2.6	SITE PLAN - 6TH LEVEL	A2.7	SITE PLAN - ROOF DECK	L2.1	CONCEPTUAL LANDSCAPE PLAN - 1ST (GROUND) LEVEL	L2.2	CONCEPTUAL LANDSCAPE PLAN - 2ND (COURTYARD) LEVEL	L2.3	CONCEPTUAL LANDSCAPE PLAN - ROOF LEVEL	L2.4	LANDSCAPE PALETTE	L2.5	BETTER ROOFS COMPLIANCE - LIVING ROOFS ALTERNATIVE	E2.1	STREET LIGHTING PLAN	C2.1	STORM WATER MANAGEMENT - CALCULATIONS	C2.2	STORM WATER MANAGEMENT - GRAPHS	C2.3	STORM WATER MANAGEMENT - LOCATION OF CISTERN	C2.4	STORM WATER MANAGEMENT - ROOF AREAS	C2.5	SITE PLAN - UTILITIES	A3.0	BUILDING ELEVATION / SECTION A	A3.1	BUILDING ELEVATION / SECTION B	A3.2	EXTERIOR ELEVATIONS - 3RD STREET (EAST)	A3.3	EXTERIOR ELEVATIONS - PROPERTY LINE (WEST)	A3.4	EXTERIOR ELEVATIONS - INNES STREET (NORTH)	A3.5	EXTERIOR ELEVATIONS - JERROLD STREET (SOUTH)	A3.6	MATERIAL PALETTE
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A2.5	SITE PLAN - 5TH LEVEL																																																																																																																																																																																																																																																																									
A2.6	SITE PLAN - 6TH LEVEL																																																																																																																																																																																																																																																																									
A2.7	SITE PLAN - ROOF DECK																																																																																																																																																																																																																																																																									
L2.1	CONCEPTUAL LANDSCAPE PLAN - 1ST (GROUND) LEVEL																																																																																																																																																																																																																																																																									
L2.2	CONCEPTUAL LANDSCAPE PLAN - 2ND (COURTYARD) LEVEL																																																																																																																																																																																																																																																																									
L2.3	CONCEPTUAL LANDSCAPE PLAN - ROOF LEVEL																																																																																																																																																																																																																																																																									
L2.4	LANDSCAPE PALETTE																																																																																																																																																																																																																																																																									
L2.5	BETTER ROOFS COMPLIANCE - LIVING ROOFS ALTERNATIVE																																																																																																																																																																																																																																																																									
E2.1	STREET LIGHTING PLAN																																																																																																																																																																																																																																																																									
C2.1	STORM WATER MANAGEMENT - CALCULATIONS																																																																																																																																																																																																																																																																									
C2.2	STORM WATER MANAGEMENT - GRAPHS																																																																																																																																																																																																																																																																									
C2.3	STORM WATER MANAGEMENT - LOCATION OF CISTERN																																																																																																																																																																																																																																																																									
C2.4	STORM WATER MANAGEMENT - ROOF AREAS																																																																																																																																																																																																																																																																									
C2.5	SITE PLAN - UTILITIES																																																																																																																																																																																																																																																																									
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A3.1	BUILDING ELEVATION / SECTION B																																																																																																																																																																																																																																																																									
A3.2	EXTERIOR ELEVATIONS - 3RD STREET (EAST)																																																																																																																																																																																																																																																																									
A3.3	EXTERIOR ELEVATIONS - PROPERTY LINE (WEST)																																																																																																																																																																																																																																																																									
A3.4	EXTERIOR ELEVATIONS - INNES STREET (NORTH)																																																																																																																																																																																																																																																																									
A3.5	EXTERIOR ELEVATIONS - JERROLD STREET (SOUTH)																																																																																																																																																																																																																																																																									
A3.6	MATERIAL PALETTE																																																																																																																																																																																																																																																																									

INTRODUCTION

4200 3RD STREET INVOLVES THE CONSTRUCTION OF A NEW SIX-STORY, TRANSIT-ORIENTED AND MIXED-USE DEVELOPMENT LOCATED AT THE NORTHWEST CORNER OF JERROLD AVE AND THIRD STREET IN THE BAYVIEW NEIGHBORHOOD OF SAN FRANCISCO. THE SUBJECT PROPERTY IS LOCATED IN THE BAYVIEW INDUSTRIAL TRIANGLE PLAN AREA AND THE BAYVIEW HUNTERS POINT.

THE PROJECT SITE CONSISTS OF TWO PARCELS TOTALING 19,318 SQUARE FEET IN AREA. THE SITE HAS THREE FRONTAGES; ALONG INNES AVENUE (71.54 FEET), THIRD STREET (212.83 FEET), AND JERROLD AVENUE (124.33 FEET). THE SITE IS CURRENTLY IMPROVED WITH A KENTUCKY FRIED CHICKEN / TACO BELL FAST-FOOD FRANCHISE WITH A DRIVE-THROUGH WINDOW, AND AN INDUSTRIAL SHED. THE PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING IMPROVEMENTS ON BOTH PARCELS AND THE CONSTRUCTION OF ONE NEW MIXED-USE RESIDENTIAL BUILDING.

THE PROJECT IS SUBJECT TO OCII'S HOUSING PARTICIPATION POLICY (HPP) AND THE AFFORDABLE UNITS ARE SUBJECT TO AND WILL COMPLY WITH THE AFFORDABILITY STANDARDS OF THE HPP AND OCII'S STANDARD AFFIRMATIVE MARKETING PROCEDURES FOR AFFORDABLE UNITS (INCLUDING A PREFERENCE FOR AGENCY CERTIFICATE OF PREFERENCE HOLDERS). THE OWNER, AS DEVELOPER, HAS VOLUNTARILY AGREED TO PARTICIPATE IN THE OCII'S SMALL BUSINESS ENTERPRISE PROGRAM, CONSTRUCTION WORKFORCE POLICY, AND PREVAILING WAGE POLICY.

REDEVELOPMENT PLAN AMENDMENT

THE PLAN AMENDMENT WILL BE SOUGHT TO ADJUST THE LAND USE DISTRICT BOUNDARY EXTENTS SO THAT THE ENTIRE PARCEL IS LOCATED UNDER THE LIGHT INDUSTRIAL OR COMMERCIAL LAND USE DISTRICT. THIS BOUNDARY ADJUSTMENT WOULD ALLOW RESIDENTIAL USES OVER GROUND FLOOR COMMERCIAL USES.

PROPOSED BUILDING PROGRAM DESCRIPTION

THE MIXED-USE RESIDENTIAL BUILDING WILL BE SIX-STORIES AND 65 FEET IN HEIGHT. IT INCLUDES GROUND FLOOR PARKING AND COMMERCIAL SPACE WITH RESIDENTIAL DWELLING UNITS ON THE FLOOR LEVELS ABOVE. IN TOTAL, THE PROJECT HAS APPROXIMATELY 6,032 SF OF COMMERCIAL AREA AND 85 RESIDENTIAL DWELLING UNITS. THE PROJECT HAS 35% (40) FAMILY-SIZED UNITS, WHICH IS DEFINED AS UNITS HAVING 2 OR MORE BEDROOMS, AND SEVENTEEN (20%) BELOW MARKET RATE (BMR) UNITS, WHICH SHALL TARGET LOW INCOME HOUSEHOLDS EARNING UP TO 60% OF AREA MEDIAN INCOME (AMI), AS OUTLINED IN THE FORMER SF REDEVELOPMENT AGENCY'S HOUSING PARTICIPATION POLICY. THE FULL BREAKDOWN OF UNIT TYPES AND DISTRIBUTION IS DETAILED IN THE PROJECT INFORMATION ON SHEET A0.1 AS WELL AS THE MATRIX OF UNIT TYPES ON SHEET A0.3.

BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PLAN & DESIGN FOR DEVELOPMENT GUIDELINES

THE PROPOSED PROJECT IS ORIENTED TO THIRD STREET IN ACCORDANCE WITH THE BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT ARCHITECTURAL GUIDELINES. THE SIX PROPOSED RETAIL SPACES ARE ACCESSED OFF THIRD STREET WITH THE TWO PERIMETER RETAIL SPACES ALLOWING ADDITIONAL ENTRIES OFF JERROLD AND INNES AVENUES TO ENCOURAGE PEDESTRIANS FURTHER WEST INTO THE BAYVIEW INDUSTRIAL TRIANGLE. THE MAIN RESIDENTIAL LOBBY IS SITUATED MID-BLOCK ON THIRD STREET WITH AN ADDITIONAL ENTRANCE LOCATED OFF JERROLD AVENUE. THE PARKING AND LOADING ENTRANCE IS LOCATED ON INNES AVENUE IN ACCORDANCE WITH SDAT STIPULATIONS. A PASSENGER DROP-OFF AND PICK UP ZONE IS PROVIDED ON JERROLD AVENUE ALONG WITH PERPENDICULAR PARKING; THE LATTER IN ACCORDANCE WITH A REQUEST BY THE BAYVIEW COMMUNITY. THE STREETScape ON THIRD STREET WIDENS THE WIDTH OF THE OPEN SPACE ALONG THE CURB FROM THE 10 FEET MINIMUM TO 19 FEET AT IT'S WIDEST. THIS IS ACCOMPLISHED BY STAGGERING THE BUILDING MASS ALONG THIRD STREET IN 25 FOOT INCREMENTS IN ACCORDANCE WITH DESIGN FOR DEVELOPMENT ARCHITECTURAL GUIDELINES.

STREETSCAPE & PUBLIC REALM IMPROVEMENTS

THERE ARE PLANTINGS ADJACENT TO EACH RETAIL ENTRANCE. IN ALL, THERE ARE EIGHT BANKS OF PLANTINGS ALONG THIRD STREET, THREE ALONG JERROLD AVENUE AND TWO ALONG INNES AVENUE. THESE FORM PART OF OUR STORM WATER MANAGEMENT STRATEGY AS WELL AS PROVIDE A VARIEGATED EXPERIENCE FOR PEDESTRIANS ALONG THIRD STREET. SOME OF THE PLANTINGS ARE SELECTED FROM THE DESIGN FOR DEVELOPMENT LANDSCAPE LIST, WHILE THE REST CONFORM TO THE GUIDELINES AS RECOMMENDED BY OCII - SPECIES WITH HIGH TOLERANCE FOR WIND, DROUGHT, POOR SOIL AND REQUIRING LOW MAINTENANCE. ALL THE SPECIES ARE NATIVE TO CALIFORNIA. THERE ARE WOOD AND TEXTURED CONCRETE PUBLIC BENCHES ALONG THIRD STREET. THE MATERIALITY OF THE RESIDENTIAL AMENITY AND THE RETAIL SPACES ARE PRIMARILY STOREFRONT GLASS AND BOARD FORM CONCRETE. AS MENTIONED ABOVE, THE STREETScape ON THIRD STREET WIDENS THE WIDTH OF THE OPEN SPACE ALONG THE CURB FROM THE 10 FEET MINIMUM TO 19 FEET AT IT'S WIDEST. TEN TREES ARE PLANTED ALONG THIRD STREET. THESE ARE ALL GINKO BILOBA TREES. FIVE TREES ARE PLANTED ALONG JERROLD AVENUE AND TWO ALONG INNES AVENUE. THESE ARE ALL CALIFORNIA PEPPER TREES. 4' TALL DEER GRASS ALONG BOTH JERROLD AND INNES AVENUE SHIELDS PEDESTRIANS FROM PARKED CARS. THERE ARE FOUR CLASS II BIKE STALLS PROVIDED ALONG JERROLD AVENUE AND ANOTHER FOUR ALONG INNES AVENUE. THERE IS AN EXISTING BUS STOP NEAR THE CORNER OF INNES AVENUE AND THIRD STREET.

SDAT COMMENTS

SDAT COMMENT 1: SDAT RECOMMENDS A 15' SIDEWALK WIDTH FOR 3RD STREET. SIDEWALK WIDENING WOULD NEED TO BE ACHIEVED BY SETTING THE BUILDING BACK AS THE REMOVAL OF A TRAVEL LANE WOULD NOT BE PERMITTED BY SFMTA. RESPONSE: THE PROJECT'S 3RD STREET FRONTAGE IS STAGGERED RESULTING IN A WIDER SIDEWALK. THE RESULTING SIDEWALK'S WIDTH VARIES FROM 10' TO 19'. THIS CREATES INDIVIDUAL STOREFRONT POCKETS RATHER THAN A CONTINUOUS AND UNINTERRUPTED STOREFRONT TO BETTER ACCOMMODATE SMALLER COMMERCIAL USES.

SDAT COMMENT 2: SDAT RECOMMENDS A 20' BULBOUT ON JERROLD AVENUE. THIS WOULD BE APPROXIMATELY ADJACENT TO COMMERCIAL SPACES 1 AND 5. RESPONSE: TWO 20' BULB-OUTS ARE PROVIDED AS RECOMMENDED. THESE ARE LOCATED AT BOTH CORNERS OF OUR PROJECT ALONG 3RD STREET - JERROLD AVE AND 3RD STREET AND INNES AVE AND 3RD STREET.

SDAT COMMENT 3: PLEASE BE AWARE THAT SFMTA DOES NOT ALLOW TREES 25' FROM A CROSSWALK. PLEASE REVISE STREET TREE PLANTING IN AN EFFORT TO PREVENT THIS, BUT ALLOW FOR MAXIMUM STREET TREE PLANTING WHERE FEASIBLE. STREETScape DESIGN AND TREE PLACEMENT AT THE BUS STOP AREA AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 3RD STREET AND INNES AVENUE SHOULD INCORPORATE THE BUS SHELTER AT THIS LOCATION. RESPONSE: WE HAVE REMOVED THE TREE WITHIN 25' OF THE JERROLD AVENUE AND 3RD STREET INTERSECTION. THE STREETScape DESIGN AND TREE PLACEMENT LEAVES ROOM FOR THE EXISTING BUS STOP AREA AT THE NOTED INTERSECTION.

SDAT COMMENT 4A: CONSIDER PARALLEL PARKING ON JERROLD AVENUE. RESPONSE: WE HAVE PROVIDED ON-STREET LOADING AND DROP-OFF ON JERROLD AVE – A 36' WHITE ZONE. HOWEVER WE HAVE PROVIDED PERPENDICULAR PARKING SPACES ON BOTH AVENUES, JERROLD AND INNES, 5 SPACES AND 2 SPACES RESPECTIVELY, IN ACCORDANCE WITH THE LOCAL COMMUNITY'S WISHES. THE EXISTING PARKING SPACES ON THE BLOCK ALONG BOTH AVENUES ARE PERPENDICULAR PARKING SPACES.

SDAT COMMENT 4B: PASSENGER AND COMMERCIAL LOADING IS RECOMMENDED ON JERROLD AND/OR INNES AVENUES IN ORDER TO SERVE THE PROJECT SITE AS NO PARKING OR LOADING IS PERMITTED ON 3RD STREET. RESPONSE: ACCESS TO PASSENGER AND COMMERCIAL LOADING IS PROVIDED OFF INNES AVENUE.

SDAT COMMENT 5: THE PROJECT SPONSOR WILL BE EXPECTED TO PROPOSE A LIGHTING PLAN FOR JERROLD AND INNES AVENUES. RESPONSE: THE PROJECT PROVIDES 16 ALUMINUM WALL MOUNTED LIGHTS, ALONG 3RD STREET, INNES AVENUE AND JERROLD AVENUE. THE LIGHTS ARE PROVIDED ALONGSIDE EACH OF THE RETAIL, AMENITY, LOBBY AND PARKING ENTRANCES AT REGULAR INTERVALS.

MASSING & MATERIALITY

- a) THE RESIDENTIAL PORTION OF THE BUILDING MASS IS STAGGERED IN 25 FOOT INCREMENTS ALONG THIRD STREET AS MENTIONED ABOVE. THIS BREAKS DOWN THE SCALE OF THE MASSING AND PROVIDES A RHYTHMIC PRESENCE ALONG 3RD STREET. THE FIVE RESIDENTIAL FLOORS ARE ARTICULATED BY A SYSTEM OF ALTERNATING STEP-BACKS AND OVERHANGS THAT CREATE BALCONIES ALONG THIRD STREET, RENDERING AN ACTIVE AND VARIOUSLY INHABITED FACADE.
- b) THE FACADE IS CHARACTERIZED BY THE ALTERNATING USE OF TWO DIFFERENT COLORED WOOD PANELS AND WHITE CEMENT BOARD PANELS AND SEEKS TO ESTABLISH CONTINUITY WITH THE CHARACTER OF THE BUILDINGS IN THE NEIGHBORHOOD. THE DIFFERENT PANELS ARE USED IN CONCERT ALUMINUM FRAMED WINDOWS.
- c) PEDESTRIAN MOVEMENT ALONG 3RD STREET IS ENCOURAGED BY THE RETAIL SPACES THAT STAGGER AND STEP BACK FROM THE PROPERTY LINE. IN CONCERT WITH THE PLANTING AREAS THIS ALLOWS PEDESTRIANS SOME BREATHING ROOM AND PROVIDES A VARIEGATED EXPERIENCE. THE ALTERNATING OVERHANGS AND STEP-BACKS CREATE A STRONG PRESENCE AT THE JERROLD AVENUE AND THIRD STREET CORNER, AND THE INNES AVENUE AND THIRD STREET CORNER, HELPING THE BUILDING, AND PEDESTRIANS, NATURALLY TURN THE CORNER ONTO THOSE AVENUES.

COURTYARD DESIGN

THE COURTYARD ON THE SECOND LEVEL IS COMPRISED OF SIX PRIVATE YARDS AND A 900 SF COMMON SPACE. THE PLANTINGS IN THE COURTYARD FORM PART OF THE STORM WATER STRATEGY FOR THE PROJECT. THE PRIVATE YARDS ARE SCREENED FROM EACH OTHER BY A COMBINATION OF FENCING AND PLANTINGS. THE COMMON SPACE IS ACCESSIBLE FROM THE CORRIDOR RUNNING THE WIDTH OF THE COURTYARD ON THE SECOND FLOOR. A BOARD FORM CONCRETE PARAPET WALL SCREENS THE COURTYARD FROM THE ADJACENT PROPERTY. AS WITH THE STREETScape PLANTING, SOME OF THESE PLANTINGS ARE SELECTED FROM THE DESIGN FOR DEVELOPMENT LANDSCAPE LIST, WHILE THE REST CONFORM TO THE GUIDELINES AS RECOMMENDED BY OCII - SPECIES WITH HIGH TOLERANCE FOR WIND, DROUGHT, POOR SOIL AND REQUIRING LOW MAINTENANCE. ALL THE SPECIES ARE NATIVE TO CALIFORNIA.

PRESERVATION & ENHANCEMENT OF VIEWS

CURRENTLY, THE SITE IS COMPRISED OF A SURFACE PARKING LOT, A DEFUNCT FAST FOOD RESTAURANT AND A FUNCTIONING AUTO REPAIR BUSINESS. AS THE SITE IS SITUATED IN THE BAYVIEW INDUSTRIAL TRIANGLE PLAN AREA, IT IS ADJACENT TO NUMEROUS OLD INDUSTRIAL BUILDINGS AND IN CLOSE PROXIMITY TO A FUTURE BUS YARD AND THE SAN FRANCISCO SOUTHEAST WATER TREATMENT FACILITY. AS AN IMPROVEMENT AND ENHANCEMENT TO THE VIEWS FROM THE SURROUNDING HILLSIDES, THE PROJECT PROPOSES A ROOFTOP WITH OVER 6,500 SQUARE FEET OF COMMON OPEN SPACE, IN ADDITION TO OVER 5,759 SQUARE FEET OF LIVING ROOF. THE ELEVATOR, STAIR RISERS AND MECHANICAL SPACE ARE SCREENED BY HIGH-QUALITY MATERIALS AND LANDSCAPING ELEMENTS TO PRESERVE VIEWS FROM AFAR. THE NEIGHBORHOODS ON THE SURROUNDING HILLSIDES THUS PERCEIVE LANDSCAPING ELEMENTS, SMALL GROUP ACTIVITIES AND MATERIALS SUCH AS WOOD IN ACCORDANCE WITH THE DESIGN FOR DEVELOPMENT GUIDELINES. IN ESSENCE, THE PROJECT TREATS THE ROOF-SCAPE AS AN OPEN PLAZA FOR VARIED USE BY THE RESIDENTS OF THE BUILDING.

STORM WATER MANAGEMENT

STORM WATER IS MANAGED IN THE PROJECT BY A COMBINATION OF PLANTERS, GREEN ROOF AND A CAST-IN-PLACE CONCRETE RAINWATER CISTERN PLACED BELOW THE GARAGE FLOOR ACCESSED VIA A MANHOLE. SF OF TOTAL SURFACE AREA IS PERVIOUS AND COMPRISES THE 30% OF LIVING ROOF, CONSISTING OF TRADITIONAL PLANTERS, SURFACE LEVEL PLANTINGS AND GREEN ROOF. THE REMAINING 70% OF PROJECT SURFACE AREA IS IMPERVIOUS AND WILL DRAIN TO THE CISTERN. THE CISTERN EQUIPMENT INCLUDES AN IRRIGATION PUMP SLED AND A FIRST FLUSH DIVERSION TANK. THE PROJECT WILL USE THE STORM WATER STORED IN THE CISTERN FOR ON-SITE IRRIGATION AND SOME GREYWATER PURPOSES.

TRANSIT

THERE ARE MULTIPLE MUNI BUS STOP LOCATIONS WITHIN A FEW BLOCKS OF THE PROJECT, INCLUDING ONE ON THE BLOCK ITSELF. THERE ARE TWO MUNI LIGHT RAIL STATIONS A BLOCK AWAY FROM THE PROJECT. ADDITIONALLY THE PROJECT IS LOCATED WITHIN A 5MIN WALKING RADIUS OF MULTIPLE MUNI BUS LINES AND MULTIPLE DESIGNATED BIKE LANES & ROUTES.

STRUCTURAL DESIGN

THE STRUCTURAL DESIGN FOR THE PROJECT IS BASED ON THE CALIFORNIA BUILDING CODE'S (CBC) TYPE IIIA CONSTRUCTION TYPE. THE BUILDING WILL INCLUDE FIVE STORIES OF TYPE IIIA WOOD FRAME OVER A TYPE I CONCRETE PODIUM ON THE GROUND FLOOR. THE GROUND FLOOR PODIUM WILL CONTAIN THE COMMERCIAL SPACES, GARAGE AND SOME RESIDENTIAL AMENITY AREA, AS WELL AS THE RESIDENTIAL LOBBY, WHILE THE WOOD FRAME CONSTRUCTION ABOVE WILL INCLUDE ALL OF THE RESIDENTIAL UNITS.

EXTERIOR LIGHTING

ALL EXTERIOR LIGHTING WILL BE FOCUSED ON THE INTENDED AREAS OF ILLUMINATION, AND BE DIRECTED AWAY FROM SURROUNDING LAND USES. ALUMINUM WALL MOUNTED LIGHTS WILL ILLUMINATE THE ENTRANCES TO THE VARIOUS COMMERCIAL AND RESIDENTIAL LOBBY SPACES ALONG THIRD STREET, THE GARAGE ENTRANCE AND COMMERCIAL SPACE STOREFRONT INNES AVENUE, AND THE ENTRANCES TO THE RESIDENTIAL LOBBY, UTILITY SPACE AND COMMERCIAL SPACES ALONG JERROLD AVENUE.

GREEN BUILDING & SUSTAINABILITY

THE PROJECT IS INTENDING TO ACHIEVE A SCORE OF 126 POINTS ON THE GREENPOINT RATED CHECKLIST. THIS IS IN EXCESS OF THE 92 POINTS REQUIRED FOR THE TYPE OF PROJECT AND THE 125 POINTS RECOMMENDED BY OCII. THE PROJECT INTENDS TO ACHIEVE THIS SCORE BY USING VARIOUS METHODS SUCH AS RESOURCE EFFICIENT LANDSCAPES, HIGH-EFFICIENCY IRRIGATION SYSTEMS, A RAIN-WATER HARVESTING SYSTEM, ENVIRONMENTALLY PREFERABLE MATERIALS IN COMMON OUTDOOR AREAS, HIGH-EFFICACY LIGHTING, HIGH-EFFICACY PLUMBING FIXTURES AND A COMBINATION OF VARIOUSLY RECYCLED AND ENVIRONMENTALLY PREFERABLE MATERIALS IN CONSTRUCTION. THE PROJECT MEETS AND EXCEEDS THE SAN FRANCISCO BETTER ROOF REQUIREMENTS WITH IT'S 45% OF LIVING ROOF SURFACE COMPRISED OF TRADITIONAL PLANTERS, GREEN ROOF AND SURFACE LEVEL PLANTINGS.

MECHANICAL, ENERGY, EXHAUST AND VENTILATION SYSTEMS

THE PROJECT WILL UTILIZE FORCED AIR, A HYDRONIC BOILER, VARIOUS EXHAUST FANS FOR COMMERCIAL SPACES AND THE PARKING GARAGE, COMMERCIAL FLUES, AND PROVIDE FRESH AIR TO THE CIRCULATION SPACES. GAS AND ELECTRIC WILL BE PROVIDED THROUGH A UNDERGROUND CONNECTION THROUGH THE LOCAL UTILITY LINES.

RETAIL LEASING AND MARKETING PLAN

THE SIX RETAIL SPACES ARE SIZED AT AN AVERAGE OF 1,005 NSF SO AS TO ENSURE MAXIMUM FLEXIBILITY. SIX DIFFERENT SMALL BUSINESSES COULD LEASE SPACE OR A FEW LARGER ONES COULD COMBINE A FEW OF THE SPACES AS NEEDED. THE RETAIL SPACES WILL BE MARKETED THROUGH LOCAL MERCHANT GROUPS SUCH AS THE BAYVIEW MERCHANTS GROUP AND BUTCHERTOWN MERCHANTS GROUP AND THE ECONOMIC DEVELOPMENT ON THIRD (EDOT) INITIATIVE. SMALL, LOCAL BUSINESS THAT HAVE A NATURAL SYNERGY WITH EACH OTHER, EXISTING AND NEW BUSINESSES ON THE BLOCK AND CONTRIBUTE TO THE NEIGHBORHOOD, WILL BE PRIORITIZED.


BUILDING PROGRAM: 4200 3rd Street - Mixed-Use Residential Building									
	Beds	Baths	Residential Area		Other Area				Total Area
			Net Saleable ¹	Gross Buildable ²	Commercial	Mech/Lobby/Amenity/Circulation	Storm Water	Open Space	
Level 1									
Commercial					6,032				
Other						10,739			
Amenity						1,554			
Pervious Open Space								362	
Level 1 Total			0	0	6,032	12,293		362	18,325
Level 2									
201	2	1.5	939	1,033					
202	1	1.5	775	853					
203	2	1.5	1,052	1,150					
204	1	1	718	785				30	
205	1	1.5	780	859					
206	1	1.5	736	814				30	
207	1	1.5	808	894					
208 (BMR)	3	2.5	1,570	1,694				30	
209	1	1.5	756	833					
210	1	1.5	830	912					
211	2	1.5	939	1,033					
212 (BMR)	2	1.5	877	966				450	
213	0	1	376	440				187	
214 (BMR)	0	1	376	440				130	
215	0	1	376	440				249	
216	0	1	376	440				187	
217	2	1.5	877	966				655	
Other Area						1,935			
Pervious Courtyard							755		
Impervious Courtyard							2,003		
Total Courtyard								900	
Level 2 Total	17		13,161	14,552	0	1,935		2,848	16,487
Level 3									
301	2	1.5	939	1,033					
302	1	1.5	775	853					
303 (BMR)	2	1.5	1,079	1,180				30	
304	1	1	742	817					
305	1	1.5	741	828				30	
306 (BMR)	1	1.5	768	845					
307	1	1.5	780	862				30	
308	3	2.5	1,621	1,750				30	
309 (BMR)	1	1.5	756	833					
310	1	1.5	830	912					
311	2	1.5	946	1,039					
312	2	1.5	877	966					
313 (BMR)	0	1	376	440					
314	0	1	376	440					
315	0	1	376	440					
316	0	1	376	440					
317	2	1.5	877	966					
Other Area						1,859			
Level 3 Total	17		13,235	14,644	0	1,859		120	16,503
Level 4									
401	2	1.5	939	1,033					
402	1	1.5	775	853					
403	2	1.5	1,052	1,150					
404 (BMR)	1	1	718	785				30	
405	1	1.5	780	859					
406	1	1.5	736	814				30	
407	1	1.5	808	894					
408	3	2.5	1,570	1,694				30	
409	1	1.5	756	833					
410	1	1.5	830	912					
411	2	1.5	939	1,033					
412 (BMR)	2	1.5	877	966					
413	0	1	376	440					
414	0	1	376	440					
415 (BMR)	0	1	376	440					
416	0	1	376	440					
417	2	1.5	877	966					
Other Area						1,935			
Level 4 Total	17		13,161	14,552	0	1,935		90	16,487

Level 5									
501	2	1.5	939	1,033					
502 (BMR)	1	1.5	775	853					
503	2	1.5	1,079	1,180				30	
504	1	1	742	817					
505	1	1.5	741	828				30	
506	1	1.5	768	845					
507 (BMR)	1	1.5	780	862				30	
508	3	2.5	1,621	1,750				30	
509 (BMR)	1	1.5	756	833					
510	1	1.5	830	912					
511	2	1.5	946	1,039					
512	2	1.5	877	966					
513	0	1	376	440					
514	0	1	376	440					
515	0	1	376	440					
516	0	1	376	440					
517 (BMR)	2	1.5	877	966					
Other Area							1,859		
Level 5 Total	17		13,235	14,644	0		1,859	120	16,503
Level 6									
601	2	1.5	939	1,033					
602	1	1.5	775	853					
603	2	1.5	974	1,061				85	
604	1	1	664	727				85	
605 (BMR)	1	1.5	698	770				85	
606	1	1.5	689	756				85	
607	1	1.5	728	801				85	
608	3	2.5	1,513	1,638				85	
609	1	1.5	745	822					
610	1	1.5	797	876					
611	2	1.5	877	966					
612 (BMR)	2	1.5	877	966					
613	0	1	376	440					
614	0	1	376	440					
615	0	1	376	440					
616 (BMR)	0	1	376	440					
617	2	1.5	877	966					
Other Area							1,937		
Level 6 Total	17		12,657	13,995	0		1,937	510	15,932
Roof Level									
Common Deck								6,550	
Pervious (Planted)							5,061		
Impervious							6,533		
Unoccupied Roof								7,925	
Mech/Circulation						824			
Roof Level Total			0	0	0	824		14,475	824
PROJECT TOTAL	85		65,449	72,387	6,032		22,642	18,525	101,061

Green Building: Site Permit Submittal

BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name 4200 3RD STREET	Block/Lot BLOCK #5272, LOTS 45 & 48	Address 4200 3RD STREET, SAN FRANCISCO, CA, 94124
Gross Project Area 98, 181 SF	Primary Occupancy RESIDENTIAL	Number of occupied floors SIX
Design Professional/Applicant: Sign & Date MIKE PITLER, WORKSHOP1  July 3, 2018		

ALL PROJECTS, AS APPLICABLE	
Construction activity stormwater pollution prevention and site runoff controls - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
Stormwater Control Plan: Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
Construction Waste Management – Comply with the San Francisco Construction & Demolition Debris Ordinance	●
Recycling by Occupants: Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

GREENPOINT RATED PROJECTS	
Proposing a GreenPoint Rated Project (Indicate at right by checking the box.)	●
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	17
Final number of required points (base number +/- adjustment)	92
GreenPoint Rated (i.e. meets all prerequisites)	●
Energy Efficiency: Demonstrate a 10% energy use reduction compared to Title 24, Part 6 (2013).	●
Meet all California Green Building Standards Code requirements (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

Notes

1) New residential projects of 4 or more occupied floors must use the “New Residential High-Rise” column. New residential with 3 or fewer occupied floors must use the “New Residential Low Rise” column.
2) LEED for Homes Mid-Rise projects must meet the “Silver” standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.

Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Green Building Code, California Title 24 Part 11, and related codes. Attachment C3, C4, C5, C6, C7, or C8 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but using such tools as early as possible is strongly recommended.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. See relevant codes for details.

LEED PROJECTS						
	New Large Com-mercial	New Low Rise Residential	New High Rise Residential	Large First Time Commerical Interior	Commercial Major Alteration	Residential Major Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	2	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance - LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
Energy Use Comply with California Title-24 Part 6 (2013) and meet LEED mini-mum energy performance (LEED EA p2)	●	LEED prerequisite	●	●	LEED prerequisite only	
Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012: Generate renewable energy on-site ≥1% of total annual energy cost (LEED EAc2), OR Demonstrate at least 10% energy use reduction (compared to Title 24 Part 6 2013), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r	n/r	n/r	n/r	n/r
Enhanced Commissioning of Building Energy Systems LEED EA 3	●	Meet LEED prerequisites				
Water Use - 30% Reduction LEED WE 3, 2 points	●	Meet LEED prerequisite	●	Meet LEED prerequisite		
Enhanced Refrigerant Management LEED EA 4	●	n/r	n/r	●	●	n/r
Indoor Air Quality Management Plan LEED IEQ 3.1	●	CalGreen 4.504.1	CalGreen 4.504.1	CalGreen 5.504.3	CalGreen 5.504.3	CalGreen 4.504.1
Low-Emitting Materials LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	●	●	●	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SSa4.2.	●	See San Francisco Planning Code 155		●	See San Francisco Planning Code 155	
Designated parking: Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles.	●			●	n/r	n/r
Water Meters: Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft.	●	n/r	n/r	●	● (addition only)	n/r
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5).	●	n/r	n/r	●	●	n/r
Air Filtration: Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	●
Acoustical Control: wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	See CBC 1207		●	● (envelope alteration & addition only)	n/r

OTHER APPLICABLE NON-RESIDENTIAL PROJECTS		
Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding re-quirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. ³	Other New Non-Residential	Addition ≥1,000 sq ft OR Alteration ≥\$200,000 ³
Type of Project Proposed (Check box if applicable)		
Energy Efficiency: Comply with California Energy Code, Title 24, Part 6 (2013).	●	●
Bicycle parking: Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SSa4.2).	●	●
Fuel efficient vehicle and carpool parking: Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces.	●	●
Water Meters: Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	Addition only
Indoor Water Efficiency: Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals.	●	●
Commissioning: For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner’s project requirements. OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
Protect duct openings and mechanical equipment during construction	●	●
Adhesives, sealants, and caulks: Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives.	●	●
Paints and coatings: Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints.	●	●
Carpet: All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program, 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350), 3. NSF/ANSI 140 at the Gold level, 4. Scientific Certifications Systems Sustainable Choice, OR 5. California Collaborative for High Performance Schools EQ 2.2 and listed in the CHPS High Performance Product Database AND carpet cushion must meet Carpet and Rug Institute Green Label, AND indoor carpet adhesive & carpet pad adhesive must not exceed 50 g/L VOC content.	●	●
Composite wood: Meet CARB Air Toxics Control Measure for Composite Wood	●	●
Resilient flooring systems: For 80% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.	●	●
Environmental Tobacco Smoke: Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows.	●	●
Air Filtration: Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings.	●	●
Acoustical Control: Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40.	●	● (envelope alteration & addition only)
CFCs and Halons: Do not install equipment that contains CFCs or Halons.	●	●
Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet		
Construction Waste Management – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012: Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EAc2), OR demonstrate a 10% energy use reduction compared to Title 24 Part 6 (2013), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EAc6).	●	n/r

Attachment C-2:
Green Building:
Site Permit Submittal

Version: July 1, 2014

4200 3RD STREET

INSTRUCTIONS

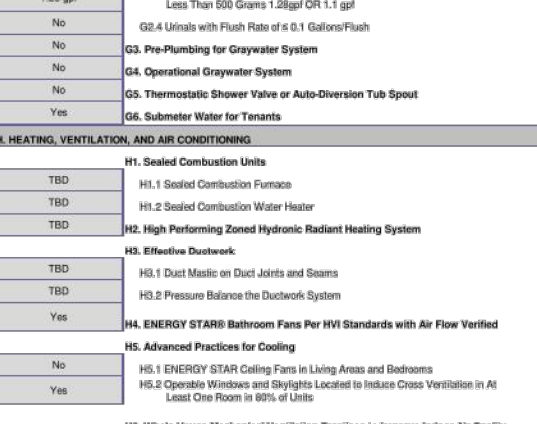
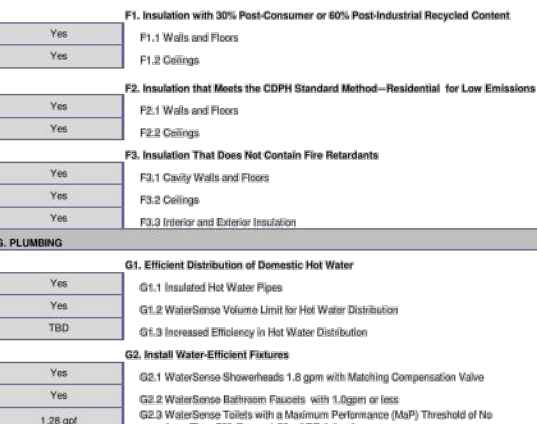
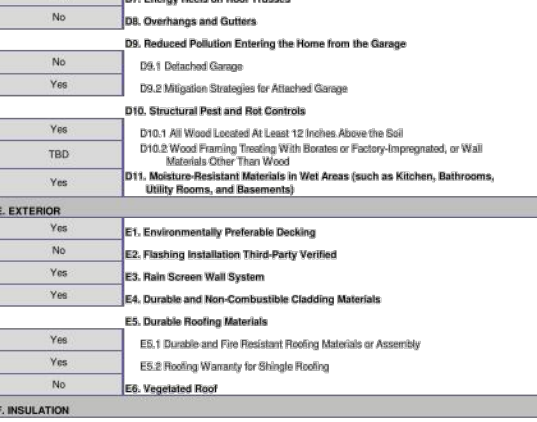
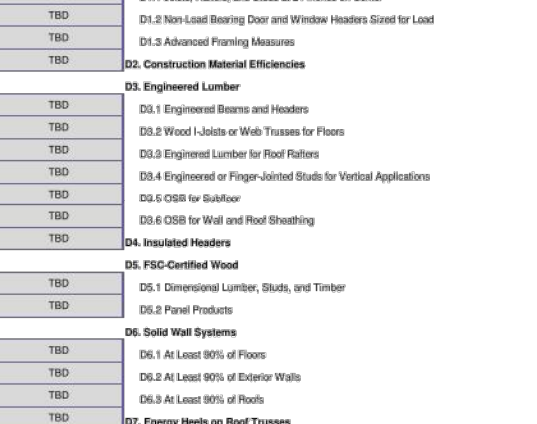
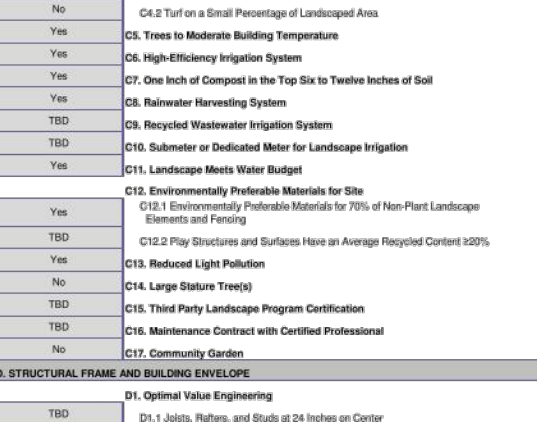
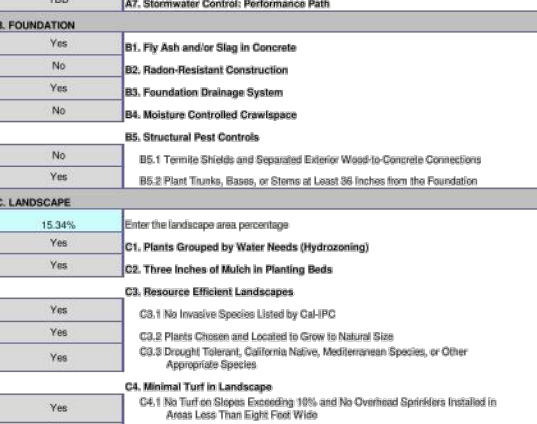
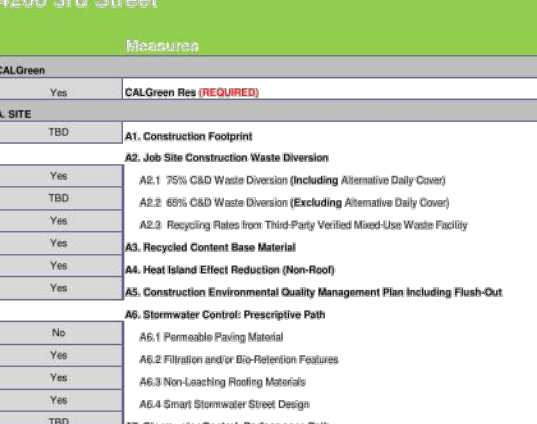
Build It Green provides GreenPoint Raters with a GreenPoints checklist; the checklist indicates only the measures which will be completed, omitting those which are not. Paste the GreenPoints checklist below. Indicate the points that will be achieved and the locations each applicable credit is shown project documents, including plan set page & detail, or specification section name/number/location. Complete the **REQUIREMENTS** and **VERIFICATION** sections (at right). All GreenPoint prerequisites and CalGreen mandatory measures are required, and must be verified by the Green Building Compliance Professional of Record.

New residential projects that choose to apply LEED must use the LEED submittal (C-3).

Build It Green provides GreenPoint Raters with the following information, including plan set page & detail, or specific details for the project. New residential projects that choose to apply for GreenPoint certification must provide the following information:

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points categories: Community (2), Energy (25), Indoor Air Quality/Health (6), Resources (5), and Water (5); and meet the prerequisite

new Home Multifamily v. 7/31

[illegible][illegible]

4200 3RD STREET
Project Name
Block # 5272, LOT 45 & 48
Block/Lot
4200 3RD STREET, SAN FRANCISCO, CA, 94124
Address
RESIDENTIAL
Primary Occupancy
SIX
of occupied floors

Summary of Requirements:	Low-rise	High-rise	Major Alteration
Rating Requirement: Number of GreenPoints required (including prerequisites and at least 10% energy use reduction compared to Title 24 Part 6 2013)	_____	_____	_____
Adjustment for retention / demolition of historic features / building:	_____	_____	_____
Final number of required points (base number +/- adjustment)	_____	_____	_____
Construction activity stormwater pollution prevention and site runoff controls	●	●	●
Stormwater Control Plan: Projects disturbing ≥ 5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●	●	●
Water Efficient Irrigation - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●	●	●
Indoor Water Efficiency - Reduce overall use of potable water by specified percentage for plumbing fixtures and fittings.	CalGreen 4.303.1 (20% reduction)	SFGBC 4.103.2.2 (30% reduction)	CalGreen 4.303.1 (20% reduction)
Construction Waste Management – 75% Diversion AND comply with San Francisco Construction & Demolition Debris Ordinance	Meet C&D ordinance only	●	Meet C&D ordinance only
Meet all California Green Building Standards Code requirements and stricter local requirements (Summarized in Administrative Bulletin 93 Table A-2.)	●	●	●

Instructions: Select Option 1 or Option 2 below to indicate how green building compliance will be verified. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93.

Verification of compliance for this project will be provided by a GreenPoint Rater under the GreenPoint Rated system. No Green Building Compliance Professional of Record is required.

Green Point Rater – Name	Contact Phone No:
Green Point Rater – Sign & Date	
Permit Applicant – Sign & Date	

The Green Building Compliance Professional of Record will verify compliance:

Kelly Gearhart, CGBP, GreenPoint Rater, LEED AP BD+C, LEED AP O+M

Name _____

Triple Green Building Group, LLC

Firm _____

GreenPoint Rater Number _____

Architectural or Engineering License _____

☒ I am a Certified GreenPoint Rater
☐ I am NOT a Certified GreenPoint Rater

GreenPoint Rated Projects Completed: _____

If the above licensed professional is not a Certified GreenPoint Rater, additional signature by a Certified GreenPoint Rater is required:

Kelly Gearhart 770-2411354

Green Point Rater – Name (Print) & Contact Phone No

July 20, 2018

Sign & Date

To the best of my knowledge, it is my professional opinion the green building requirements of the City of San Francisco will be met for the above referenced project. I have been retained by the project sponsor to review all submittal documents and assure that approved construction documents and construction properly reflect the requirements of the San Francisco Green Building Code. I will notify the Department of Building Inspection if I believe to the best of my knowledge that the project will, for any reason, not substantially comply with these green building requirements, or if I am no longer the Green Building Compliance Professional of Record for this project.

July 20, 2018
 Licensed Professional: Sign & Date

Affix professional stamp:

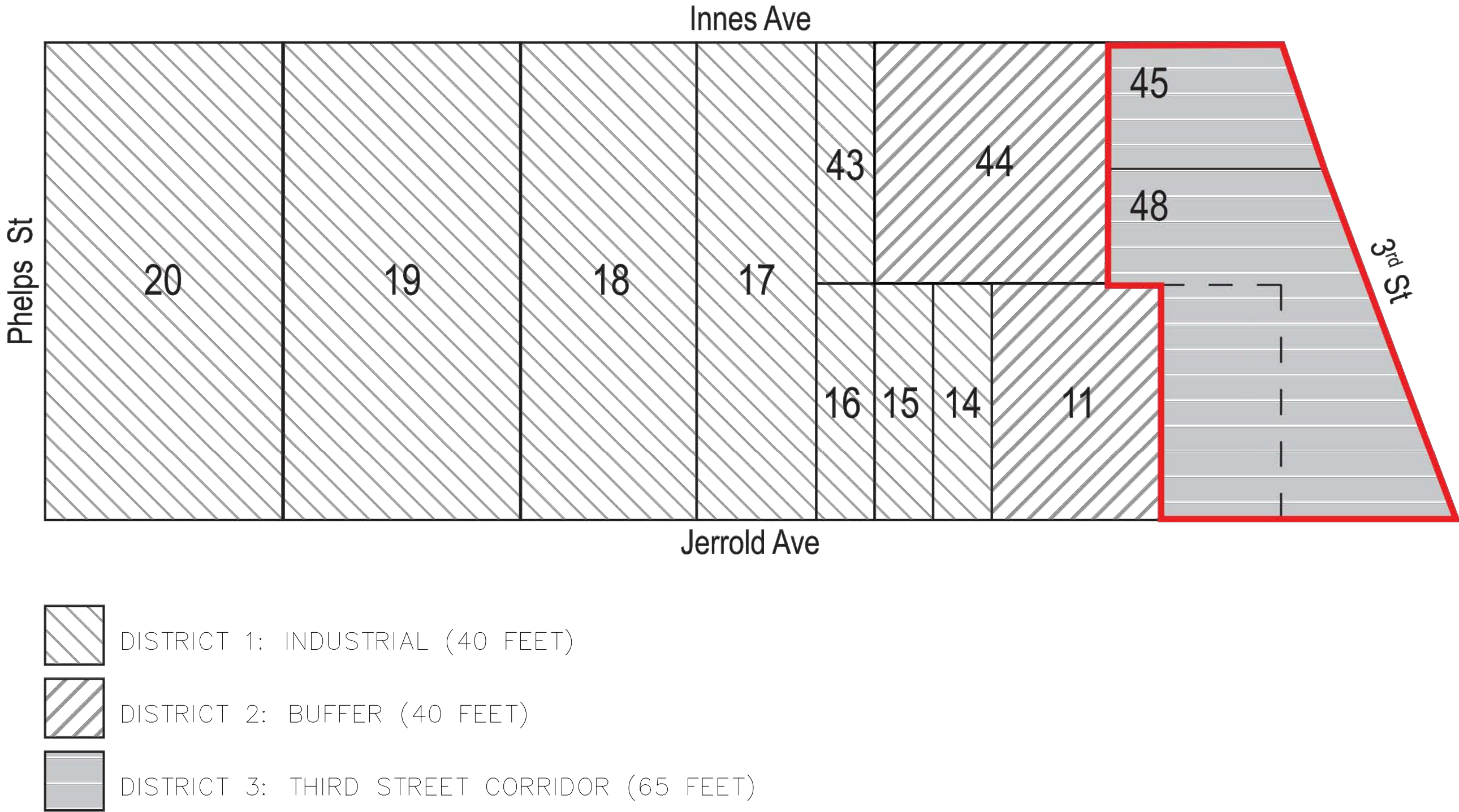
Attachment C-4: Submittal for GreenPoint Rated

Version: July 1, 2014

4200 3RD STREET



VICINITY MAP



BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA - DESIGN DISTRICTS

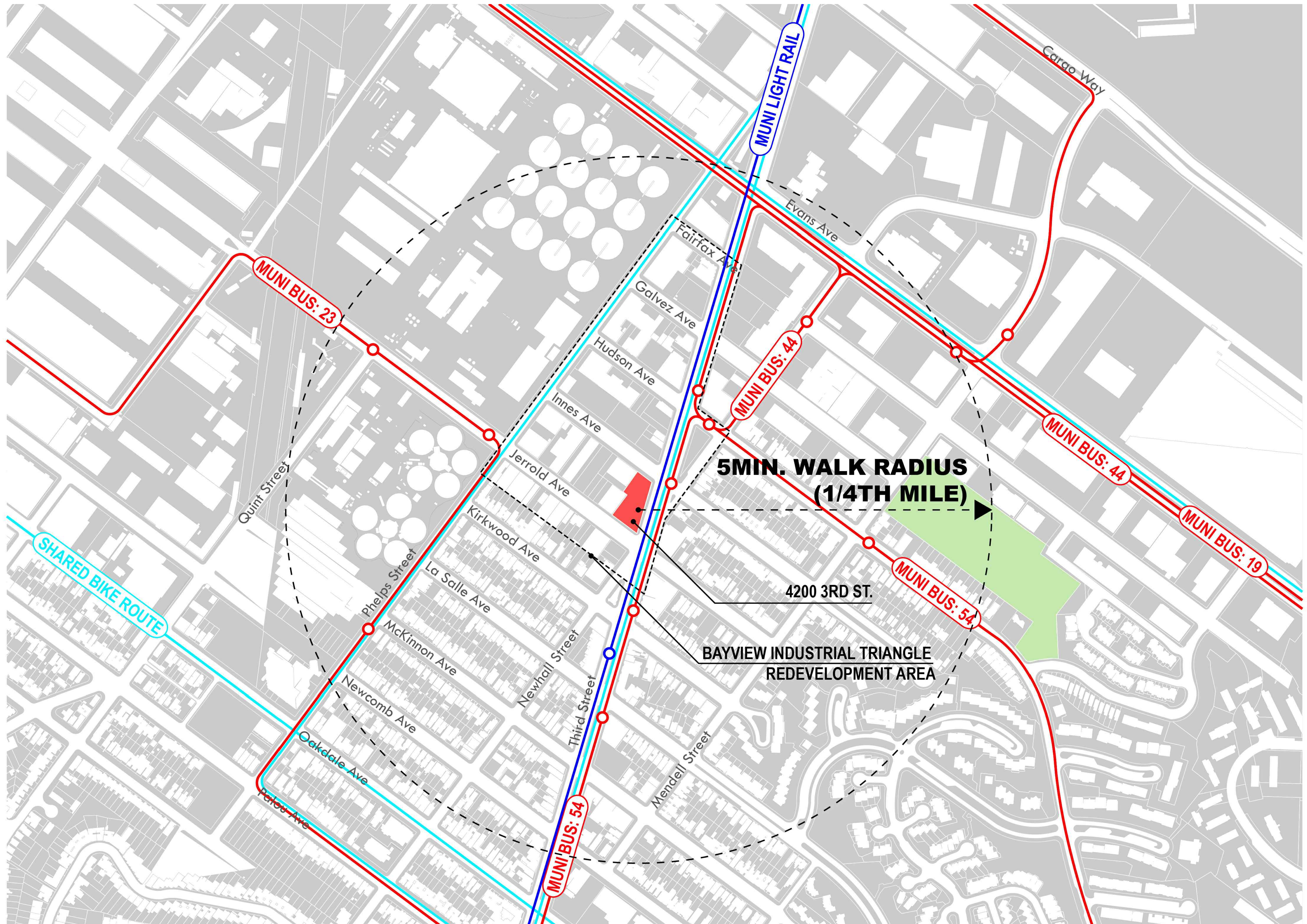
ZONING



BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PLAN MAP - PROPOSED ZONING



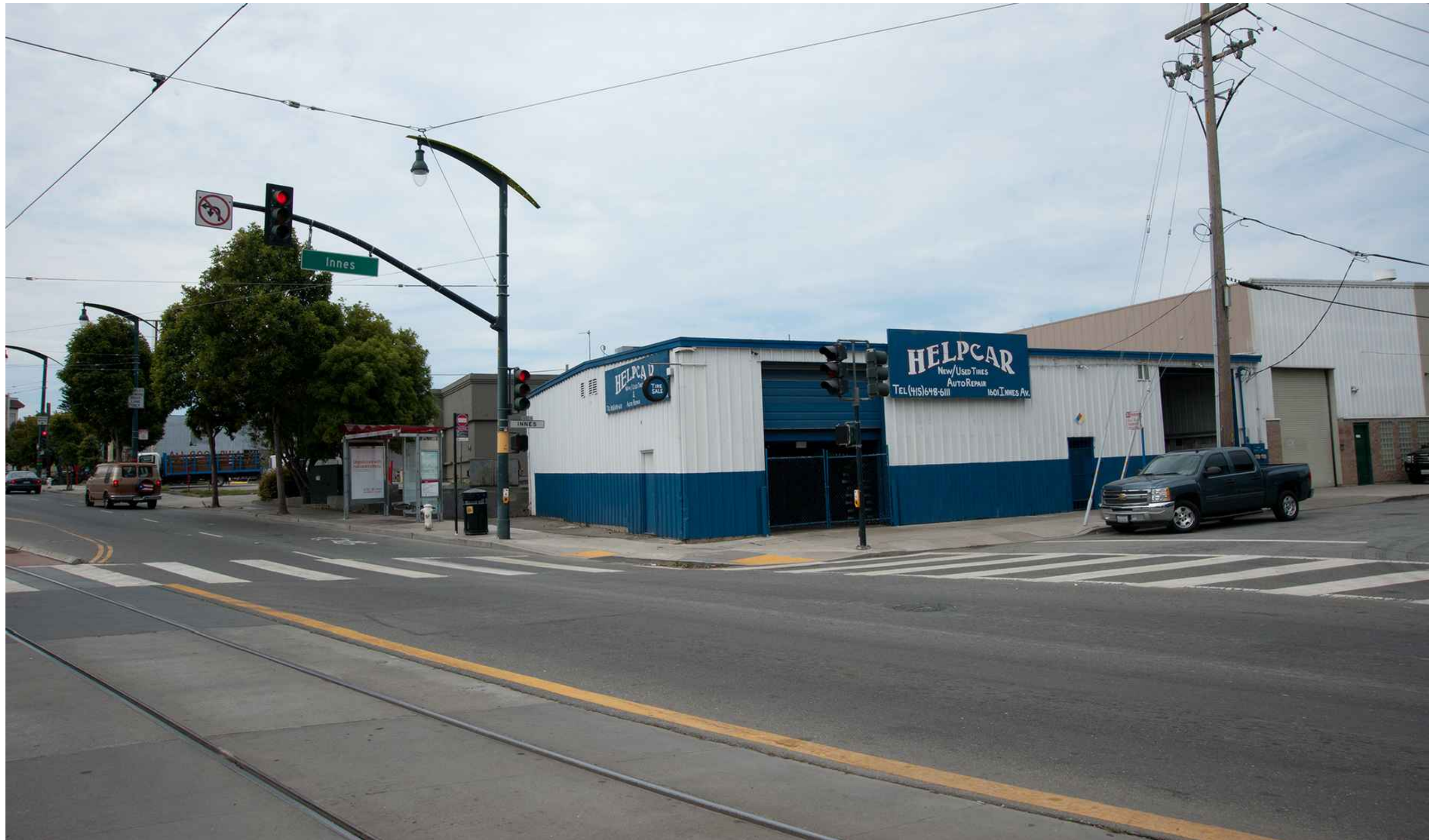
BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PLAN MAP - EXISTING ZONING







EXISTING STREET VIEW ALONG INNES AVENUE



EXISTING STREET VIEW ALONG CORNER OF 3RD STREET AND INNES AVENUE



EXISTING STREET VIEW FROM FLORA GRUBB ALONG JERROLD AVENUE



EXISTING STREET VIEW ALONG CORNER OF 3RD STREET AND JERROLD AVENUE













AERIAL VIEW OVER 3RD STREET AND JERROLD AVENUE



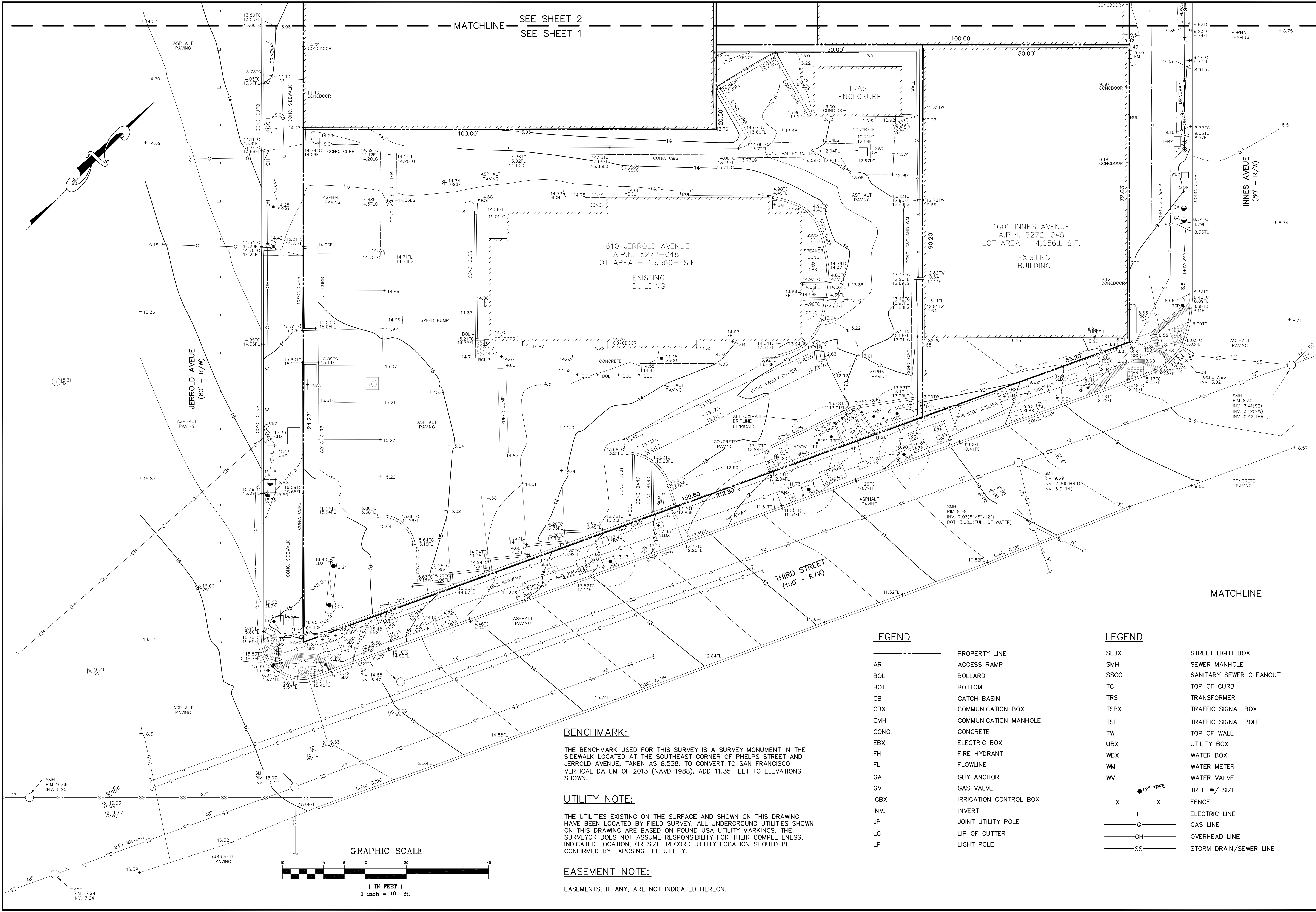
AERIAL VIEW OVER 3RD STREET AND INNES AVENUE



AERIAL VIEW ALONG JERROLD AVENUE



AERIAL VIEW ALONG INNES AVENUE



SEE SHEET 2
SEE SHEET 1

1610 JERROLD AVENUE
A.P.N. 5272-048
LOT AREA = 15,569± S.F.
EXISTING BUILDING

1601 INNES AVENUE
A.P.N. 5272-045
LOT AREA = 4,056± S.F.
EXISTING BUILDING

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS A SURVEY MONUMENT IN THE SIDEWALK LOCATED AT THE SOUTHEAST CORNER OF PHELPS STREET AND JERROLD AVENUE, TAKEN AS 8.538. TO CONVERT TO SAN FRANCISCO VERTICAL DATUM OF 2013 (NAVD 1988), ADD 11.35 FEET TO ELEVATIONS SHOWN.

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED ON FOUND USA UTILITY MARKINGS. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:

EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

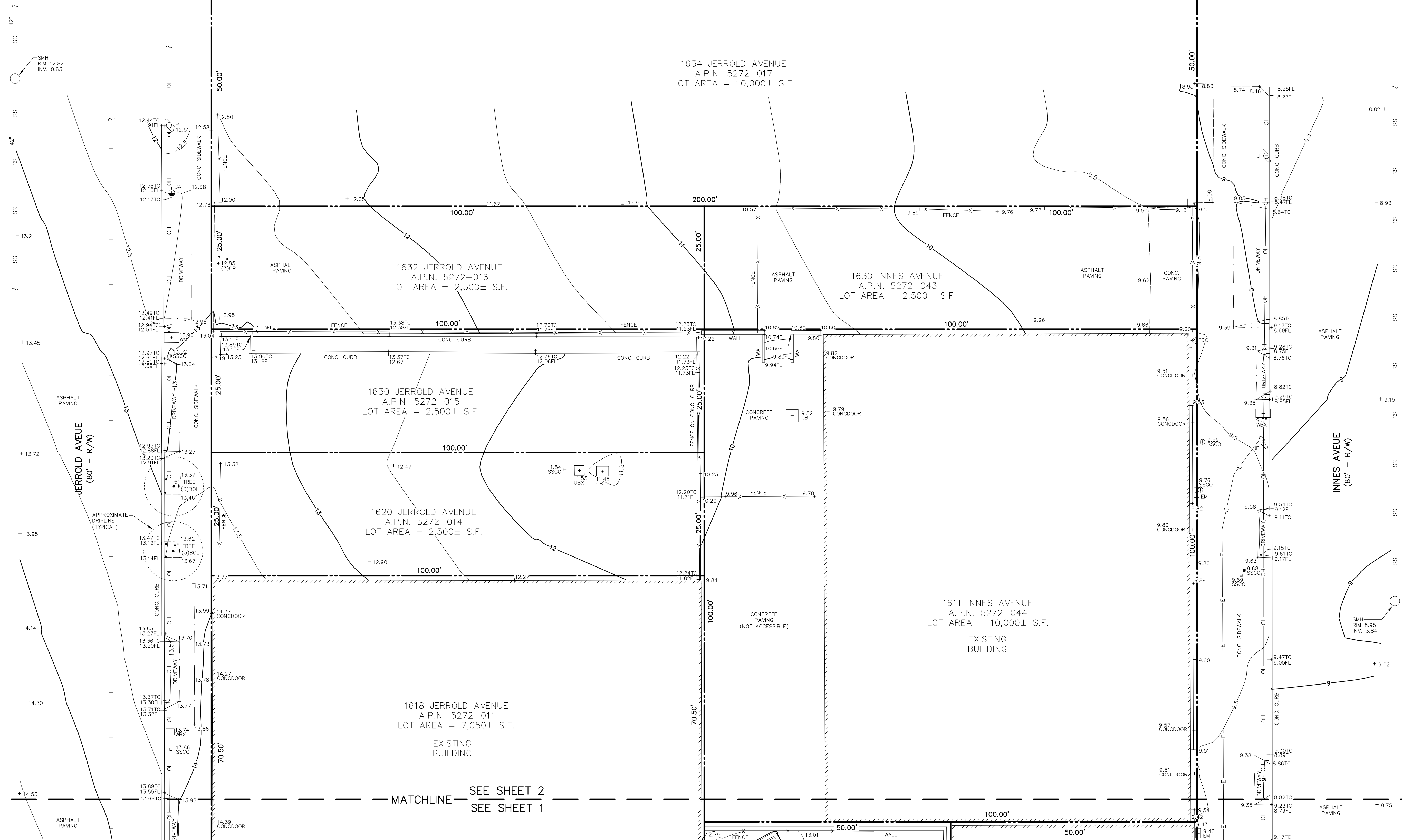
LEGEND

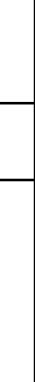
- AR PROPERTY LINE
- BOL ACCESS RAMP
- BOT BOLLARD
- CB BOTTOM
- CBX CATCH BASIN
- CMH COMMUNICATION BOX
- CONC. COMMUNICATION MANHOLE
- EBX CONCRETE
- FH ELECTRIC BOX
- FL FIRE HYDRANT
- GA FLOWLINE
- GV GUY ANCHOR
- ICBX GAS VALVE
- INV. IRRIGATION CONTROL BOX
- JP INVERT
- LG JOINT UTILITY POLE
- LP LIP OF GUTTER
- LP LIGHT POLE

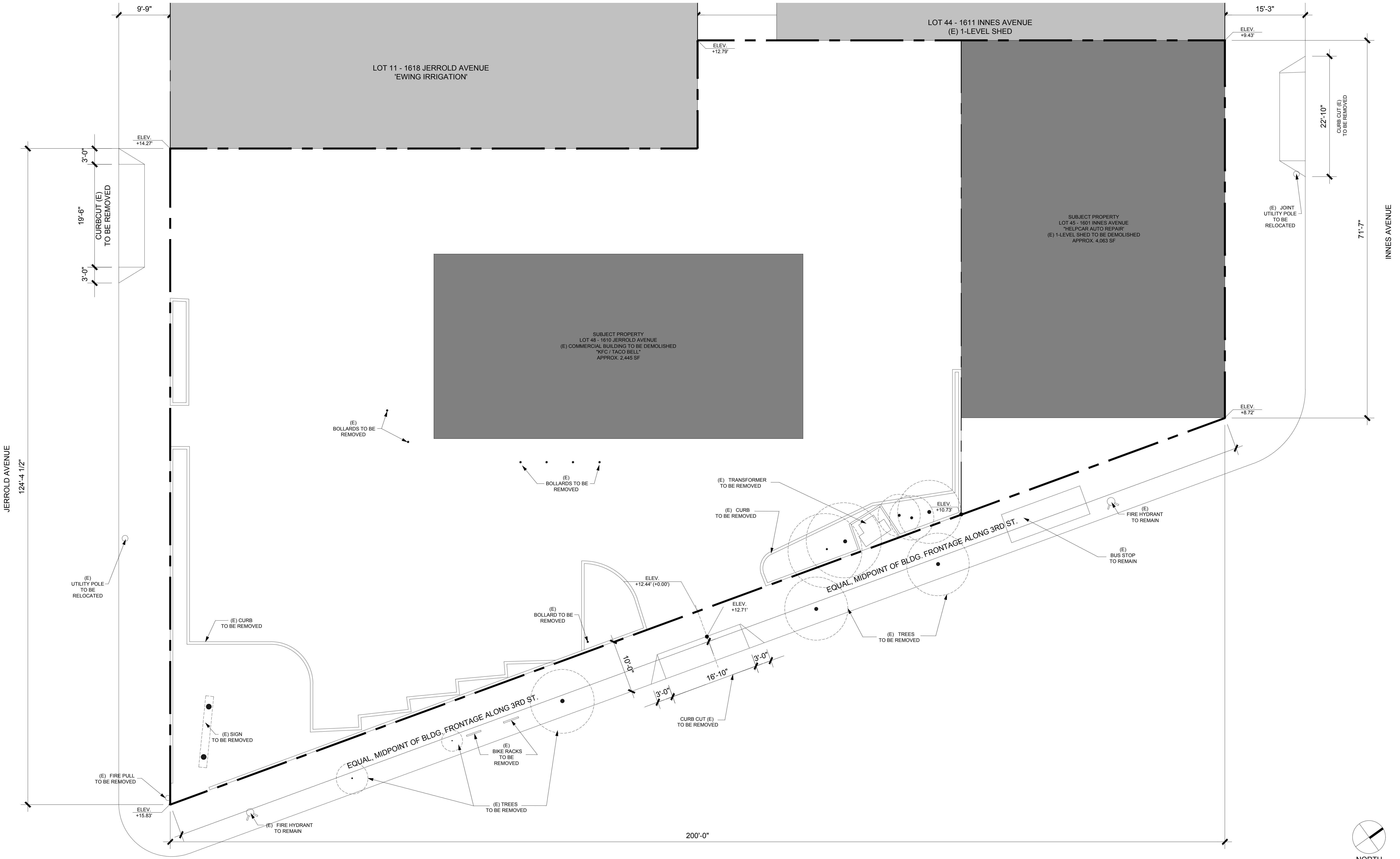
LEGEND

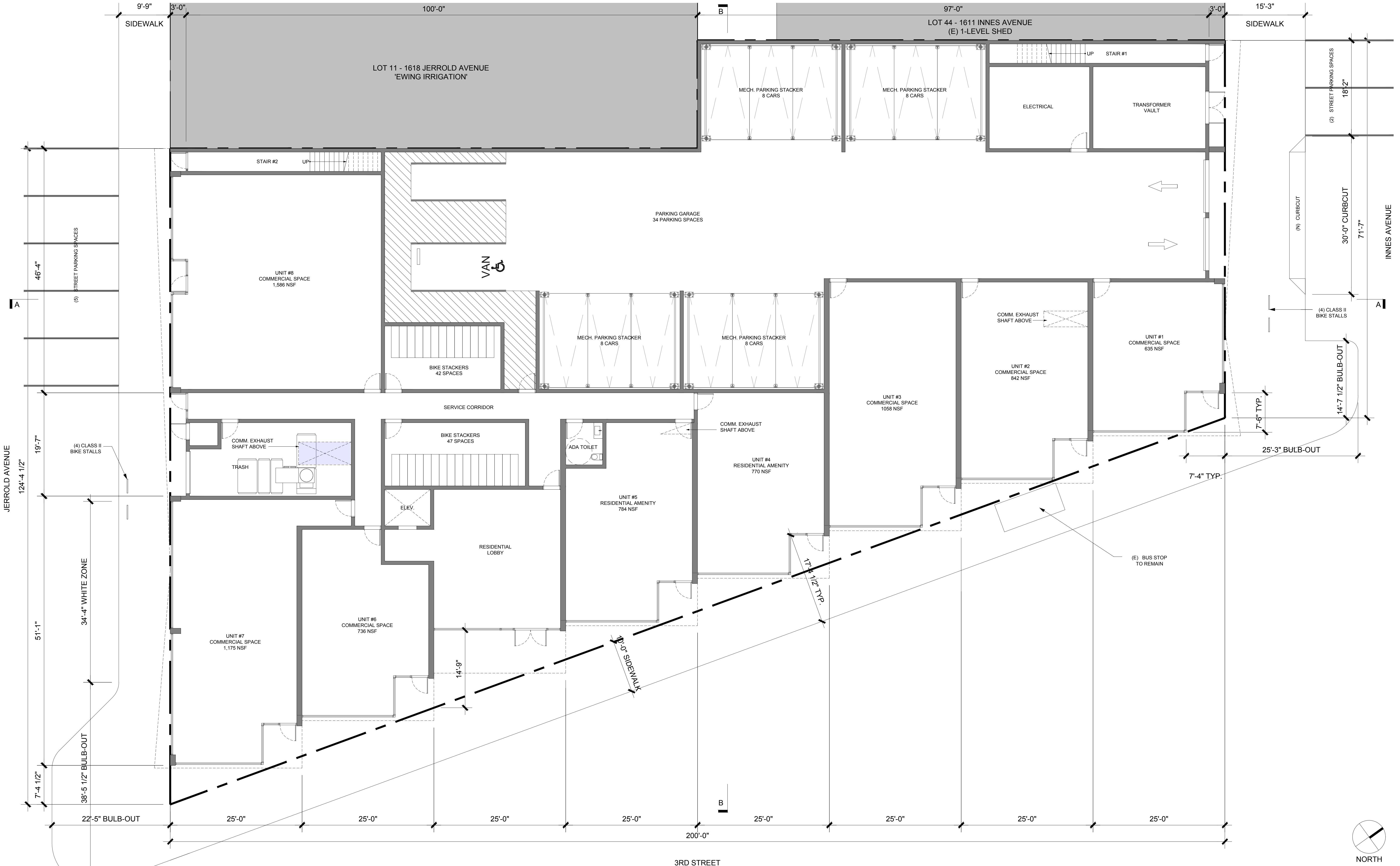
- SLBX STREET LIGHT BOX
- SMH SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- TC TOP OF CURB
- TRS TRANSFORMER
- TSBX TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- TW TOP OF WALL
- UBX UTILITY BOX
- WBX WATER BOX
- WM WATER METER
- WV WATER VALVE
- 12" TREE TREE W/ SIZE
- X FENCE
- E ELECTRIC LINE
- G GAS LINE
- OH OVERHEAD LINE
- SS STORM DRAIN/SEWER LINE

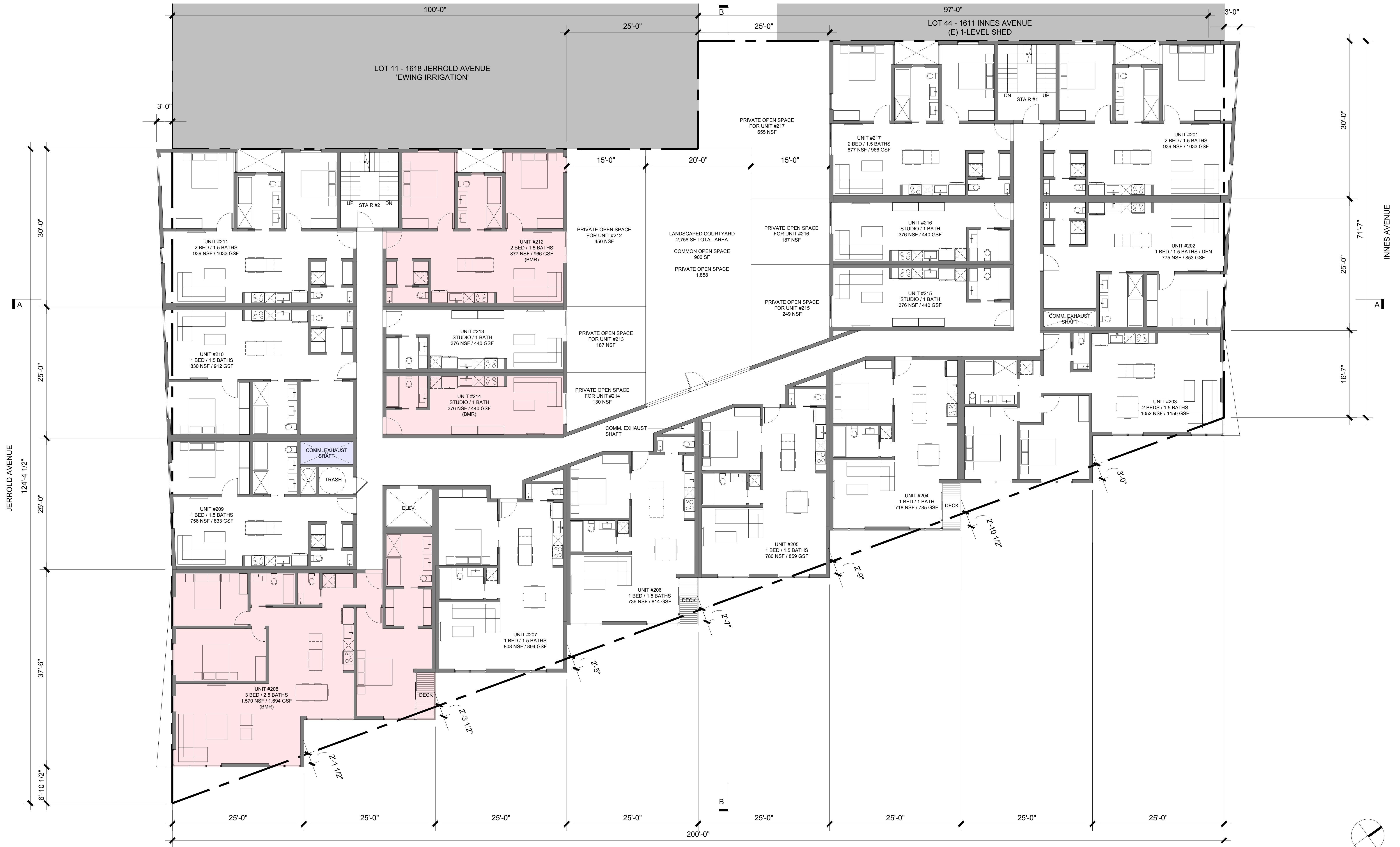
DATE:	
BY:	
DESCRIPTION	
REV.	BY
DAINS LAND SURVEYING rdains@dainslandsurveying.net (650) 743-0831	
TOPOGRAPHIC SURVEY PLAN 1601-1630 INNES AVENUE AND 1610-1632 JERROLD AVENUE A.P.N.'S 5272-11, 14, 15, 16, 43, 44, 45 & 48 CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA	
PREPARED FOR:	HC&M COMMERCIAL PROPERTIES, INC.
DRAWN BY:	RJD
DESIGNED BY:	---
CHECKED BY:	RJD
SCALE:	1"=10'
DATE:	07/13/17
PROJECT NO.	17-681
SHEET	1 OF 2

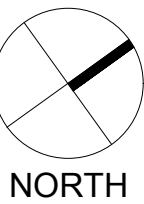


TOPOGRAPHIC SURVEY PLAN		PREPARED FOR:			REV.	DESCRIPTION	BY:	DATE:
1601--1630 INNES AVENUE AND 1610--1632 JERROLD AVENUE		HC&M COMMERCIAL PROPERTIES, INC.						
A.P.N.'S 5272--11, 14, 15, 16, 43, 44, 45 & 48								
CITY AND COUNTY OF SAN FRANCISCO		CALIFORNIA						
DRAWN BY: RJD		RJD						
DESIGNED BY: ---								
CHECKED BY: RJD								
SCALE: 1"=10'								
DATE: 07/13/17								
PROJECT NO. 17--681								
SHEET 2 OF 2								

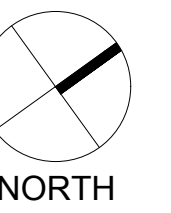














LEGEND:

- 5 FOX-TAIL AGAVE (AGAVE ATTENUATA) 2'-6" O.C.
- 9 SEASCAPE MAT RUSH (LOMANDRA 'SEASCAPE') 2'-0" O.C.

NOTES:

- 3" MINIMUM LAYER OF 3/8" BLACK BASALT GRAVEL MULCH ON ALL EXPOSED SOIL SURFACES
- SEE GENERAL NOTES (SHEET A0.1) FOR ALL OTHER LANDSCAPE NOTES



1

CALIFORNIA PEPPER
SCHNIUS MOLLE
3'X4' BOX



2

DEER GRASS
MUHLENBERGIA RIGENS
1 ROW, 4' TALL
5 GAL



3

FEATHER REED GRASS
CALAMAGROSTIS X.A. 'KARL FORESTER'
3'-0" O.C.
5 GAL



4

DURANGO SMOOTH AGAVE
AGAVE PEDUNCULIFERA
2'-6" O.C.
15 GAL



5

FOX-TAIL AGAVE
AGAVE ATTENUATA
2'-6" O.C.
15 GAL



6

MAIDENHAIR TREE
GINKO BILOBA
3'X4' BOX



7

BERKELEY SEDGE
CAREX TUMULICOLA
2'-6" O.C.
1 GAL



8

FOXTAIL FERN
ASPARAGUS D. 'MYERS'
2'-6" O.C.
5 GAL



9

SEASCAPE MAT RUSH
LOMANDRA 'SEASCAPE'
2'-0" O.C.
1 GAL



10

BEAR'S BREECH
ACANTHUS MOLLIS
3'-0" O.C., DECIDUOUS
5 GAL



11

PUBLIC BENCH, TYP.
WOOD AND CONCRETE



12

TEXTURED AND STAMPED CONCRETE
PAVING, TYP.



13

CALIFORNIA FESCUE
FESTUCA CALIFORNIA
'RIVER HOUSE BLUES'
2'-6" O.C., 1/5 GAL



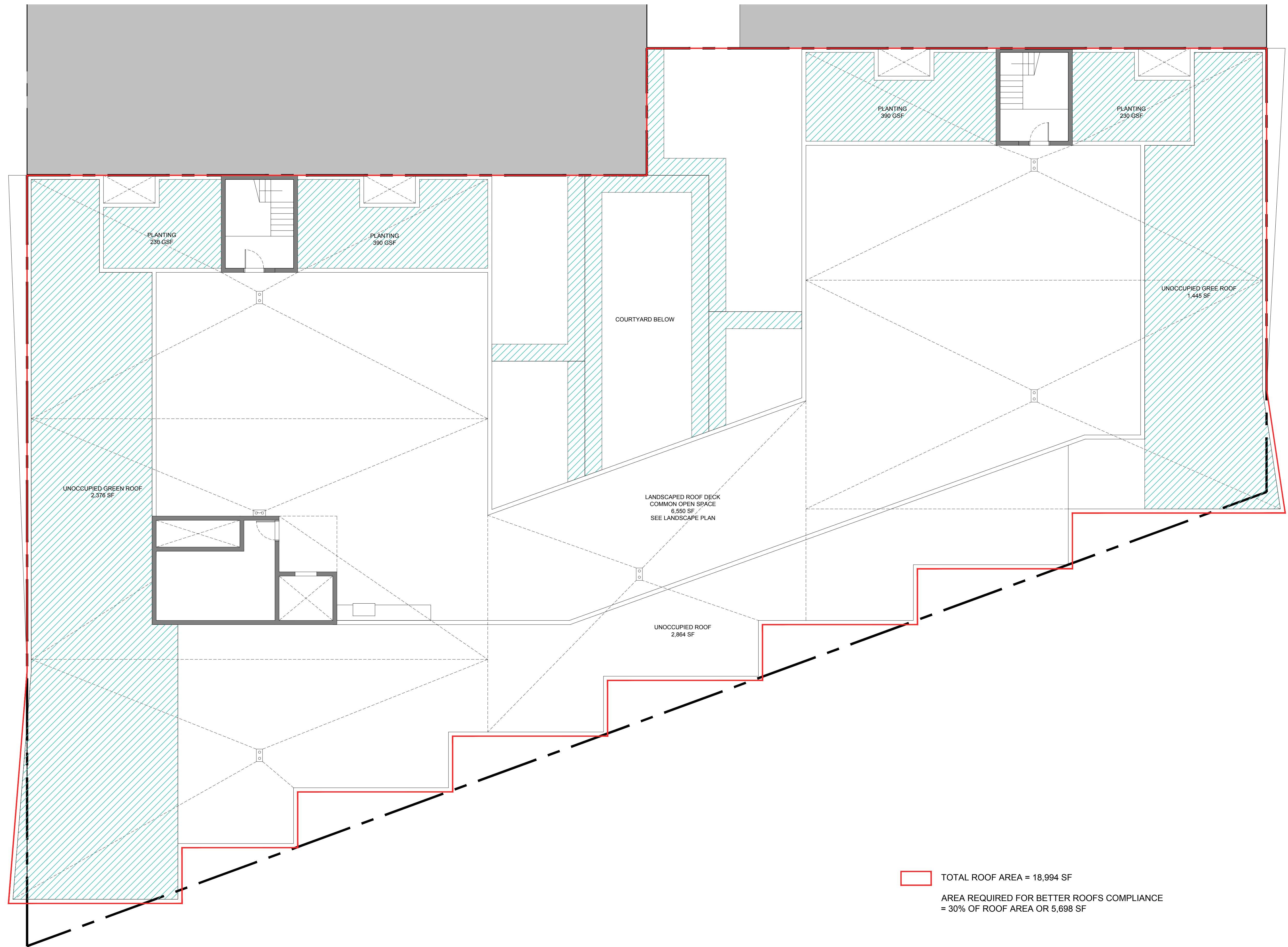
14

CONCRETE PAVER, TYP.



15

SWAN HILL OLIVE
OLEA. e. 'SWAN HILL' - MULTI TRUNK
24" BOX
15 GAL







COMBINED SEWER SYSTEM BMP SIZING CALCULATOR
for QUANTITY CONTROL

525 Golden Gate, 11th Floor
San Francisco, CA 94102

CSS BMP SIZING CALCULATOR - Only use for subwatersheds less than 2 acres, and sites less than 5 acres.

Project Address: 4200 Third Street
Project Name (Alias):
Total Project Site Area (ft²): 19,590
Subwatershed Name (if applicable):

Applicant Name:
Company:
Date: 20-Jul-2018

Modified Compliance Application

Modified Compliance approved? Yes
2-yr, 24-hr: Peak Flow % Reduction 40%
2-yr, 24-hr: Runoff Volume % Reduction 10%

Project Requirement: Modified Compliance Percent Reductions Entered Above

LEGEND:

User Input
Default Value
Locked
Comment

STEP 1 - Enter the site's infiltration characteristics

HSG Soil Type: C
Is Infiltration Feasible or Proposed? No
Measured Infiltration Rate (in/hr):
Infiltration Testing Method:
Infiltration Rate Correction Factor: 0.00
Design Infiltration Rate (in/hr): 0.00

STEP 2 - Enter the site's EXISTING runoff pathway information to estimate the Time of Concentration (Tc)

Existing Means of Conveying Runoff Offsite? Pipe
Avg. Site Slope in Direction of Flow (%): 1.0%
Maximum Flow Length (ft): 100

STEP 3a - Enter the sites EXISTING and PROPOSED areas of impervious, pervious, and BMP surfaces.

	Surface Type	Existing (ft ²)	Proposed (ft ²)	Curve Number
Conventional Surfaces	Impervious			
	Pavement (Conventional)	12,399	616	98
	Roof (Conventional)	6,025	11,947	98
	Gravel on Soils			89
	Other:			
Impervious Areas Subtotal		18,424	12,563	
Pervious	Grass/Lawn on Grade	1,166		74
	Landscaping on Grade (Low Density)			70
	Landscaping on Grade (High Density)		189	65
	Tree Well (ROW Only)			35
	Traditional Planter on Structure		965	74
Other:				
Pervious Areas Subtotal		1,166	1,154	--
Stormwater BMPs	Bioretention (No Underdrain, No Liner)	--	--	--
	Cistern	--	0	--
	Infiltration Trench	--	--	--
	Dry Well/Infiltration Gallery	--	0	--
	Permeable Pavement (No Underdrain)	--	--	--
	Bioretention/FTP (Underdrain, No Liner)	--	--	--
	Bioretention/FTP (Underdrain, Liner)	--	--	--
	Vegetated Roof	--	5,873	--
	Permeable Pavement (Underdrain)	--	--	--
	Detention Vault or Tank	--	0	--
BMP Areas Subtotals		--	5,873	--
Total Project Site Areas		19,590	19,590	--

STEP 3b - Enter stormwater BMP design information AND the conventional areas from Step 3a that drain to each BMP measure.

Drainage Areas		BMP Depths and Volumes					Outlet Design	
Impervious Area Draining to BMP (ft ²)	Pervious Area Draining to BMP (ft ²)	BMP Ponding Depth (ft)	BMP Media Depth (ft)	Gravel Storage Depth (ft)	Height of Underdrain Above Base (ft)	Storage Volume (gallons)	Outlet or Orifice Diameter (in)	Approx. Drawdown Time (hrs)
11,947	0	0.5	1.5	4.00	--	24,355	3.0	177.6 days
		--	--	3.00	--	0	--	0
		0.0	--	4.00	--	--	--	0
	0	--	--	1.00	--	0	--	0
		0.5	1.5	--	0.17	0	4.0	0
		0.5	1.5	--	--	0	4.0	0
		--	0.50	--	--	8,420	4.0	2
	0	--	--	1.00	0.17	0	4.0	0
		3.0	--	--	--	--	1.5	0
BMP Areas Subtotals								
Total Project Site Areas		11,947	0			32,775		



RAINWATER HARVESTING CALCULATOR
for QUANTITY CONTROL

525 Golden Gate, 11th Floor
San Francisco, CA 94102

RAINWATER HARVESTING (RWH) CALCULATOR

The RWH Calculator simulates the performance of a cistern over 10 years based on the runoff to the cistern, cistern size, and the site's non-potable demand. The RWH's performance is used to calculate the average available volume prior to storm event, which is then input in the CSS BMP Sizing Calculator worksheet. The RWH calculator is intended for conceptual design and determining compliance with the CSS performance measures; construction documents and Stormwater Control Plan shall include further engineering evaluation and system configuration for the cistern design.

PART 1 - Calculate Irrigation Demand

1	Turf/Crop Area to be Irrigated	0	ft ²
2	Crop Coefficient - Kc	0.0	cool season grasses = 0.8, warm season grasses = 0.6. Please see CIMIS publication for more information.
3	Landscape Area to be Irrigated	5,873	ft ²
4	Species Factor - k _s	0.5	<0.1 for very low, 0.1-0.3 for low, 0.4-0.6 for medium, 0.7-0.9 for high. See p. 62-99 of Guide (DWR 2000).
5	Density Factor - k _d	1.0	0.5-0.9 for low, 1 for average, 1.1-1.3 for high. See p. 18 of Guide (DWR 2000).
6	Microclimate Factor - k _m c	1.0	0.5-0.9 for low, 1 for average, 1.1-1.4 for high. See p. 19 of Guide (DWR 2000).
7	Landscape Coefficient - K _L	0.5	K _L = k _s *k _d *k _m c
	Total Irrigation Area	5,873	ft ²
	Average Coefficient	0.50	
8	Irrigation Efficiency	0.90	Estimated efficiencies are 0.70 to 0.85 for spray, 0.9 for drip, 0.95 for subsurface drip.
9	Site Location (ETo Zone)	Eastern SF	Select Western if located in the Richmond, Sunset, or Lake Merced areas of San Francisco

LEGEND:

User Input
Default Value
Locked



COMBINED SEWER SYSTEM BMP SIZING CALCULATOR
for QUANTITY CONTROL

525 Golden Gate, 11th Floor
San Francisco, CA 94102

CSS BMP SIZING CALCULATOR - Only use for subwatersheds less than 2 acres, and sites less than 5 acres.

Project Address: 4200 Third Street
Project Name (Alias):
Total Project Site Area (ft²): 19,590
Subwatershed Name (if applicable):

Applicant Name:
Company:
Date: 20-Jul-2018

Modified Compliance Application

Modified Compliance approved? Yes
2-yr, 24-hr: Peak Flow % Reduction 40%
2-yr, 24-hr: Runoff Volume % Reduction 10%

Project Requirement: Modified Compliance Percent Reductions Entered Above

LEGEND:

User Input
Default Value
Locked
Comment

STEP 4 - Check that site and drainage management areas are entered correctly. (Note: CSS = Combined Sewer System.)

Project Site Surfaces	Existing Area (ft ²)	Proposed Area (ft ²)	CHECK OF AREAS
Impervious Area Draining to BMP	0	11,947	OK
Impervious Area Draining Directly to CSS	18,424	616	
Pervious Area Draining to BMP	0	0	OK
Pervious Area Draining Directly to CSS	1,166	1,154	
Stormwater BMP Area	0	5,873	
Total Area	19,590	19,590	OK

STEP 5 - Compare if the SMR runoff reductions to quantity control requirements are met. If not, review BMP performance output in Step 6, then return to Step 3 to adjust stormwater strategies.

Quantity Control Parameter	Existing Conditions	Proposed Conditions	% Reduction From Existing Conditions	Target % Reduction	Requirement Met?
1-yr, 24 hr: Peak Flow (cfs)	0.678	0.309	54%	N/A	N/A
1-yr, 24 hr: Runoff Volume (ft ³)	3,782	2,910	23%	N/A	N/A
2-yr, 24 hr: Peak Flow (cfs)	0.819	0.333	59%	40%	YES
2-yr, 24 hr: Runoff Volume (ft ³)	4,103	3,230	21%	10%	YES

STEP 6 - Review the summary table below to see how each BMP performs during the 2-yr 24 hr storm. The site's hydrographs are shown in the "Rainfall and Hydrographs" tab.

Stormwater BMP Measures		Inflows	Outflows		Volume In	Volume Retained		Volume Out to CSS		
		Peak Flow to BMP (cfs)	Peak Rate of Discharged Flow (cfs)	Peak Rate of Overflow (cfs)	Runoff to BMP (ft ³)	Infiltration + E/T (ft ³)	Reuse (ft ³)	Volume Remaining in Storage (ft ³)	Detained Discharge Volume (ft ³)	Overflow Volume (ft ³)
Retention	Bioretention (No Underdrain, No Liner)	0.000	0.000	0.000	0	0	0	0	0	0
	Cistern	0.521	0.167	0.000	2610	0	78	458	2074	0
	Infiltration Trench	0.000	0.000	0.000	0	0	0	0	0	0
	Dry Well/Infiltration Gallery	0.000	0.000	0.000	0	0	0	0	0	0
	Permeable Pavement (No Underdrain)	0.000	0.000	0.000	0	0	0	0	0	0
Detention	Bioretention/FTP (Underdrain, No Liner)	0.000	0.000	0.000	0	0	0	0	0	0
	Bioretention/FTP (Underdrain, Liner)	0.000	0.000	0.000	0	0	0	0	0	0
	Vegetated Roof	0.256	0.132	0.000	1283	333	0	0	950	0
	Permeable Pavement (Underdrain)	0.000	0.000	0.000	0	0	0	0	0	0
	Detention Vault	0.000	0.000	0.000	0	0	0	0	0	0
Totals					3,893	333	78	458	3,024	0

NOTE: With the exception of Cisterns, BMP measures should not have any "Volume Remaining in Storage". If volume is remaining in any BMP measures other than a Cistern, check and revise STEP 3b for the "Outlet Design" (outlet/orifice diameter) or underdrain such that the "Approx. Drawdown Time" is less than 48 hours, therefore empty for the next storm event.

For BMPs in Series Only

Volume to Receiving BMP	
Detained Discharge Volume (ft ³)	Overflow Volume (ft ³)
--	--
0	0
--	--
--	--
--	--
0	0
0	0
0	0
--	--
0	0
0	0

PART 2 - Calculate Indoor Non-Potable Demand

11	No. of Residential Units		
	Persons per Unit	2.0	Recommend 2.0 for multi-family, 3.1 for single family. See SFPUC Urban Water Management Plan (SFPUC UWMP), Appendix D.
12	Number of Full Time Equivalents		Use for commercial and industrial facilities. A 40-hrs per week employee has an FTE of 1.
13	Number of Students/Visitors		Use for schools, museums, libraries, etc. Enter the average number of student/visitors per day.
14	Number of Retail Customers		Use for retail stores. Enter the average number of customers per day.
15	Freq. of Residential Toilet Use	4.75	flush/person/day See SFPUC UWMP
	Freq. of FTE Toilet Use	1.74	flush/person/day See SFPUC UWMP
	Freq. of Student/Visitor Toilet Use	0.5	flush/person/day See SFPUC UWMP
	Freq. of Customer Toilet Use	0.5	flush/person/day See SFPUC UWMP
16	Volume per Flush	1.28	gal/flush See California Green Building Standards Code 5.303.2.
17	Washing Machine Use		
	Volume per Load	36.9	gal/cycle See SFPUC UWMP
18	Other Non-Potable Demand		Additional non-potable demand (e.g. cooling water, industrial) per supporting documentation
19	Daily Reuse Demand	0	gal/day
	Monthly Reuse Demand	0	gal/month
	Annual Reuse Demand	0.00	MG/yr

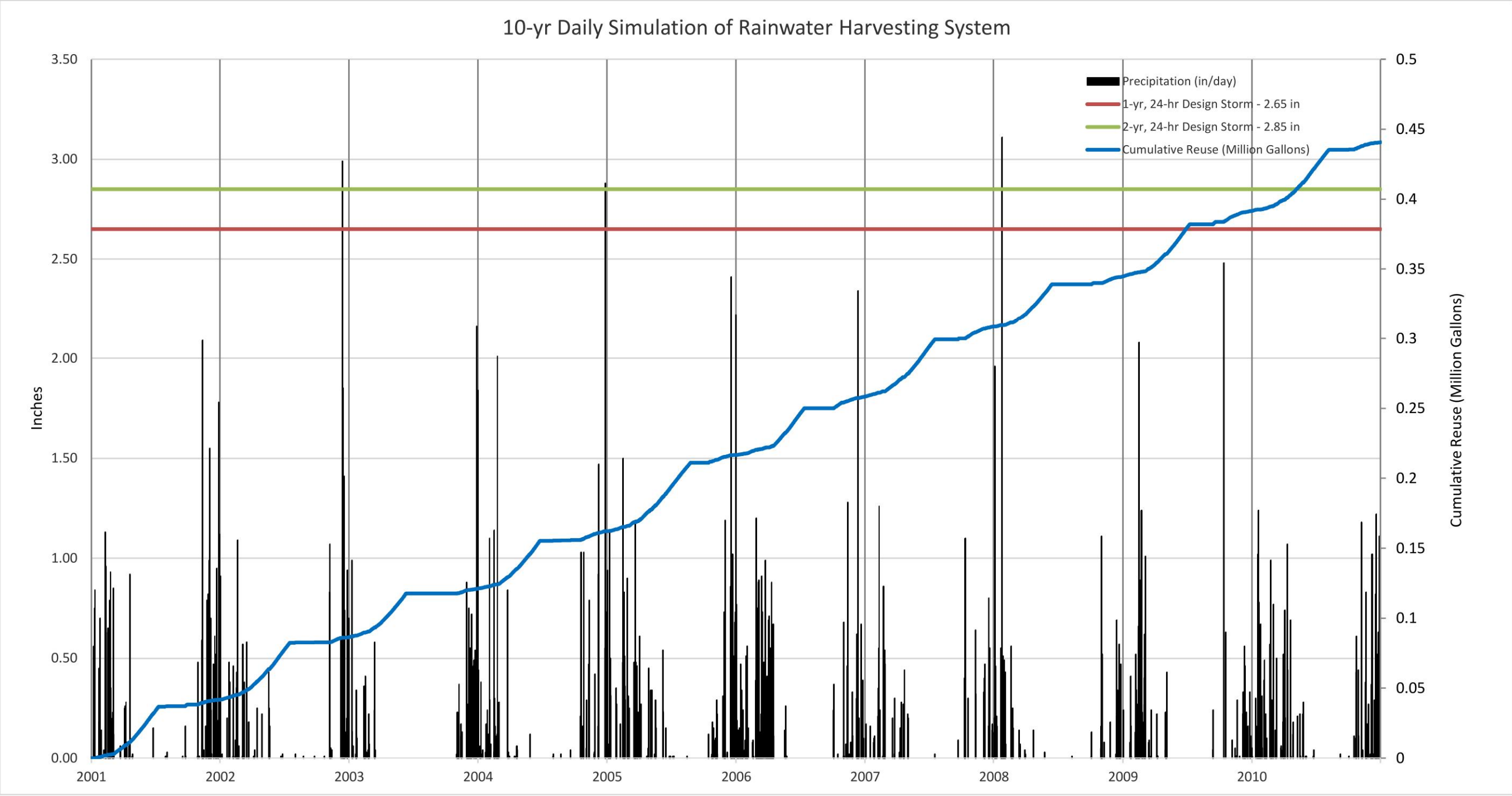
PART 3 Enter Cistern Design Information and the Conventional Areas that drain to the Cistern

20	Impervious Drainage Area	11,947	ft ² (Enter roof area, paved area, etc. that drain to cistern. Value will populate Step 3b of "CSS BMP Sizing Calculator".)
21	Pervious Drainage Area		ft ² (Enter allowed pervious areas that drain to cistern. Value will populate Step 3b of "CSS BMP Sizing Calculator".)
22	Avg. Runoff Coefficient	0.85	Recommend 0.85 for roofs. Typical values are 0.85 to 0.95.
	Shape of Cistern Footprint	Rectangular	Select Circular or Rectangular
	Cistern Length	22.00	ft
	Cistern Width	37.00	ft
	Cistern Depth	4.00	ft
22A	Depth of Additional Detention	0.50	ft (Enter the depth of any additional detention storage within the cistern footprint)
	Detention Orifice Diameter	3.0	in

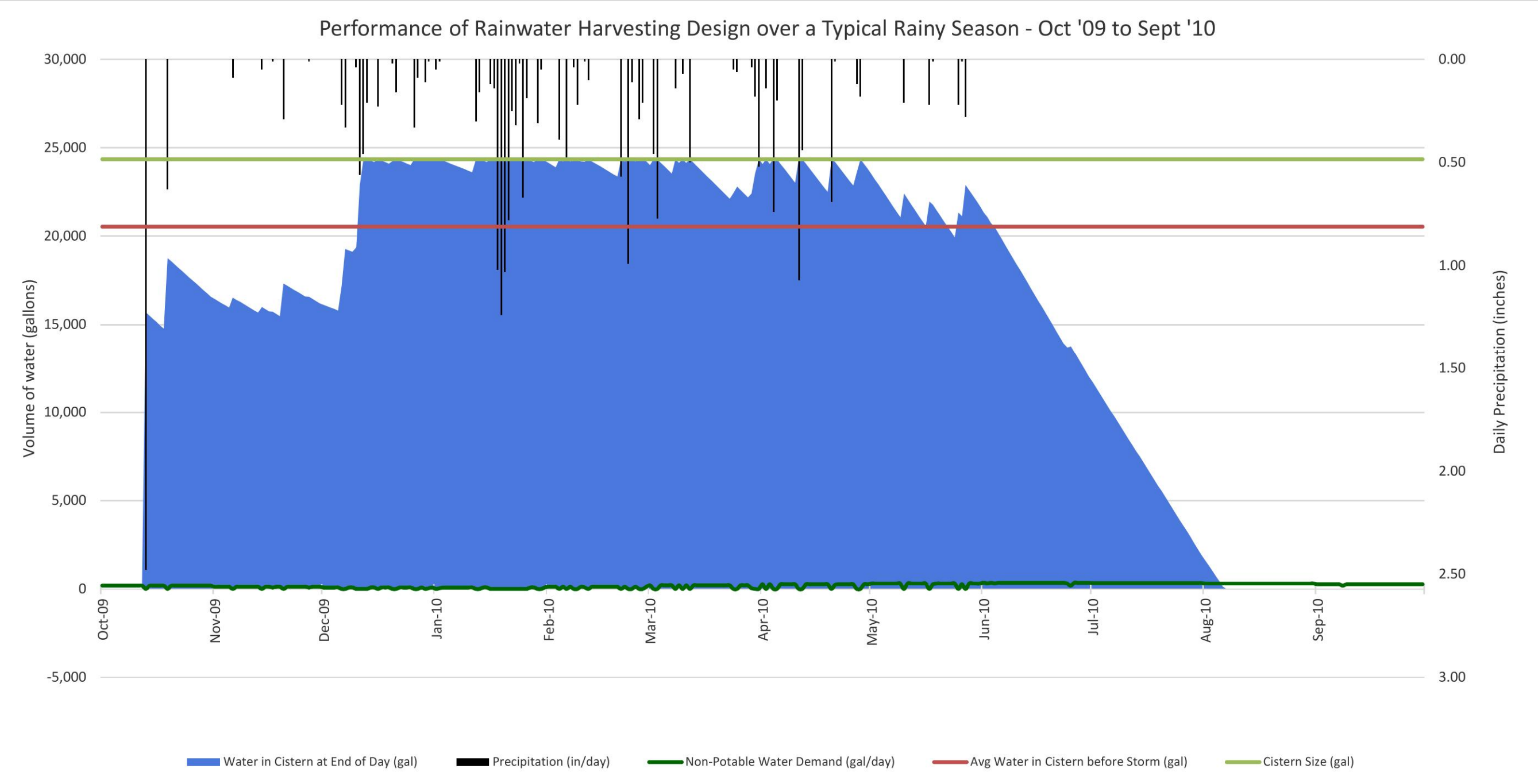
PART 4 - Calculate Cistern Performance in 10-year Simulation Based on Inputs

23	Cistern Surface Area	814	square ft
	Cistern Volume	24,355	gallons
	Detention Volume	3,044	gallons
	Average Volume in Cistern prior to each Rainy-Season Storm Event	20542	gallons
	Available Cistern Volume prior to Design Storm Event	3,813	gallons
24	Percent of 2yr Design Storm Volume Captured	100%	Percent of runoff to the cistern from the 2yr, 24hr design storm that is captured (i.e., is reused or is still in Cistern storage at the end of the simulation). Steps 1-3 of "CSS BMP Sizing Calculator" tab must be complete for results to populate correctly. See that tab for full site results.
	Ave. Annual Non-Potable Demand Met by RW Harvesting	62%	Average annual percentage of non-potable water demand supplied by water captured in the cistern for reuse

10-year Daily Precipitation Data used to evaluate RWH performance

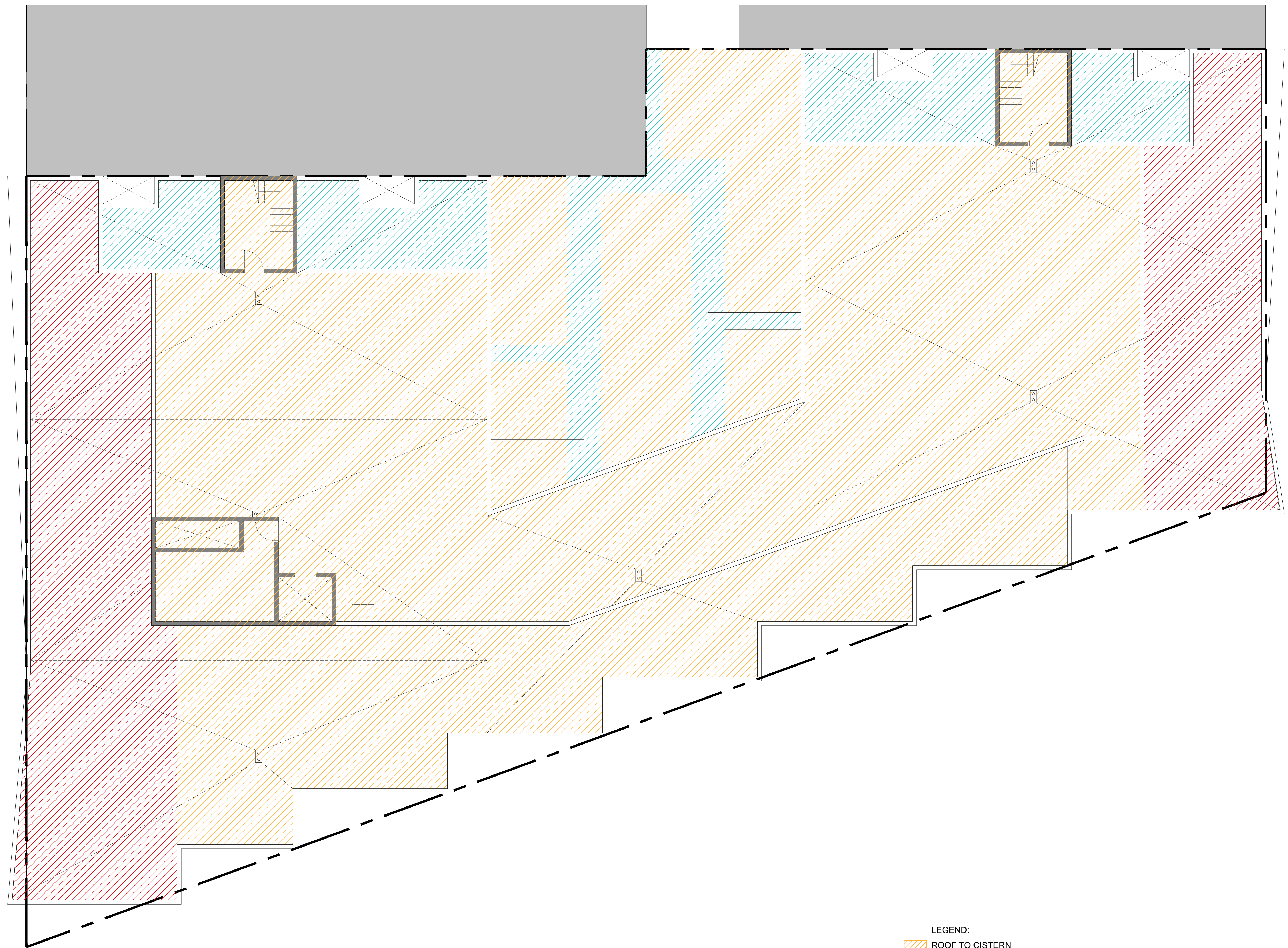


RWH Performance Metrics

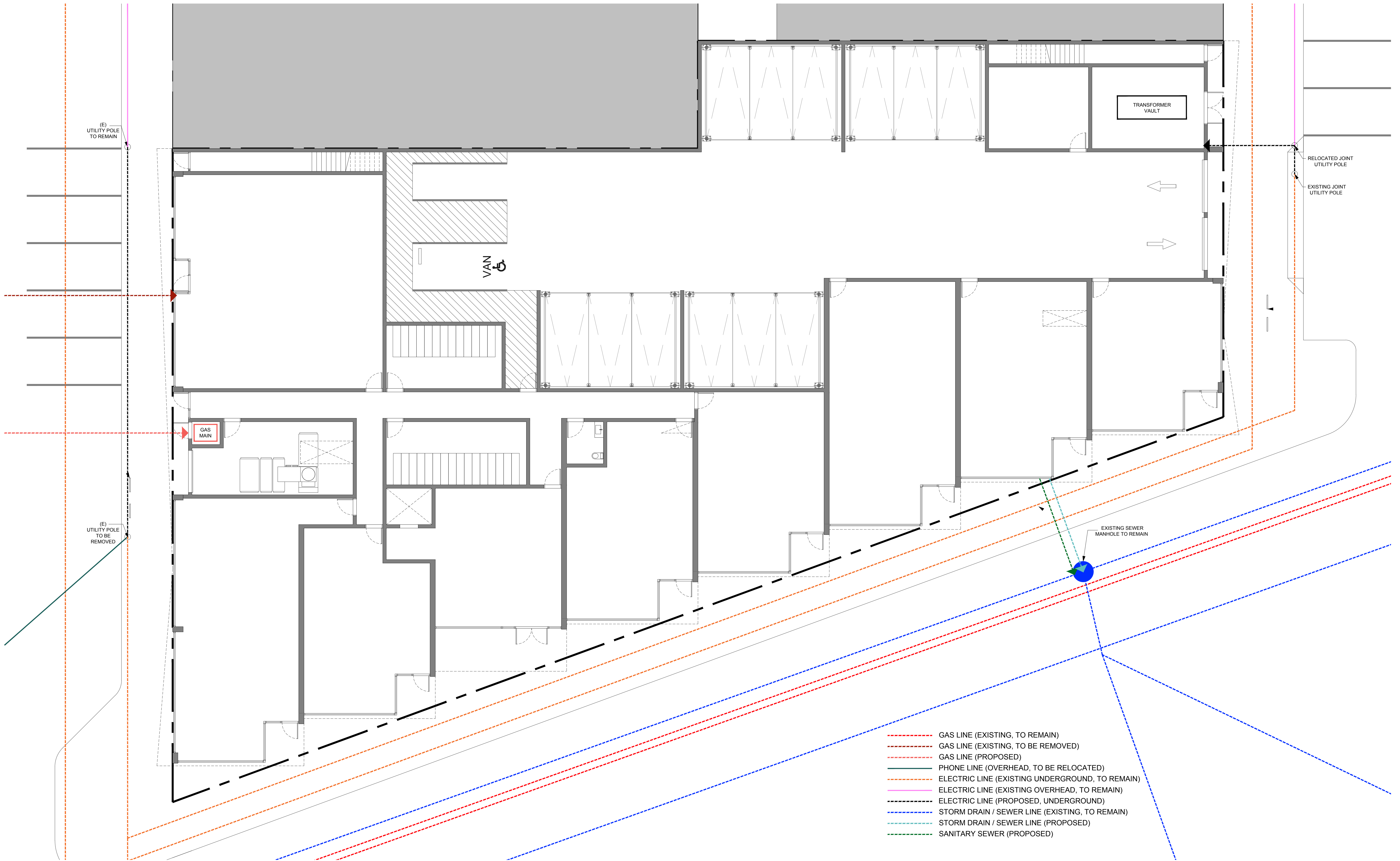


Rainwater Harvesting Performance from Part 4	(gallons)	(%)
Total Cistern Volume	24,355	
Volume Available in Cistern prior to Storm Event	3,813	16%
2-yr, 24 hr Runoff Volume (from contributing area)	19,523	
2-yr, 24 hr Runoff Captured (Reused or Detained)	19,523	100%
Ave. Annual Runoff Volume (from contributing area)	147,316	
Ave. Annual Runoff Captured & Reused	46,498	32%
Annual Non-Potable Demand Volume	70,776	
Annual Non-Potable Demand Met by RWH	44,079	62%





- LEGEND:
- ROOF TO CISTERN
 - GREEN ROOF
 - TRADITIONAL PLANTER



- 7



POWDER PAINTED METAL -
DARK GRAY
- 6



STOREFRONT GLASS
- 5



BOARD FORM CONCRETE
- 4



ALUMINUM MULLIONS -
LIGHT GRAY
- 3



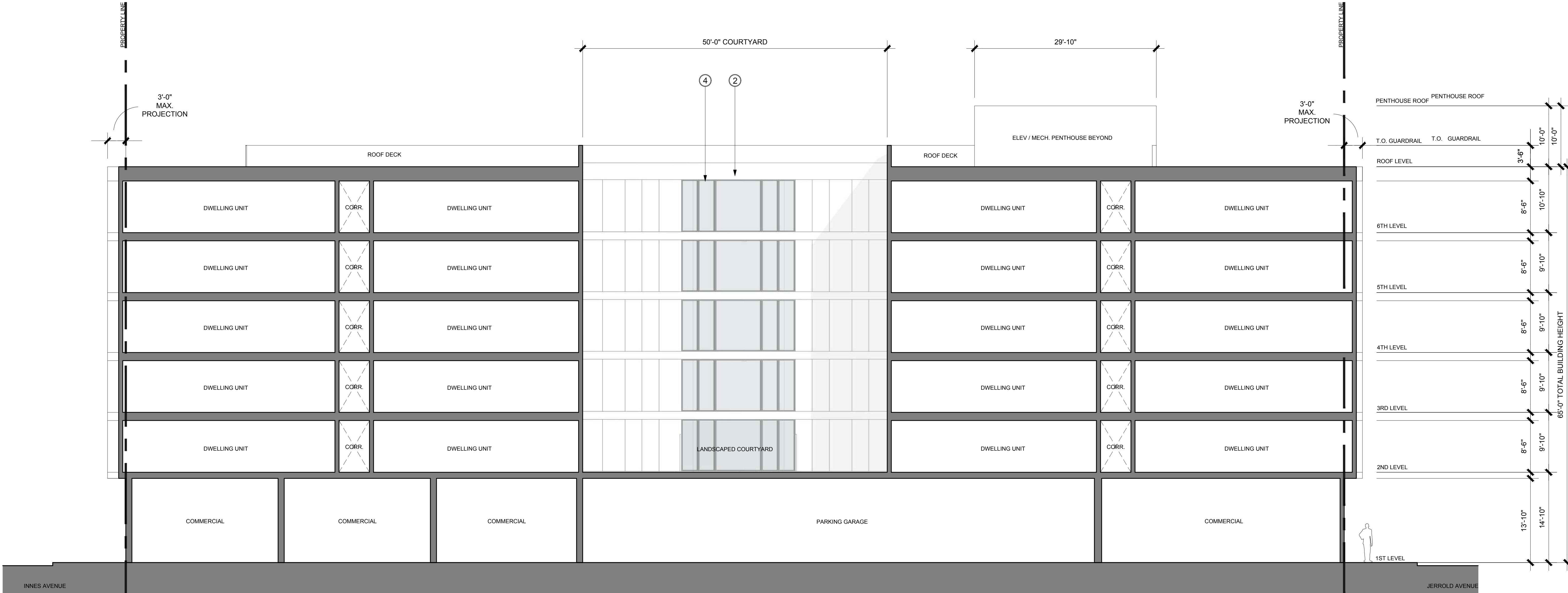
GRAY CEMENT BOARD PANEL
- RAINSCREEN INSTALLATION
- 2



WHITE CEMENT BOARD PANEL
- RAINSCREEN INSTALLATION
- 1



LAMINATED WOOD PANELS
(PARKLEX OR SIM.) -
RAINSCREEN INSTALLATION



⑦



POWDER PAINTED METAL -
DARK GRAY

⑥



STOREFRONT GLASS

⑤



BOARD FORM CONCRETE

④



ALUMINUM MULLIONS -
LIGHT GRAY

③



GRAY CEMENT BOARD PANEL
- RAINSCREEN INSTALLATION

②



WHITE CEMENT BOARD PANEL
- RAINSCREEN INSTALLATION

①



LAMINATED WOOD PANELS
(PARKLEX OR SIM.) -
RAINSCREEN INSTALLATION



- ⑦



POWDER PAINTED METAL -
DARK GRAY
- ⑥



STOREFRONT GLASS
- ⑤



BOARD FORM CONCRETE
- ④



ALUMINUM MULLIONS -
LIGHT GRAY
- ③



GRAY CEMENT BOARD PANEL
- RAINSCREEN INSTALLATION
- ②



WHITE CEMENT BOARD PANEL
- RAINSCREEN INSTALLATION
- ①



LAMINATED WOOD PANELS
(PARKLEX OR SIM.) -
RAINSCREEN INSTALLATION



- 7



POWDER PAINTED METAL -
DARK GRAY
- 6



STOREFRONT GLASS
- 5



BOARD FORM CONCRETE
- 4



ALUMINUM MULLIONS -
LIGHT GRAY
- 3



GRAY CEMENT BOARD PANEL
- RAINSCREEN INSTALLATION
- 2



WHITE CEMENT BOARD PANEL
- RAINSCREEN INSTALLATION
- 1



LAMINATED WOOD PANELS
(PARKLEX OR SIM.) -
RAINSCREEN INSTALLATION



- 7



POWDER PAINTED METAL -
DARK GRAY
- 6



STOREFRONT GLASS
- 5



BOARD FORM CONCRETE
- 4



ALUMINUM MULLIONS -
LIGHT GRAY
- 3



GRAY CEMENT BOARD PANEL
- RAINSCREEN INSTALLATION
- 2



WHITE CEMENT BOARD PANEL
- RAINSCREEN INSTALLATION
- 1



LAMINATED WOOD PANELS
(PARKLEX OR SIM.) -
RAINSCREEN INSTALLATION



- 7



POWDER PAINTED METAL -
DARK GRAY
- 6



STOREFRONT GLASS
- 5



BOARD FORM CONCRETE
- 4



ALUMINUM MULLIONS -
LIGHT GRAY
- 3



GRAY CEMENT BOARD PANEL
- RAINSCREEN INSTALLATION
- 2



WHITE CEMENT BOARD PANEL
- RAINSCREEN INSTALLATION
- 1



LAMINATED WOOD PANELS
(PARKLEX OR SIM.) -
RAINSCREEN INSTALLATION





ALUMINUM MULLIONS - LIGHT GRAY



CEMENT BOARD PANEL - WHITE AND GRAY



BOARD FORM CONCRETE



PARKLEX WOOD PANELS - AMBAR (TOP) & ANTRA

EXHIBIT B

Unit Mix and Identification of Affordable Housing Units

4200 THIRD STREET UNITS

FLOOR	TYPE	COUNT	AFFORDABILITY & BMR UNIT NUMBERS
Second	Studio	4	3 MR, 1 BMR (#214)
	1-BR	7	7 MR
	2-BR	5	4 MR, 1 BMR (#212)
	3-BR	1	1 BMR (#208)
Third	Studio	4	3 MR, 1 BMR (#313)
	1-BR	7	5 MR, 2 BMR (#306, #309)
	2-BR	5	4 MR, 1 BMR (#303)
	3-BR	1	1 MR
Fourth	Studio	4	3 MR, 1 BMR (#415)
	1-BR	7	6 MR, 1 BMR (#404)
	2-BR	5	4 MR, 1 BMR (#412)
	3-BR	1	1 MR
Fifth	Studio	4	4 MR
	1-BR	7	4 MR, 3 BMR (#502, #507, #509)
	2-BR	5	4 MR, 1 BMR (#517)
	3-BR	1	1 MR
Sixth	Studio	4	3 MR, 1 BMR (#616)
	1-BR	7	6 MR, 1 BMR (#605)
	2-BR	5	4 MR, 1 BMR (#612)
	3-BR	1	1 MR
TOTAL		85	68 MR, 17 BMR

MR = Market Rate Unit
BMR = Below Market Rate Unit (60% AMI)

NOTICE OF SPECIAL RESTRICTIONS UNDER RESOLUTION NO. XX-XXXX

RECORDING REQUESTED BY

And When Recorded Mail To:

Name:

Address:

City:

State:

ZIP:

(Space Above This Line For Recorder's Use)

I (We), _____, the owner(s) of that certain real property situated in the City and County of San Francisco, State of California more particularly described as follows:

(LEGAL DESCRIPTION AS ON DEED ATTACHED – Exhibit A)

BEING ASSESSOR'S BLOCK: 5272, LOTS: 45 and 48

COMMONLY KNOWN AS: 4200 Third Street

hereby give notice that there are special restrictions on the use of said property under Commission on Community Investment and Infrastructure Resolution No. XX-XXXX.

Said Restrictions consist of conditions attached to the Schematic Design Application approved by the Commission on Community Investment and Infrastructure of the City and County of San Francisco on November 19, 2019 as set forth in Commission on Community Investment and Infrastructure Resolution No. XX-XXXX to allow the demolition of existing surface parking, a one-story metal industrial building on Lot 45 and a one-story former drive-through, fast food restaurant on Lot 48, and new construction of a six-story, 65-foot tall, building with 85 dwelling units above approximately 6,032 square feet of ground-floor commercial space, and 34 on-site residential parking spaces on both Lots 45 and 48, commonly known as 4200 Third Street, or herein, the "Project." Pursuant to the Bayview Industrial Triangle Redevelopment Plan, and the variance authorized by Commission on Community Investment and Infrastructure Resolution No. XX-XXXX, the land use designation for the site is "Light Industrial or Commercial." The Project is subject to the full set of Conditions of Approval set forth in Resolution No. XX-XXXX and were recorded on the property on Month XX, 20XX through Notice of Special Restrictions (NSR) No. 20XX-XXXXXXX.

The approved dwelling unit mix of the project is 20 studio units, 35 one-bedroom units, 25 two-bedroom units and five (5) three-bedroom units for a total of 85 dwelling units. The following units in the Project have been designated as affordable to satisfy the requirements of Commission on Community Investment and Infrastructure Resolution No. XX-XXXX. The unit numbers listed below are reflected in the set of plans, dated August 9, 2019, which are attached to this document as Exhibit B.

NOTICE OF SPECIAL RESTRICTIONS UNDER RESOLUTION NO. XX-XXXX

UNIT NUMBER (PLANS)	UNIT TYPE	UNIT SIZE (net square feet)
208	3-Bedroom	1,570
212	2-Bedroom	877
214	Studio	376
303	2-Bedroom	1,079
306	1-Bedroom	768
309	1-Bedroom	756
313	Studio	376
404	1-Bedroom	718
412	2-Bedroom	877
415	Studio	376
502	1-Bedroom	775
507	1-Bedroom	780
509	1-Bedroom	756
517	2-Bedroom	877
605	1-Bedroom	698
612	2-Bedroom	877
616	Studio	376

The restrictions and conditions of which notice is hereby given are:

Affordable Units. The following Inclusionary Affordable Housing Requirements are those in effect at the time of Commission on Community Investment and Infrastructure action.

1. **Number of Required Units.** Pursuant to Commission on Community Investment and Infrastructure Resolution No. XX-XXXX, the Project is required to provide 20% of the proposed dwelling units as affordable to qualifying households. The Project contains 85 units; therefore, 17 affordable units are required. The Project Sponsor will fulfill this requirement by providing the 17 affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from either Office of Community Investment and Infrastructure (“OCII”) or Planning Department staff in consultation with the San Francisco Mayor's Office of Housing and Community Development (“MOHCD”).
2. **Unit Mix.** The Project contains 20 studio units, 35 one-bedroom units, 25 two-bedroom units and five (5) three-bedroom units. The required affordable unit mix is four (4) studio units, seven (7) one-bedroom units, five (5) two-bedroom units and one (1) three-bedroom unit. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from either OCII or Planning Department staff in consultation with MOHCD.
3. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.
4. **Level of Affordability.** The affordable units shall be affordable to households earning sixty percent (60%) of the Unadjusted Area Median Income for the HUD Metro Fair Market Rent Area that contains San Francisco, as published by MOHCD and that is adjusted for household size.

NOTICE OF SPECIAL RESTRICTIONS UNDER RESOLUTION NO. XX-XXXX

5. **Parking.** Three (3) parking spaces shall be allocated to the affordable units and shall be offered in lottery-ranked order. The lease or sale of parking spaces shall be unbundled with the lease or sale of dwelling units.
6. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than 20% of each phase's total number of dwelling units as on-site affordable units.
7. **Duration.** All on-site affordable housing units constructed pursuant to Commission on Community Investment and Infrastructure Resolution No. XX-XXXX, must remain affordable to qualifying households for the life of the Project.
8. **Nondiscrimination.** There shall be no discrimination against or segregation of, any person or group of persons on account of any basis listed in subdivision (a) or (d) of Section 12955 of the Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the Government Code, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the Site, nor shall the Owner or any person claiming under or through him or her, establish or permit any practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees at the Site. The foregoing covenants shall run with the land. Unless an instrument, describing property in the Project Area has been recorded agreeing to change said covenants, the covenants contained hereof shall run in perpetuity.
9. **Other Conditions.** The Project will provide 17 on-site affordable housing units, 20% of the Project's total number of units, subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at: <https://sfmohcd.org/inclusionary-housing-program-manuals>. 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 resale.
 - a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other

NOTICE OF SPECIAL RESTRICTIONS UNDER RESOLUTION NO. XX-XXXX

specific standards for on-site units are outlined in the Procedures Manual.

- b. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- c. Required parking spaces shall be made available to initial buyers of affordable units according to the Procedures Manual.
- d. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restrictions on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restrictions to the Department and to MOHCD or its successor.
- e. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Commission on Community Investment and Infrastructure Resolution No. XX-XXXX and Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.

The use of said property contrary to these special restrictions shall constitute a violation of the Commission on Community Investment and Infrastructure Resolution No. XX-XXXX, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the Zoning Administrator of the City and County of San Francisco.

NOTICE OF SPECIAL RESTRICTIONS UNDER RESOLUTION NO. XX-XXXX

(Signature) (Printed Name)

Dated: _____, **20** at _____, **California.**
(Month, Day) (City)

(Signature) (Printed Name)

Dated: _____, **20** at _____, **California.**
(Month, Day) (City)

(Signature) (Printed Name)

Dated: _____, **20** at _____, **California.**
(Month, Day) (City)

Each signature must be acknowledged by a notary public before recordation; add Notary Public Certification(s) and Official Notarial Seal(s).

NOTICE OF SPECIAL RESTRICTIONS UNDER RESOLUTION NO. XX-XXXX

EXHIBIT A

The property referred to in this Notice of Special Restrictions is situated in the State of California, City and County of San Francisco, and is described more particularly as follows:

NOTICE OF SPECIAL RESTRICTIONS UNDER RESOLUTION NO. XX-XXXX

EXHIBIT B

PLANS OF PROJECT INDICATING LOCATION OF AFFORDABLE UNITS