

11.0430

Building Permit Application No.tbd Date Filed:

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	0	0	84	84
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	38	38
Loading Spaces	0	0	0	0
Number of Buildings	vacant	n/a	1	1
Height of Building(s)	n/a	n/a	58'	58'
Number of Stories	n/a	n/a	6	6
Bicycle Spaces	n/a	n/a	12	12 tbd
GROSS SQUARE FOOTAGE (GSF)				
Residential	n/a		85,490 sq. ft.	85,490 sq ft
Retail	n/a		0	0
Office	n/a		0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	n/a		0	0
Parking	n/a		0	0
Other (Specify Use)			0	0
TOTAL GSF	0		85,490 sq. ft.	85,490 sq. ft.
Please describe any additional project features that are not included in this table: (Attach a separate sheet if more space is needed.)				
Please describe the bedroom count and mix, and any additional project features that are not included in this table: The architectural plans submitted as a part of this applicaiton proposes 58 two-bedrooms, 25 one-bedrooms and one studio. The plans will be revised to include a number of three-bedroom units and provide the required percentage/mix of units.				

5. Action(s) Requested (Include Planning Code Section which authorizes action)
Planning Code Section 329

0430

Exceptions to rear yard requirements for a corner lot in Eastern Neighborhoods. Please see attached.

Priority General Plan Policies Findings

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

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

The proposed project will provide new housing opportunities and bring new residents that would support the existing neighborhood-serving retail uses in the immediate and general area.

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

In 2004 a building permit was issued to erect a five-story, 55-unit residential care facility. The residential care facility was never constructed. The current proposal is consistent with the previously approved use and meets the intent of the UMU zoning district. The existing housing and neighborhood character would be conserved and protected in order to preserve the cultural and economic diversity of the neighborhood.

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

The proposed project would provide up to 84 residential rental units and comply with the City's affordable housing requirements. Therefore, the proposal will enhance affordable housing opportunities for the City's residents.

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

The area is well served by MUNI. The proposed driveway is proposed on Mariposa Street and would not impede MUNI transit service.

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

The previous warehouse structure was demolished and the subject parcel is currently vacant. The surrounding parcels has been rezoned to PDR categories. Thus, the proposed project would provide supportive housing opportunities.

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

The proposed building would comply with current local and state building codes.

7. That landmarks and historic buildings be preserved; and

n/a

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

The project sponsor submitted a shadow study analysis application. The Planning Department staff concluded that the proposed building would not be detrimental to the parks and open spaces and their access to sunlight and vistas.

Estimated Construction Costs

TYPE OF APPLICATION: Section 329	
OCCUPANCY CLASSIFICATION: "R" over "S-2"	
BUILDING TYPE: "V-A" over "I-B"	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 85,490 sq. ft.	BY PROPOSED USES: six-story residential building
ESTIMATED CONSTRUCTION COST: \$7,000,000.00	
ESTIMATE PREPARED BY: Reza Khoshnevisan	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:

see LOA

Date:

10/4/12

Print name, and indicate whether owner, or authorized agent:

Owner / Authorized Agent (circle one)

Modification of Requirements in the Eastern Neighborhoods Mixed Use Districts.

The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified or waived by the Planning Commission pursuant to Section 329, and modified by the Zoning Administrator pursuant to the procedures set forth in Section 307(h) for other projects, provided that:

(1) A comparable, but not necessarily equal amount of square footage as would be created in a code conforming rear yard is provided elsewhere within the development;

The proposed building wraps around the corner of Potrero Avenue and Mariposa Street for urban design purposes. Therefore, the project sponsor requests a modification or waiver of the required rear yard. The code requires a 25' by 150' rear yard. The project proposes a 26'-6" by 100' rear yard that equals approximately 2,560 square feet of rear yard and common usable open space. The proposal would also provide 6,794 square feet of common usable open space on the roof deck.

(2) The proposed new or expanding structure will not significantly impede the access to light and air from adjacent properties or adversely affect the interior block open space formed by the rear yards of adjacent properties; and

The subject block contains buildings that occupy 100 percent of their lots. Therefore, there is no established interior open space. The proposed location and size of the rear yard would not impede the light and air from adjacent properties.

(3) The modification request is not combined with any other residential open space modification or exposure variance for the project, except exposure modifications in designated landmark buildings under Section 307(h)(1).

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent and a department staff person.

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only
Application received by Planning Department:
By: [Signature]

Date: 10/4/12

LETTER OF AUTHORIZATION

I, Sia Tahbazof, as property owner(s) of the below-described property, does hereby appoint Town Consulting as authorized agent for the purpose of researching all permit history and filing any applications and obtaining any and all governmental permits/entitlements/appeals and approvals on the below-described property. The undersigned understands that the application may be denied, modified, or approved with conditions and that such conditions or modification must be complied with prior to issuance of permits or approvals.

Address: 480 Potrero Avenue



Property Owner(s)

Date