

APPLICATION FOR Large Project Authorization

PROPERTY OWNER'S NAME: Sia Tahbazof	
PROPERTY OWNER'S ADDRESS: 1256 Howard Street	: TELEPHONE:
	()
San Francisco CA 94103	EMAIL:
	CIVALE.
	AN INTERNAL A STATE OF THE STAT
NAME OF ADDITIONAL CONTACT FOR DOCITOTINE OR MATION	
NAME OF APPLICANT / CONTACT FOR PROJECT INFORMATION: Reza Knoshnevisan	
	Same as Above
ADDRESS: 1256 Howard Street	TELEPHONE: 773-1862
San Francisco	⁽ 650 ⁾
	EMAIL: reza@siaconsult.com
	162a@Siaconsuit.com
2. Location and Classification	
STREET ADDRESS OF PROJECT:	! ZIP CODE:
Northwest corner of Potrero Avenue and Mariposa Street	94110
CROSS STREETS: Potrero Avenue & Hampshire	
ASSESSORS BLOCK/LOT: LOT DIMENSIONS: LOT AREA (SQ FT): ZONING DISTRI	ICT: HEIGHT/BULK DISTRICT: 58-X
3973 / 002C	50-A
Para terrativa de la composition della compositi	
3. Project Description	
(Please check all that apply)	
Change of Use ☐ Change of Hours ☐ New Construction ☒ A	Alterations Demolition Other
If Other, please clarify:	
Additions to Building: Rear Front Height	Side Yard
previously a warehouse, present use - vac	
Present or Previous Use:	
six-story wholly residenital building	
Proposed Use:	S -
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	O	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
	GROS	SS SQUARE FOOTAGE (GS	SF)	
Residential	n/a		85,490 sq. ft.	85,490 sq ft
Retail	n/a		0	0
Office	n/a		0	0
Industrial/PDR Production, Distribution, & Repair	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:

Please describe the bedroom count and mix, and any additional project features that are not included in this

The architectural plans submitted as a part of this application 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. Ac Planni						ude	Plan	ning	g C	ode	Sec	tion	wh	ich a	auth	oriz	es a	ctio	n) — .	NAMES AND THE	 		
, la manual falliar	 				*			antalia ping								Company			Cornecti as des	ta satumam.	 		
	 	v	name transfer	A state of the same of				received with the		per 150	· wase c	secondo			,	, e a me e			was a v		 Community (C.)		
	 							****			No commence of the				******			THE PROPERTY OF THE PROPERTY O			 proper as a f	,pm.	
	 	as incomes		and the second second second							, m		, a sampa	N			A Marie Const	armore v			 	***************************************	



Large Project Authorization Exceptions

Pursuant to Planning Code Section 329 (d), as a component of the review process under this Section 329, projects may seek specific exceptions to the provisions of this Code as provided for below:

- 1. Exceeding the principally permitted accessory residential parking ratio described in Section 151.1 and pursuant to the criteria therein;
- 2. Exception from residential usable open space requirements. In circumstances where such exception is granted, a fee shall be required pursuant to the standards in Sections 135(j), pursuant to the criteria of Section 305(c).
- 3. Modification of the horizontal massing breaks required by Section 270.1 in light of any equivalent reduction of horizontal scale, equivalent volume of reduction, and unique and superior architectural design, pursuant to the criteria of Section 270.1(d).
- 4. Exception from satisfaction of loading requirements per Section 152.1 pursuant to the criteria contained therein.
- 5. Exception to height limits for vertical non-habitable architectural elements described in Section 263.21 and pursuant to the criteria therein;
- 6. Provision of the required minimum dwelling unit mix, as set forth in Section 207.6, pursuant to the criteria of Section 305(c);
- 7. Exception for rear yards, pursuant to the requirements of Section 134(f);
- 8. The number of Designated Office Stories for projects which are subject to vertical office controls pursuant to 219.1 or 803.9(h) and contain more than one building on the project site, so long as
 - a. an increase in the number of Designated Office Stories would result in a total square footage of office space no greater than that which would otherwise be permitted by the project.
 - b. office uses are consolidated within a lesser number of buildings than would otherwise be the case, and
 - c. the resulting location and mix of uses increases the project's consistency with nearby land uses;
- 9. Where not specified elsewhere in this Subsection (d), modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located.

Please	desc	cribe	in de	tail th	ne ex	cepti	ons	being	g sou	ught	purs	uant	to th	nis S	ectio	n. U	se a	n atta	achm	ent i	f nec	essa	ary.	
Ехсер	tions	s to	rear y	/ard	requ	ıir <u>em</u>	ents	for	a cc	rner	lot	in E	aste	rn N	eigh	borl	1000	ds. F	leas	e se	ee at	tach	ied.	, managarang in a
	**************************************		APANICA II I FORMALIA	, a		Professional Company	(married)	To passed the second			and the same of th	********					***************************************		er engagegetitiener oo .					
ranning and a second										e-responden			мини	To a second	· mmw	Company of					1 01/01 50		***************************************	
Contract of Contract			nomina A. manna																				3	A confidence of
					on Transport	7 11017 11110MP NO		. Milantel . II.		Commercial	********					**************************************	-	range/seem			(C.) **** (MANUAL (***)			
		***************************************			III - James I	-		a refused secretion					TOMORPH 4	******* T	enteresting top other	companion of a								
2							rossore	· ·····artectate (A PROPERTY.	1000 000 14		e v manue.						***************************************		- Mary Species St. Co.			***************************************	
								a representati												- continue		a la salamana and		

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.

 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 residenital care facility. The residenital care facility was never constructed. The current proposal is consistent with the previously approved use and meets the 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 diversitt of the neighborhood.
3. That the City's supply of affordable housing be preserved and enhanced;
The proposed project would provide up to 84 residenital 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 wold not impede MUNI transit service.
THE STATE OF THE PARTY OF THE P

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;
SI	ne previous warehouse structure was demolished and the subject parcel is currently vacant. The urrounding parcels has been rezoned to PDR categories. Thus, the proposed project would provide upportive housing opportunities.
-	
6	That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
Ţ	he proposed building would comply with current local and state building codes.
100	
7	7. That landmarks and historic buildings be preserved; and
	n/a
3	
	3. 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 prepaped 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.

SAN FRANCISCO PLANNING DEPARTMENT V.08.67.2012

see LOA

Date: 19/4/12

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

. 1 0430 X

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	Ø	
300-foot radius map, if applicable	Ø	
Address labels (original), if applicable	X	
Address labels (copy of the above), if applicable	⋈	
Site Plan	՛⊅∹	
Floor Plan	⊠¢	
Elevations	₩	
Section 303 Requirements	X	
Prop. M Findings	≥	
Historic photographs (if possible), and current photographs	Ø	NOTES:
Check payable to Planning Dept.	<u>A</u>	Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is
Original Application signed by owner or agent	X	signed by property owner.)
Letter of authorization for agent	ZÝ.	窓 Typically would not apply. Nevertheless, in a specific case, staff may require the item.
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)		() Two sets of original labels and one copy of addresses of adjacent property owners and owners of property ecross 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 Janning Department:	
By: WAD (/ UTALLE)	Date: 10/4/12
	Date.

0430 X

LETTER OF AUTHORIZATION

of researching governmental undersigned u	all permit history and filing an permits/entitlements/appeals nderstands that the applicatio I that such conditions or modif	wn Consulting a by applications a and approvals on may be denie	on the below-described property. The
Address:	480 Potrero Avenue		Property Owner(s)
			Data