

IN-KIND TREE PLANTING PROJECT PROPOSAL

Capp Rails, LLC 3236 24th St. 17-Unit Rental Apartment

ENCAC MEETING February 28, 2022

PROJECT OUTLINE

- PROPOSED PROJECT LOCATED AT THE CORNER OF 24TH ST. AND CAPP
- PROJECT INCLUDES 17 RENTAL APARTMENT UNITS - UNITS ARE A MIX OF SMALL STUDIOS AND 2 BEDROOM APARTMENT
- DEVELOPER WORKED WITH PLANNING TO GET THE RIGHT MIX OF SMALL UNITS TO MEET AFFORDABILITY GOALS AND UNITS TO ACCOMMODATE FAMILIES
- DEVELOPER WILL PAY IN-LIUE FEES OF APPROXIMATELY \$.5M INTO THE CITIES AFFORDABLE HOUSING FUND AND APPROXIMATELY \$210,000 IN EASTERN NEIGHBORHOOD IMPACT FEES
- PROJECT STARTED IN 2016 AND THE SITE PERMIT WAS APPROVED ON FEBRUARY 25TH, 2020
- PROJECT WAS APPROVED WITH 5 NEW TREES BUT DUE TO UTILITIY COMFLICTS CAN ONLY ACCOMMODATE 2 AND WILL PAY IN-LIEU FEES FOR 3
- TWO EXISITNG FICUS TREES ALONG THE PROJECT FRONTAGE WILL HAVE TO BE REMOVED TO ACCOMMODATE NEW UTILITIES AND FOUNDATION WORK
- COMMUNITY HAS WORKED HARD TO SAVE THE EXISITNG TREES ALONG 24TH ST AS THEY ARE AN IMPORTANT CULTURAL RESOURCE AND CRITICAL TO THE ENVIRONMENTAL WELL-BEING OF THE NEIGHBORHOOD
- PROJECT SPONSOR HAS BEEN WORKING WITH CALLE24, MISSION VERDE, AND BUF TO DEVELOP AN IN-KIND PLANTING PROGRAM TO MITIGATE THE LOSS OF THE TWO MATURE FICUS TREES BY PLANTING A MINIMUM OF 30 NEW TREES IN THE PROXIMITY OF THE PROPOSED PROJECT
- THE WORKING GROUP HAS IDENTIFIED AREAS WHERE TREE PLANTING IS SPARSE AND WILL CONTINUE TO REFINE FINAL LOCATIONS IDENTIFYING UTILITY CONFLICTS AND WORKING WITH THE COMMUNITY TO PRIORITIZE LOCATIONS AND TREE SPECIES

Recent History of Ficus Tree Removal on 24th Corridor

2019 - The Bureau of Urban Forestry proposed the removal of 77 ficus trees

June 2019 – After community meetings, the proposed tree removal was reduced to 51 ficus trees. Public Works then held a tree removal hearing. The outcome of the hearing was the approval of 48 ficus trees to be removed

September 2019 – The PW tree removal decision was appealed to The Board of Appeals

August 2020 – The three (3) Appellants and The Bureau of Urban Forestry reached a settlement. 33 trees were approved for removal and 145 trees were planted in the area and a community tree watering group (Mission Verde) was formed to help water the new trees

A COALITION OF COMMUNITY VOLUNTEERS COMMITTED TO A GREENER, CLEANER, HEALTHIER FUTURE

MISSION VERDE

— A Calle24 Quality of Life Initiative



Recent History of Ficus Tree Removal on 24th Corridor

Prior to the 2020 BOA settlement The Mission Community committed \$10k in resources to hire a third party Arborist. Currently, The Mission Verde community watering group has committed to watering all 145 new trees for three years, spending their “free” time establishing the new trees.

2022– The Bureau of Urban Forestry has approved two additional trees to be removed at 3236 24th St. The community is unhappy with the loss of two more mature trees. The community sees the additional removal as a breach of settlement, given all the resources the community put in to preserve the remaining ficus trees



Teresita
NAIL SPA
(415) 404-8818

Eyebrow Queen Salon
Eyebrow Threading
Eyelash Lashes
Facial Waxing
Manicure Pedicure

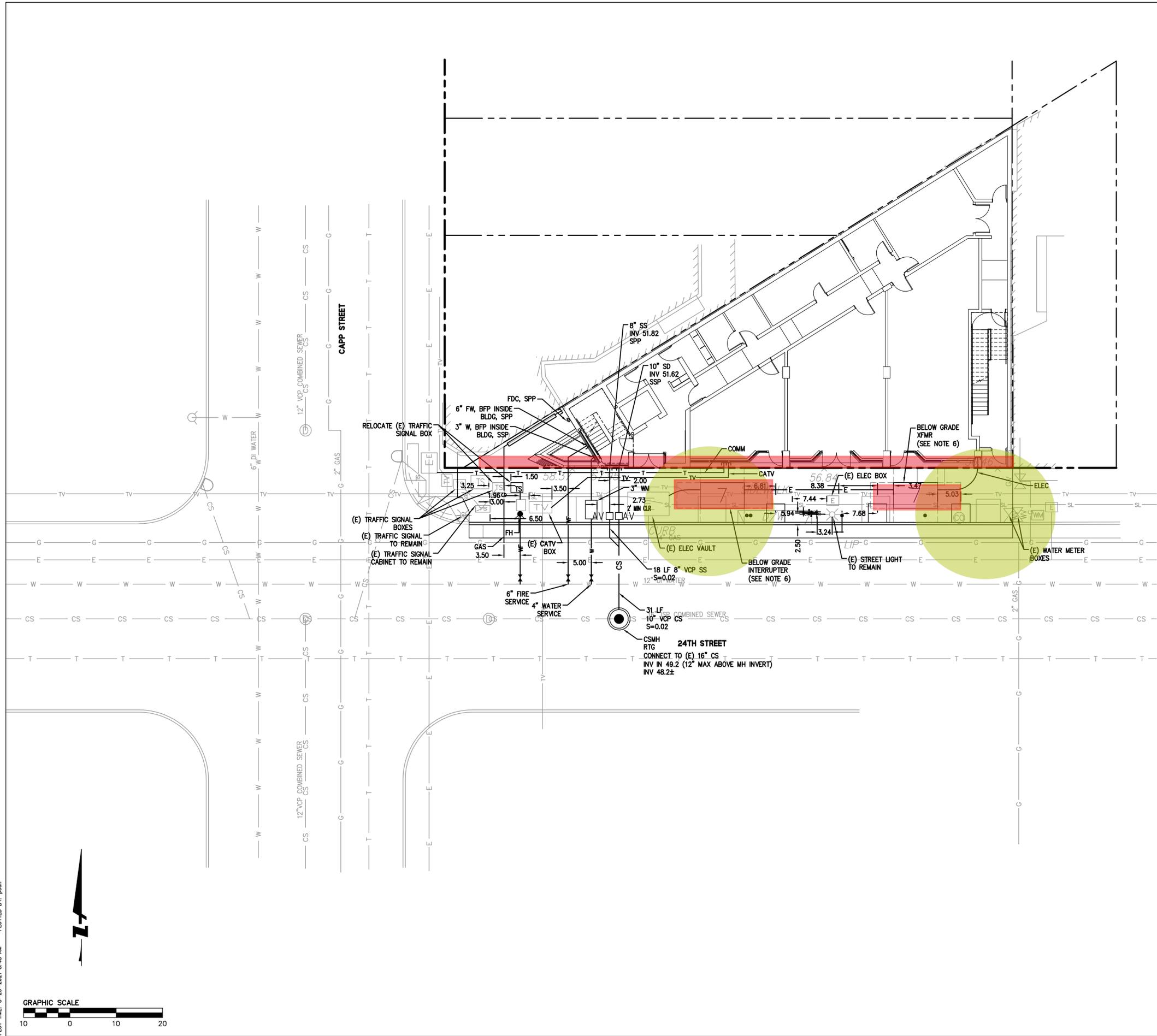
NO STOPPING
011/220 - 815/20
11A - 8PM
Mon - Sat

Leadership
1000 SOUTH VAN AVENUE

#1 Ranked for adult learners
COCOA UNIVERSITY
COCOA, FLORIDA

South Van Access

DRAWING NAME: I:\2018\190890_3236_24th_SF_BKG_SHEETS\24th-C04.dwg (C4.0)
 PLOT TIME: 9:25:26T 8/20/21 PLOT BY: psm



SHEET NOTES

1. SEE SHEET C1.01 FOR GENERAL NOTES.
2. ALL WATER WORK WITHIN CITY RIGHT-OF-WAY SHALL BE PER CITY OF SAN FRANCISCO STANDARDS.
3. STORM/SEWER/COMBINED SEWER LATERALS SHALL BE PER CITY STANDARDS. LATERALS SHALL BE EQUIPPED WITH A BACKWATER VALVE INSIDE THE BUILDING WHERE THE LOWEST DRAIN IS LOCATED BELOW THE MANHOLE RIM IN THE STREET.
4. WATER LATERALS SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM COVERS:
 - 4.1. 24" MIN COVER FOR LATERALS 2" AND SMALLER.
 - 4.2. 30" MIN COVER FOR LATERALS GREATER THAN 2".
5. WATER LATERALS SHALL BE EQUIPPED WITH BACKFLOW PREVENTERS INSIDE THE BUILDING.
6. SEE JOINT TRENCH PLAN FOR (E) DRY UTILITY RELOCATION WORK IMPACTED BY NEW PG&E BOXES. RELOCATE PER CITY AND UTILITY OWNERS REQUIREMENTS.
7. SEE JOINT TRENCH PLAN FOR DRY UTILITY WORK.
8. SEE LANDSCAPE PLAN FOR IRRIGATION WORK.
9. ALL UTILITY SPACING SHOWN ARE APPROXIMATE. PRIOR TO CONSTRUCTION, CONSTRUCTION TO VERIFY ALL UTILITY SPACING/CLEARANCE MET CITY AND UTILITY OWNER REQUIREMENTS.

2325 3RD ST., STE. 343
 SAN FRANCISCO
 CA 94107



255 Shoreline Dr., Suite 200
 Redwood City, CA 94065
 Tel 650.482.6300



DATE SIGNED 8/20/21

PROJECT NAME

3236 24th Street
 San Francisco,
 CA, 94110

ISSUED	DESCRIPTION
07.13.20	Street Improvement
12.16.20	Street Improvement
08.20.21	Street Improvement

SHEET TITLE

UTILITY PLAN

NORTH



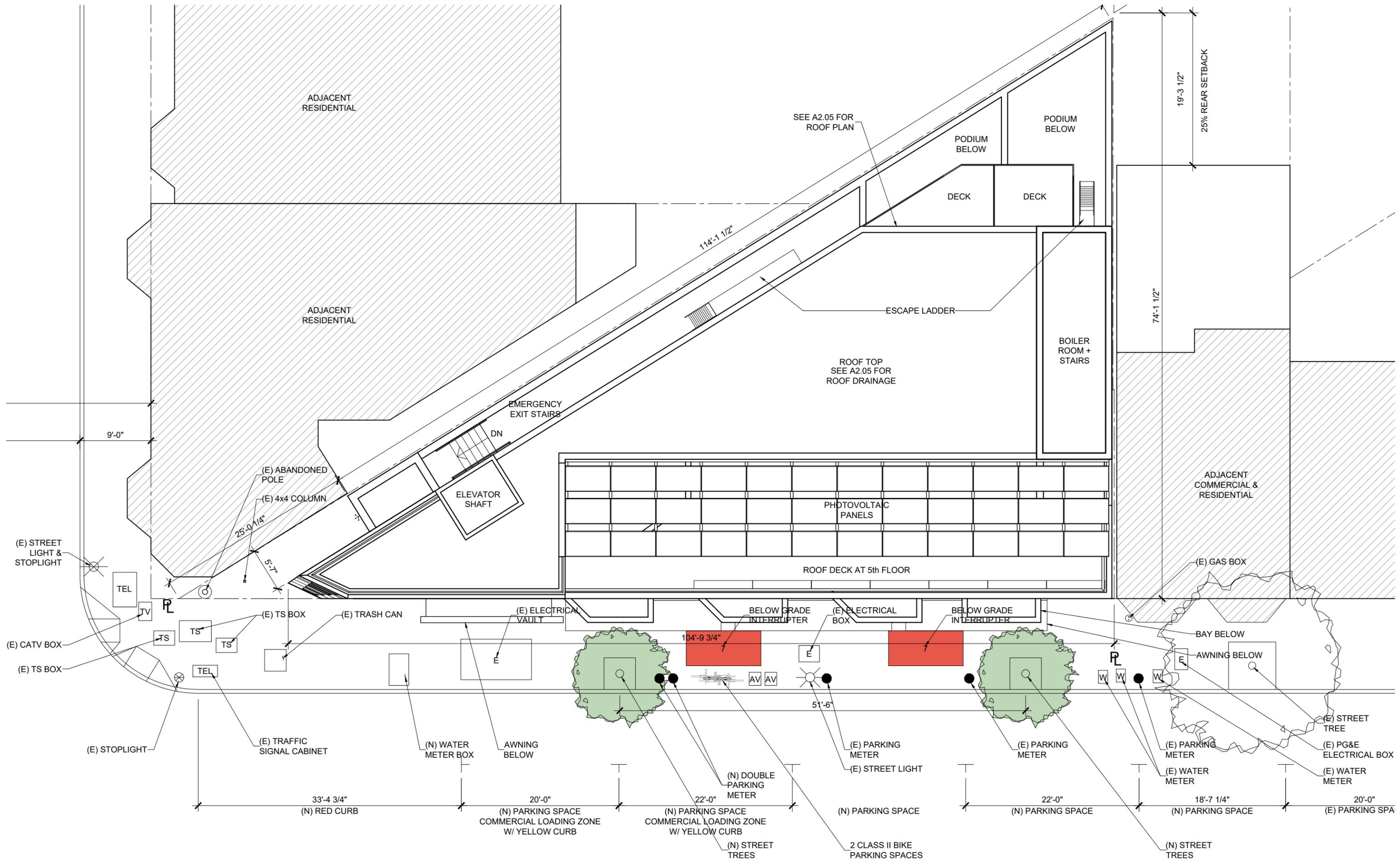
BY MP

SCALE 1"=10'

SHEET

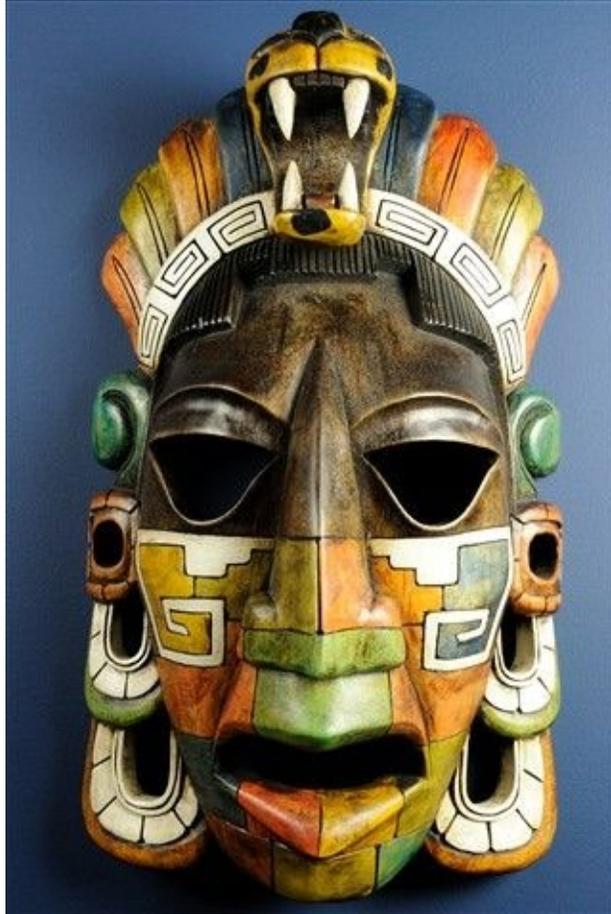
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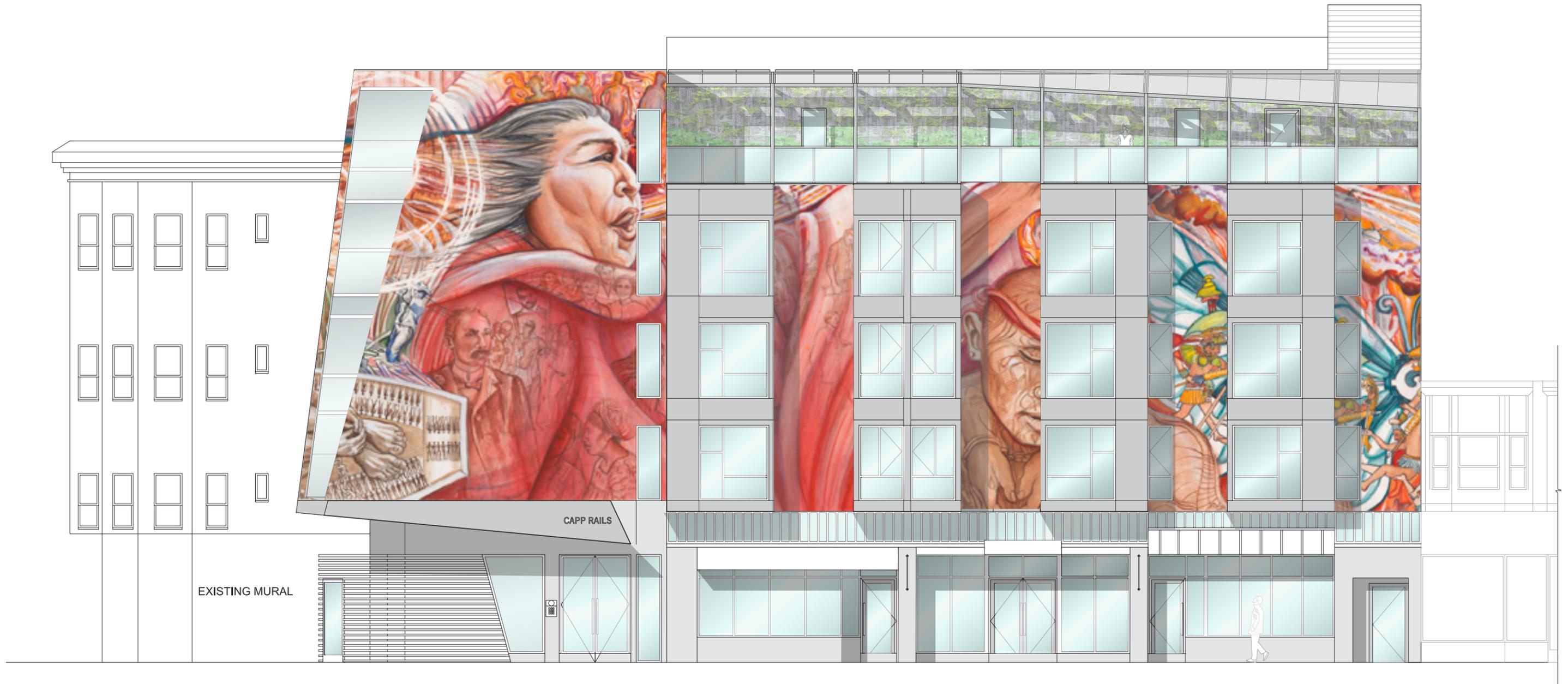












EXISTING MURAL

CAPP RAILS

\$211,804 Eastern Neighborhood Impact Fees are currently assessed with Dept. Building Insp. Permit Tracking System

Development Impact Fee Summary

Bldg. Application Number : Block: Lot: Address :

Description :

Initial Report Date Sent:

Final Report Date Sent:

FSHA Approved: Yes No Exempt

AGENCY	DEVELOPMENT IMPACT FEE TYPE	FEE AMOUNT	FEE PAID	PAYMENT DATE	DEFERRED AMOUNT DUE	IN-KIND	PHY IMP
PLANNING / MOH	<input type="checkbox"/> Affordable Housing - Job Housing Linkage Fee					<input type="checkbox"/>	<input type="checkbox"/>
PLANNING / MOH	<input type="checkbox"/> Affordable Housing Program					<input type="checkbox"/>	<input type="checkbox"/>
PLANNING	<input type="checkbox"/> Balboa Park Community Infrastructure Impact Fee					<input type="checkbox"/>	<input type="checkbox"/>
PLANNING	<input type="checkbox"/> Bicycle Parking In-Lieu Fee					<input type="checkbox"/>	<input type="checkbox"/>
PLANNING	<input type="checkbox"/> Central SOMA Community Services					<input type="checkbox"/>	<input type="checkbox"/>
PLANNING/MOH	<input type="checkbox"/> Central SOMA Inclusionary Housing Fee					<input type="checkbox"/>	<input type="checkbox"/>
PLANNING	<input type="checkbox"/> Central SOMA Infrastructure Impact Fee					<input type="checkbox"/>	<input type="checkbox"/>
PLANNING/MOH	<input type="checkbox"/> Central SOMA Job Housing Linkage Fee					<input type="checkbox"/>	<input type="checkbox"/>
PLANNING / DCYF	<input checked="" type="checkbox"/> Child Care Fee	34,078.62	0.00		0.00	<input type="checkbox"/>	<input type="checkbox"/>
PLANNING / RPD	<input type="checkbox"/> Downtown Park Fee					<input type="checkbox"/>	<input type="checkbox"/>
PLANNING / MOH	<input type="checkbox"/> Eastern Neighborhoods Area Plans Alternative Affordable Housing In-Lieu Fee					<input type="checkbox"/>	<input type="checkbox"/>
PLANNING	<input checked="" type="checkbox"/> Eastern Neighborhoods Infrastructure Impact Fee	211,804.44	0.00		0.00	<input type="checkbox"/>	<input type="checkbox"/>
PLANNING / MOH	<input type="checkbox"/> Eastern Neighborhoods: Affordable Housing Requirements for UMU in Eastern N					<input type="checkbox"/>	<input type="checkbox"/>
PLANNING	<input type="checkbox"/> Eastern Neighborhoods: Payment in Case of Variance or Exception for Open Sp.					<input type="checkbox"/>	<input type="checkbox"/>
PLANNING	<input type="checkbox"/> Eastern Neighborhoods: Usable open space in lieu fee for EN mixed use districts					<input type="checkbox"/>	<input type="checkbox"/>
PLANNING	<input type="checkbox"/> Market & Octavia Affordable Housing Fee					<input type="checkbox"/>	<input type="checkbox"/>



Funding



Fiscal Year 21-22 Estimate to establish one (1) tree **\$2,230**

- Concrete cutting and demo to create a new tree site
- Cost of purchasing tree
- Cost of planting tree
- Cost of watering the tree weekly for three (3) years. Public Works employee drives to tree and delivers 20-25 gallons of water

Minimum request to plant 30 new trees

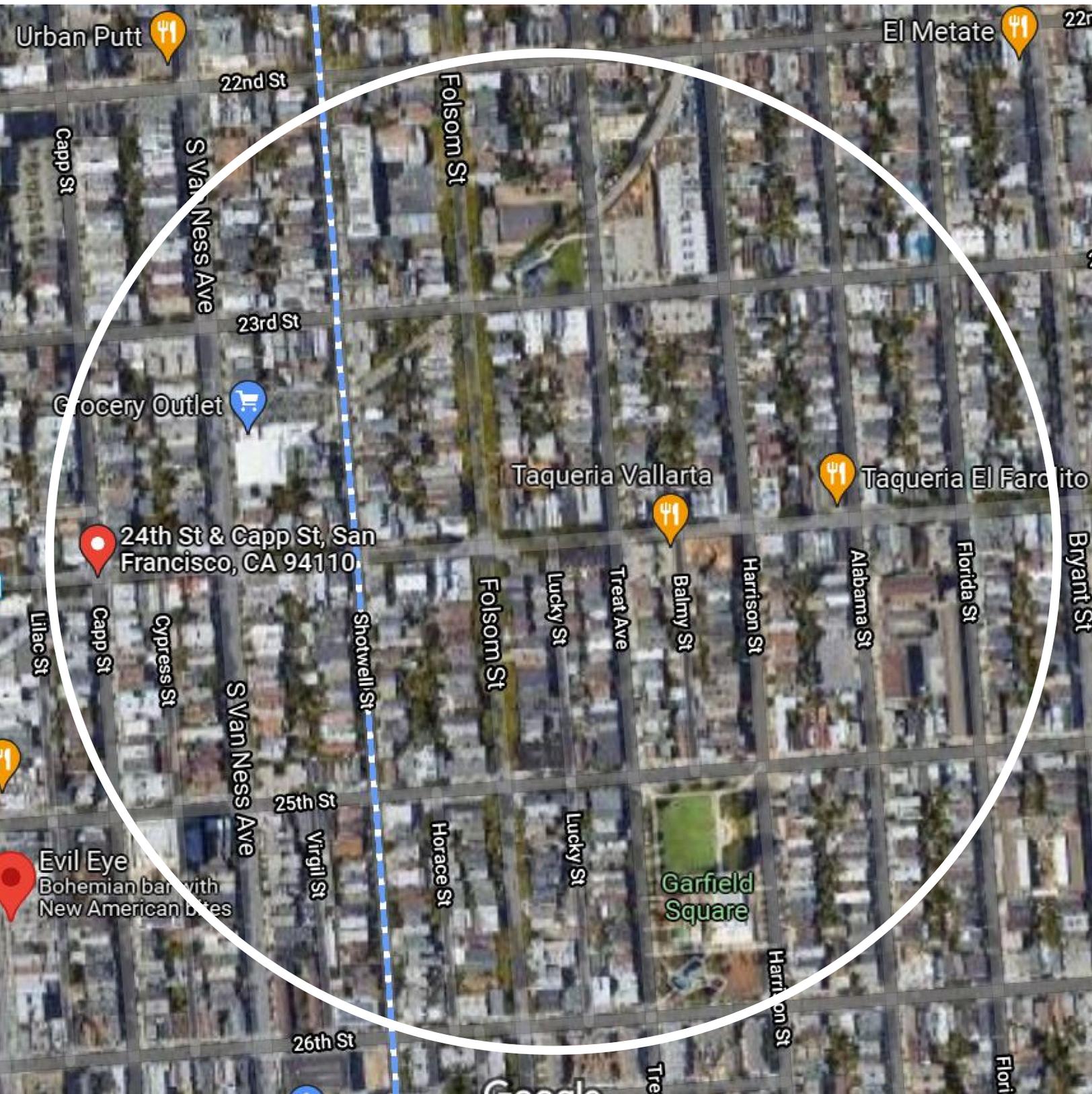
-\$2,230 X 30 trees = \$66,900

-\$211,804/\$2,230= 94 new trees

Impact Fees would be transferred to Public Works

- BUF Inspection staff would work with community to identify potential planting sites
- BUF cement masons would demo concrete and create planting sites
- BUF landscape team would plant trees and water for three (3) years

Public Works would maintain all trees in perpetuity per 2016 Prop E



Urban Putt

El Metate

22nd St

Folsom St

Capp St

S Van Ness Ave

23rd St

Grocery Outlet

Taqueria Vallarta

Taqueria El Fardito

24th St & Capp St, San Francisco, CA 94110

Lilac St

Capp St

Cypress St

S Van Ness Ave

Shotwell St

Folsom St

Lucky St

Treat Ave

Balmy St

Harrison St

Alabama St

Florida St

Bryant St

25th St

Virgil St

Horace St

Lucky St

Garfield Square

26th St

Harrison St

Flori

