



April 25, 2023

California Barrel Company LLC
420 23rd Street
San Francisco, CA

ATTN: Tina Chang, tc@associatecapital.com

RE: Approval of Non-Material Amendments to the Phasing Plan and Housing Plan of the Potrero Power Station Mixed-Use Development

Dear Tina,

Thank you for the submitting a request for non-material amendments to the Phasing Plan and Housing Plan of the Potrero Power Station Development Agreement. Section 3.2.5 of the Potrero Power Station Development Agreement allows the Project Sponsor to request amendments to the Phasing Plan in writing to the Planning Director. On June 11, 2022, the Planning Department received your request to amend the Phasing Plan to modify the size and delivery timeline of Childcare facilities and to amend the Housing Plan to remove a cap on the number of Inclusionary Units which may be transferred to the Homeless Prenatal Program.

The Planning Director must approve proposed amendments to the Phasing Plan after consultation with all affected City agencies if the modified Phasing Plan meets all of the Phasing Goals. The proposed amendment to the Phasing has been determined compliant with all of the Phasing Goals.

The Planning Director may approve non-material amendments to the Housing Plan if said amendments do not constitute a Material Change to the Development Agreement. The proposed amendment to the Housing Plan does not constitute a Material Change to the Development Agreement.

The non-material amendments to the Phasing Plan and Housing Plan are approved as requested.

APPROVED

Richard Hillis
Planning Director
San Francisco Planning Department

DATE

April 25, 2023



MEMO TO THE PLANNING DIRECTOR

April 11, 2023

Case Number: 2017-011878PHA-09
Project Address: 420 23rd Street (Potrero Power Station Mixed-Use Development)
Zoning: PPS-MU (Potrero Power Station Mixed Use) Zoning District
65-PPS/240-PPS Height and Bulk District
Potrero Power Station Special Use District
Block/Lots: 4175/002, 017; 4232/001, 006
Project Sponsor: Enrique Landa, California Barrel Company LLC
2325 3rd Street #434
San Francisco, CA 94107
Property Owner: California Barrel Company LLC
2325 3rd Street #434
San Francisco, CA 94107
Staff Contact: Monica Giacomucci – (628) 652-7414
monica.giacomucci@sfgov.org

Recommendation: Approve the Non-Material Amendments to the Phasing Plan and Housing Plan

Background

On June 11, 2022, Enrique Landa of California Barrel Company LLC (hereinafter "Project Sponsor") filed Application No. 2017-011878PHA-09 with the Planning Department (hereinafter "Department") to amend the Potrero Power Station Development Agreement Phasing Plan related to the provision of child care facilities and life science uses and to amend the Development Agreement's Housing Plan as it relates to inclusionary dwelling units designated for use by Homeless Prenatal Program (or other non-profit). Section 3.2.5 of the Development Agreement allows the Project Sponsor to request amendments to the Phasing Plan in writing to the Planning Director. The Planning Director must approve proposed amendments to the Phasing Plan after consultation with all affected City agencies if the modified Phasing Plan meets all of the "Phasing Goals" (as defined in the Development Agreement). The Planning Director may amend the Housing Plan after consulting with MOHCD or other affected agencies and determining that the proposed amendments do not constitute a Material Change as defined in Article 1 of the Development Agreement.

Upon the Department's receipt of the written amendment request and rationale for such amendments, the Planning Director consulted with the City Attorney and Mayor's Office of Housing and Community Development. The Planning Director determined that the proposed amendments do not constitute a Material Change as defined in Article 1 of the Development Agreement, but that the portion of the proposed amendment related to certain life science use requirements of Section 3.6 of the Phasing Plan was a material change to the Phasing Plan, and required Planning Commission approval per Section 3.2.6 of the Development Agreement. This material change was approved by the Planning Commission by Resolution No. 21156 on July 28, 2022 (Planning Commission Resolution No. 21156).

This memo details the findings required under Section 3.2.5 required for the Planning Director to approve the portion of the Phasing Plan amendment related to child care uses and the Housing Plan amendment.

Current Proposal

The Project Sponsor requested the following non-material amendments to the Phasing Plan and Housing Plan of the Development Agreement, which do not require Planning Commission review as determined by the Planning Director:

- An amendment to Section 3.1 of the Phasing Plan allowing the Project to provide three child care facilities that would each be no smaller than 4,000 square feet, with not less than one facility delivered in Phase 1 and the remaining facilities constructed in either in Phase 2 or Phase 3. The Phasing Plan currently requires delivery of two 6,000 square foot child care facilities in Phase 1. The amendment revises Exhibit M-1-1 of the Phasing, to require that Developer construct not less than one On- Site Child Care Facility in Development Phase 1, with the remaining facilities being constructed in either Development Phases 2 or 3. The amendment is the following revision to the first sentence of Section 3.1 of the Phasing Plan (additions shown in underlined italics; deletions shown in ~~striketrough~~):
 - o Developer shall construct two or three child care facilities (each, an "On- Site Child Care Facility"), with the sum total square footage of all On- Site Child Care Facilities being no less than 12,000 square feet and each no smaller than six four thousand (~~6,000~~4,000) gross square feet in size (~~each,~~ an "On- Site Child Care Facility").
- An amendment to Section E.5 of the Housing Plan allowing the Developer to elect that up to 36 Inclusionary Units are exempt from the MOHCD lottery system and may be leased directly to the Homeless Prenatal Program. The Housing Plan currently requires that up to 18 units in a given Phase and not more than 36 units across all development Phases may be exempt from said lottery. This amendment would delete the cap on the number of units that may be leased to the Homeless Prenatal Program in a single Phase. The amendment is the following revision to the first sentence of Section V.E.5 of the Housing Plan:
 - o Developer may elect that up to ~~eighteen (18) Inclusionary Units per Development Phase (and not more than~~ thirty-six (36) Inclusionary Units in total for all Development Phases may to be exempt from the lottery system established by MOHCD under Section 415, and Developer may lease those Inclusionary Units directly to the nonprofit organization the Homeless Prenatal Program or its successor nonprofit organization.

Department staff finds the proposal to be consistent with the Potrero Power Station Development Agreement.

Approval Process

Pursuant to Section 3.2.5 of the Development Agreement, the Planning Director must approve proposed non-material amendments to the Phasing Plan after consultation with all affected City agencies if the modified Phasing Plan meets all of the Phasing Goals.

Required Director's Action

Phasing Plan Amendment – child care Facilities

In considering whether to approve a proposed non-material amendment to the Phasing Plan, the Planning Director shall only consider whether the changes are consistent with the Phasing Goals. Per Section 3.2.5, the Phasing Goals under consideration are as follows:

- A. Rational Development. Associated Community Benefits should be developed in an orderly manner and consistent with the Plan Documents. Finished portions of the Project should be generally contiguous or adjacent to a completed street.

The Project Sponsor has diligently pursued development on the Project Site since the Development Agreement was approved in April 2020. Applications for vertical development have been submitted for review and approved by the Department for Blocks 7A, 7B, 8, and 15, while vertical applications are currently under review for Blocks 11 and 12. The Project Sponsor has likewise submitted a site permit application for review by City agencies for Block 8. Additionally, the Department has approved horizontal development applications for Power Station Park and Louisiana Paseo, and is currently reviewing a horizontal development application for the Point. Although vertical construction has not yet commenced on the site, the Project Sponsor and Developer have actively and consistently pursued required City approvals which would allow the orderly delivery of associated community benefits. Phase 1 streetscape improvements adjacent to the aforementioned buildings are scheduled to be delivered in the Fall of 2023. Redistribution of child care uses from two distinct facilities measuring a minimum of 6,000 square feet each delivered in Phase 1 to three distinct facilities at a minimum of 4,000 square feet each delivered in Phase 1 (two facilities) and Phase 2 (one facility) would confer the same overall amount of the child care land use across the Project Site on a comparable timeline.

- B. Appropriate Development. Horizontal development should be timed to coordinate with the needs of vertical development. Completed Infrastructure must provide continuous reliable access and utilities to then-existing visitors, residents, and businesses.

The first buildings at Power Station are scheduled to be delivered in 2026. Completion of Phase 1 streetscape improvements in Fall of 2023 is timed to meet the needs of adjacent vertical buildings. The proposed non-material amendment to redistribute the size and timeline of child care facilities as described above would not affect the Project's ability to coordinate horizontal development such

that the Project provides reliable access to infrastructure to users of the site.

- C. Market Timing. The boundaries and mix of uses within the Development Phase should be designed to minimize unsold inventory of Development Parcels.

Child care uses are explicitly permitted on Blocks 1 through 15 of the Potrero Power Station Mixed-Use Development. The requested change does not impact the boundaries or mix of uses within Development Phases. It would not alter the requirement that the Project include at least 12,000 square feet of new child care land use. Rather, the proposal will allow the Project to provide a child care facility in more buildings at a more manageable, desirable, and convenient size for both child care facility proprietors and future patrons of such facilities.

- D. Flexibility. Flexibility to respond to market conditions, cost and availability of financing and economic feasibility should be provided.

As noted above, the proposed amendment would allow the Project to deliver the same amount of square footage dedicated to child care facilities. The request to modify the size and delivery timeline of these facilities allows the Project more flexibility to respond to economic conditions and to market several smaller and more conveniently-sized child care facilities. The proposed amendment would likely minimize future unsold inventory of development parcels.

- E. Proportionality. If the change would delay the production of Associated Community Benefits or reallocate Associated Community Benefits due to a change in the proposed boundaries of development parcels, the Project should continue to meet the Proportionality Requirement.

Approval of the proposed amendment would not impact delivery of community benefits or cause reallocation of said benefits related to a change to the boundaries of any development parcels. Although the proposal would result in one 4,000 square foot child care facility being delivered in Phase 2 (rather than all child care uses totaling 12,000 square feet delivered in Phase 1), this is not due to a change in the proposed boundaries of any development parcels and would not materially change the overall Phasing Plan.

Housing Plan Amendment – Inclusionary Units

In considering whether to approve a proposed non-material amendment to the Housing Plan, the Planning Director shall only consider whether the changes constitute a Material Change as defined within Article 1 of the Development Agreement. A Material Change is defined as follows:

“Material Change” means any modification to this Agreement or change or update to the Project that:

- (i) would materially alter the rights, benefits or obligations of the City or Developer under this Agreement;

The proposed amendment would not materially alter the rights, benefits or obligation of either the City or the Developer to the Development Agreement in that it does not change the Developer’s obligation to provide Inclusionary Units or change the number of Inclusionary Units that may be designated for leasing to the Homeless Prenatal Program, but instead alters the delivery schedule in a manner that allows Project

Sponsor more flexibility to collaborate with the Homeless Prenatal Program on Inclusionary Unit designation and leasing that will enhance the impact of the Project's Inclusionary Units.

(ii) is not consistent with the Project SUD;

The proposed amendment is consistent with the requirements of Planning Code Section 249.87 ("Potrero Power Station Special Use District").

(iii) extends the Term;

The proposal would not extend the term of the Development Agreement.

(iv) changes the permitted uses of the Project Site;

The proposed amendment would not change the permitted uses of the Project Site.

(v) reduces Associated Community Benefits;

The proposed amendment would not reduce associated community benefits. Instead, the proposal would allow the Project Sponsor flexibility to develop a superior leasing and operation arrangement with the Homeless Prenatal Program for the designated units.

(vi) increases the maximum height, density, bulk or size of the Project (except to the extent permitted under the Project SUD);

The proposed amendment does not include any modifications to the height, density, bulk, or size of the Project.

(vii) increases parking ratios; or

The proposed amendment does not include an increase to parking ratios.

(viii) reduces the Applicable Impact Fees and Exactions.

The proposed amendment does not reduce the applicable impact fees and exactions.

The Planning Director's approval of these non-material amendments to the Phasing Plan and Housing Plan will be valid for the duration of the term of the Project's Development Agreement, unless earlier terminated or the Project Sponsor requests a further amendment, in which case such amendment will supersede.

Basis For Recommendation

- The Planning Director consulted with affected City Agencies as required by Section 3.2.5 of the Development

Agreement.

- The proposed amendments do not constitute a Material Change as defined in Article 1 of the Development Agreement.
- Pursuant to CEQA Guidelines Section 15162, the Planning Department hereby finds that Phase Application No. 2017-011878PHA-09 for the proposed non-material amendments is consistent with and within the scope of the Potrero Power Station Mixed-Use Project analyzed in the Final Environmental Impact Report (FEIR) certified by the Planning Commission on January 30, 2020 and for which an addendum was prepared and filed on September 9, 2020 and (1) that no substantial changes are proposed in the Potrero Power Station Mixed-Use Project and no substantial changes have occurred with respect to the circumstances under which the Potrero Power Station Mixed-Use Project will be undertaken that would require major revisions to the FEIR due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified effects and (2) no new information that was not known and could not have been known shows that the project will have any new significant effects not analyzed in the FEIR or a substantial increase in the severity of any effect analyzed or that new mitigation measures should be included that have not. The Department further finds that an addendum to the FEIR is not required due to any changes in the Potrero Power Station Mixed-Use Project or the Potrero Power Station Mixed-Use Project's circumstances.

Recommendation: Approve the Non-Material Amendments to the Phasing Plan and Housing Plan

Attachments:

Potrero Power Station Mixed-Use Development Project – Request for Phasing Plan Changes, Non-Material Amendment to Housing Plan, & Corrective Office Allocation Approval

J. ABRAMS LAW, P.C.

538 Hayes Street
San Francisco, CA 94102

Jim Abrams
Jabrams@jabramslaw.com
(415) 999-4402

June 11, 2020

Richard Hillis
Planning Director
San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: Potrero Power Station Mixed-Use Development Project – *Request for Phasing Plan Changes, Non-Material Amendment to Housing Plan, & Corrective Office Allocation Approval*

Dear Director Hillis:

This firm represents California Barrel Company LLC (“Project Sponsor”), sponsor of the Potrero Power Station Mixed-Use Development Project (the “Project”). This letter supplements the form PHA and OFA applications submitted herewith. Specifically, Project Sponsor respectfully requests approval of the following applications:

A. PHA – Development Agreement Subsequent Approval

The Project Sponsor respectfully requests approval of the following modifications to the Development Agreement’s Phasing Plan (Exhibit M) and Housing Plan (Exhibit D).

Modifications to Phasing Plan

The Project Sponsor respectfully requests approval of two modifications to the Development Agreement’s Phasing Plan (Exhibit M), pursuant to Section 3.2.6 of the Development Agreement, which are:

1. Eliminate the requirement that one of the five commercial blocks on the Project Site be designated for life science uses.
2. Allow the Project to provide three childcare facilities that would each be no smaller than 4,000 square feet, with two facilities delivered in Phase 1 and the other facility to be delivered no later than Phase 3.

The proposed changes are detailed below. Though Project Sponsor respectfully submits that the requested changes could be approved by the Planning Director in accordance with Section 3.2.6

as nonmaterial amendments to the Phasing Plan, the Project Sponsor is amenable to presenting these requested changes for Planning Commission approval at the same hearing on the requested Large Cap office allocation.

1. *Eliminate the requirement that one of the five commercial blocks on the Project Site be designated for life science uses.*

The Project Sponsor respectfully requests the deletion of Section 3.6 of the Phasing Plan, which requires that one of the five commercial blocks on the Project Site be designated for life science use.

Section 3.6 does not alter the universe of permitted uses on the commercial development blocks, which are the same across the five blocks. More specifically, life science, laboratory, and office uses are explicitly permitted on all of the five commercial blocks. However, given that life science was generally seen as a lesser use than office uses at the time the Development Agreement was executed, OEWD requested that *one* of the five commercial blocks be restricted to life science uses.

As underscored by the shift of other development agreement projects, including Pier 70 and Mission Rock, from office to life science uses, the commercial market indicates that life science uses are no longer a lesser use than office uses, and are now a higher and better use than office. Therefore, this provision no longer serves its original purpose, and complicates delivery of the Project. Removing the provision will allow the Project to respond in a more flexible manner to economic conditions as they evolve in ways that were unforeseen during the conception of the Phasing Plan

2. *Allow the Project to provide three childcare facilities that would each be no smaller than 4,000 square feet, with two facilities delivered in Phase 1 and the other facility to be delivered no later than Phase 3.*

Under Phasing Plan Section 3.1, the Project is required to deliver two childcare facilities, each at least 6,000 square feet in size. Pursuant to your October 2020 approval of Development Phase 1 (including changes to the Phasing Plan and Phasing Table approved therewith), the Project's Phasing Table requires delivery of both 6,000 square foot childcare facilities in Phase 1.

Project Sponsor is requesting a modification to the Phasing Plan and Phasing Table allowing the Project to deliver two childcare facilities, each no less than 4,000 square feet in size, as part of Phase 1, with a third childcare facility, also no less than 4,000 square feet, to be delivered no later than Phase 3.¹

¹ Project Sponsor notes that the requested change to Phasing Plan Section 3.1 and the Phasing Table alters the proposed uses sizes of Phase 1 in a nonmaterial manner that does not require an amendment of the approved Development Phase 1 application as set forth in Section G of Development Agreement Exhibit O. For purposes of record keeping, the PHA form application included with this letter memorializes the minor change in proposed Phase 1 use square footages.

The result of this requested change would not alter the requirement that the Project include at least 12,000 square feet in new childcare facility uses. Instead, it allows the Project to disburse childcare facilities throughout more of the Project's buildings, in a manner that Project Sponsor respectfully submits will provide more manageable, desirable, and convenient on-site childcare facilities serving Project residents, employees, and neighbors.

Development Agreement Section 3.2.6 authorizes the Planning Director to approve nonmaterial amendments to the Project's Phasing Plan but provides that material changes that do not meet all of the Phasing Goals require approval of the Planning Commission after consultation with the affected City Agencies. The Project Sponsor believes that the requested changes to the Phasing Plan and Phasing Table could be approved by the Planning Director in accordance with Section 3.2.6. However, the Project Sponsor is amenable to presenting these requested changes for Planning Commission approval at the same hearing on the requested Large Cap office allocation.

Proposed Non-Material Amendment to Housing Plan

The Project Sponsor respectfully requests Planning Director approval of a non-material amendment to a phasing provision in the Project's Housing Plan, pursuant to Development Agreement Section 11.1, which would delete a phasing cap on Inclusionary Units that may be designated for leasing to the Homeless Prenatal Program. Currently, Section E.5 of the Housing Plan provides as follows:

Developer may elect that up to eighteen (18) Inclusionary Units per Development Phase (and not more than thirty-six (36) Inclusionary Units in total for all Development Phases) may be exempt from the lottery system established by MOHCD under Section 415, and Developer may lease those Inclusionary Units directly to the nonprofit organization the Homeless Prenatal Program or its successor nonprofit organization. The Homeless Prenatal Program shall sublease those Inclusionary Units to Households served by the Homeless Prenatal Program. If MOHCD determines in its reasonable discretion that the Homeless Prenatal Program becomes unable to reasonably administer the subleasing of the designated Inclusionary Units to its Households, or if the Homeless Prenatal Program chooses not to use the designated Inclusionary Units, or otherwise ceases operations, Developer shall lease the Inclusionary Units subject to MOHCD's lottery system.

Project Sponsor respectfully submits that the phasing cap in Section E.5 may inadvertently undermine the goal of the provision – to provide much needed housing for the Homeless Prenatal Program. Requiring the "HPP" units to be spread among multiple phases may compromise the ability to deliver the units more expeditiously. The requested amendment would maintain the same overall 36-unit cap but would allow those units to be provide in a single phase. The proposed amendment to Section E.5 is as follows:

Developer may elect that up to ~~eighteen (18)~~ thirty-six (36) Inclusionary Units ~~per Development Phase (and not more than thirty-six (36) Inclusionary Units in total for all Development Phases)~~ may be exempt from the lottery system established by MOHCD under Section 415, and Developer may lease those Inclusionary Units directly to the nonprofit organization the Homeless Prenatal Program or its

successor nonprofit organization. The Homeless Prenatal Program shall sublease those Inclusionary Units to Households served by the Homeless Prenatal Program. If MOHCD determines in its reasonable discretion that the Homeless Prenatal Program becomes unable to reasonably administer the subleasing of the designated Inclusionary Units to its Households, or if the Homeless Prenatal Program chooses not to use the designated Inclusionary Units, or otherwise ceases operations, Developer shall lease the Inclusionary Units subject to MOHCD's lottery system.

The Development Agreement provides for Planning Director approval of this requested amendment (following consultation with impacted City Agencies, which in this case would be MOHCD) upon a determination by the Planning Director that the amendment does not constitute a Material Change. A Material Change is defined as:

“Material Change” means any modification to this Agreement or change or update to the Project that: (i) would materially alter the rights, benefits or obligations of the City or Developer under this Agreement; (ii) is not consistent with the Project SUD; (iii) extends the Term; (iv) changes the permitted uses of the Project Site; (v) reduces Associated Community Benefits; (vi) increases the maximum height, density, bulk or size of the Project (except to the extent permitted under the Project SUD); (vii) increases parking ratios; or (viii) reduces the Applicable Impact Fees and Exactions.

Project Sponsor respectfully submits that the requested amendment to Section E.5 of the Housing Plan does not constitute a Material Change for the following reasons:

- i. The amendment would not materially alter the rights, benefits or obligation of either Party to the Development Agreement in that it does not change Developer's obligations to provide Inclusionary Units or change the number of Inclusionary Units that may be designated for leasing to the Homeless Prenatal Program, but instead alters the delivery schedule in a manner that allows Project Sponsor more flexibility to collaborate with the Homeless Prenatal Program on Inclusionary Unit designation and leasing that will enhance the impact of the Project's Inclusionary Units.
- ii. The amendment is consistent with the Project's SUD.
- iii. The amendment would not extend the Term of the Development Agreement.
- iv. The amendment would not change the permitted uses of the Project Site.
- v. The amendment would not reduce Associated Community Benefits, but, instead, may enhance Associated Community Benefits by providing for a superior leasing and operation arrangement with the Homeless Prenatal Program for the designated units.
- vi. The amendment would not increase maximum height, density, bulk, or size of the Project.
- vii. The amendment would not increase parking ratios.

viii. The amendment would not reduce the Applicable Impact Fees and Exactions.

As such, Project Sponsor respectfully request that, following consultation with MOHCD, you approve this non-material amendment to Housing Plan Section E.5.

B. OFA – Large Cap Office Allocation

The sponsor respectfully requests a Large Cap office allocation of 3,426 square feet for purposes of addressing a technical error in the previous Large Cap office allocation the Project received for Block 15 (Station A) on October 22, 2020 (Motion No. 20801, as corrected August 3, 2021).

The Zoning Administrator has informed Project Sponsor that the 403,750-square-foot Large Cap office allocation approved in Motion No. 20801 for the Station A building was issued at a time when the Large Cap Allocation Budget was, after a review and correction by the Zoning Administrator, only 400,324 square feet.

The Zoning Administrator has determined that the Large Cap Allocation Budget is currently 86,606 square feet, meaning it is possible for the Planning Commission to approve a follow-on Large Cap office allocation of 3,426 square feet that would result in the originally requested and approved 403,750 square foot allocation being properly allocated. As such, the Project Sponsor has included an OFA form application requesting a 3,426 square foot Large Cap office allocation for the development of Station A.

We appreciate your attention to these requests and applications and are available to discuss them with Planning Department upon request.

Sincerely,



Jim Abrams

CC: Anne Taupier, Mayor's Office of Economic and Workforce Development
Jon Lau, Mayor's Office of Economic and Workforce Development
John Francis, Mayor's Office of Economic and Workforce Development



DEVELOPMENT AGREEMENT SUBSEQUENT APPROVAL (PHA)

GENERAL INFORMATION

Property Information

Project Address: _____

Block/Lot(s): _____

Property Owner's Information

Name: _____

Address: _____

Email Address: _____

Telephone: _____

Applicant Information

Same as above

Name: _____

Company/Organization: _____

Address: _____

Email Address: _____

Telephone: _____

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

Owner

Applicant

Billing

Housing Delivery Agency (e.g. OEWD, OCII, TIDA, PORT, MOHCD)

RELATED APPLICATIONS

Related Building Permit Applications

N/A

Building Permit Applications No(s): _____

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No(s): _____

PPA Letter Date: _____

PROJECT INFORMATION

Project Description:

Please describe the scope of work in this Development Agreement Subsequent Approval application. Please note that the Project Application that will accompany this supplemental will reflect the project data from this Development Agreement Subsequent Approval application, rather than the overall Development Agreement application.

Please indicate if this application is for:

Development Phase Application

Design Review

Design Review for Community Improvements

Modifications:

Please indicate any request modification to Design for Development Requirements.

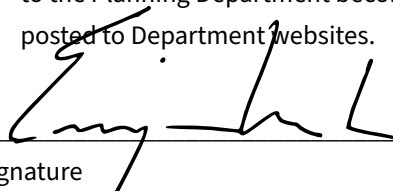
PROJECT AND LAND USE TABLES

| | Existing | Proposed | |
|-------------------------------|--|---|--------------------------------------|
| General Land Use | Parking GSF | | |
| | Residential GSF | | |
| | Retail/Commercial GSF | | |
| | Office GSF | | |
| | Industrial-PDR | | |
| | Medical GSF | | |
| | Visitor GSF | | |
| | CIE (Cultural, Institutional, Educational) | | |
| | Useable Open Space GSF | | |
| | Public Open Space GSF | | |
| Project Features | Dwelling Units - Affordable | | |
| | Dwelling Units - Market Rate | | |
| | Dwelling Units - Total | | |
| | Hotel Rooms | | |
| | Number of Building(s) | 18 Structures site-wide (including tanks / equipment) | |
| | Number of Stories | | |
| | Parking Spaces | | TBD (not to exceed permitted ratios) |
| | Loading Spaces | | TBD (will comply with SUD + D4D) |
| | Bicycle Spaces | | TBD (will comply with SUD + D4D) |
| | Car Share Spaces | | TBD (will comply with SUD + D4D) |
| | Other: _____ | | |
| Land Use - Residential | Studio Units | | |
| | One Bedroom Units | | |
| | Two Bedroom Units | | |
| | Three Bedroom (or +) Units | | |
| | Group Housing - Rooms | | |
| | Group Housing - Beds | | |
| | SRO Units | | |
| | Micro Units | | |
| | Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit. | | |

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) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Name (Printed)

06/10/22

Date

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____