



# VERTICAL DESIGN REVIEW STAFF REPORT

## SUNNYDALE HOPE SF DEVELOPMENT AGREEMENT

*Date:*  
*Case No.:* 2010.0305PHA-02  
*Project Name:* SUNNYDALE HOPE SF – BLOCKS 3A & 3B  
*Project Phase:* Phase 3  
*Project Address:* 1545 & 1555 Sunnydale Avenue  
*Project Sponsor:* Ann Silverberg  
Related California  
44 Montgomery Street, Suite 1300  
San Francisco, CA 94104  
*Staff Contact:* Kimberly Durandet – (628) 652-7315  
[kimberly.durandet@sfgov.org](mailto:kimberly.durandet@sfgov.org)  
*Recommendation:* **Approval**

### PROJECT DESCRIPTION

Block 3A or East Building (110,035 square feet) of the Sunnydale HOPE SF Project Site includes new construction of a 5-story building. The ground floor will provide an early childhood education center, retail and restaurants, a wellness center, and residential common spaces. The upper floors will contain residential units and service spaces. Block 3B or West Building (136,941 square feet) includes new construction of a 5-story building. The ground floor will provide retail and restaurants, two residential units, residential common spaces, as well as a garage. The basement will accommodate additional parking. The upper floors will contain residential units and service spaces.

The project as proposed is not seeking any modifications under the Sunnydale Hope SF Special Use District Sec. 249.75 and Design Standards and Guidelines (DSG as approved on November 17, 2016).

### PHASE DESCRIPTION AND PRESENT USE

The third phase of the Sunnydale HOPE SF Project (aka “Blocks 1, 3A & 3B”) seeks to develop the northeast portion of the Sunnydale Hope SF site. The scope of work will include:

1. Demolition of 12 residential buildings (80 units).
2. Reconfiguration of the segment of Sunnydale Avenue between Hahn Street and Santos Street and the construction of sidewalk enhancements on portions of Hahn Street immediately adjacent to Blocks 1 and
3. New construction of a 29,550 square foot community facility building on Block 1.

4. New construction of two mixed-use residential buildings that would contain approximately 160 affordable units, along with 30,000 square feet of ground floor space for non-residential programming. The programming is contemplated to include a second child-care facility, a wellness center, neighborhood-scale retail, and additional neighborhood serving spaces.

**BACKGROUND**

The entire Sunnydale HOPE SF project, for which this is the third phase, received their Master Entitlements in March 2017. The Master Plan includes authorization for the complete reconstruction of the Sunnydale-Velesco Housing Authority site along with the subject site over several years. At full buildout, the Project will include approximately 1,700 units (775 replacement units + 995 new market rate and affordable units), approximately 60,000 gsf of retail and community services, all new streets and infrastructure along with approximately 3.5 acres of new parks.

On August 30, 2019, Sunnydale Development Co. LLC, filed a Development Phase (“Phase”) application pursuant to both Planning Code Section 249.75 and the Development Agreement (“DA”) between the City and County of San Francisco and the Housing Authority of the City and County of San Francisco and Sunnydale Development Co., LLC, approved by Ordinance No. 18-17. Sunnydale HOPE SF-Phase 3 application was reviewed and approved by the Director of Planning on January 27, 2020.

On January 21, 2021, Sunnydale Development Co., LLC filed a Development Design Review (“Design”) application pursuant to both Planning Code Section 249.75 and the Development Agreement (“DA”) between the City and County of San Francisco and the Sunnydale Development Co. LLC.

**ENVIRONMENTAL REVIEW**

The project was reviewed in accordance of the California Environmental Quality Act under the Environmental Impact Report – Sunnydale Velasco HOPE SF Master Plan (2010.0305E) certified July 9, 2015.

**PROJECT NOTIFICATION**

The Planning Department shall conduct a design review and shall provide public notice of that review no less than 14 days prior to action on the application. Public notice was completed as noted below. No action on the application will be taken prior to the Notice End Date.

| TYPE          | REQUIRED PERIOD | NOTICE MAILED     | NOTICE END DATE   | ACTUAL PERIOD |
|---------------|-----------------|-------------------|-------------------|---------------|
| Mailed Notice | 14 days         | December 16, 2021 | December 30, 2021 | 14 days       |

**DESIGN REVIEW APPLICATION, REVIEW, AND APPROVAL**

Pursuant to the Development Agreement, the Planning Department has reviewed the subject Design Review application for completeness and for compliance with the Planning Code and the Sunnydale DSGs. Under Section 249.75(c) Modification of the Building Development Standards may be approved on a project-by project basis if

the proposed project meets the full intent of the Design Standards and Guidelines and provides architectural treatment and public benefit that are equivalent to or superior to strict compliance with the standards.

#### **MODIFICATIONS REQUESTED**

The project as proposed is not seeking any modifications.

#### **ACTION**

It is the intent of the Director of Planning to approve the Design Review Application, 14-day from the posting date of this Report. The Compliance Checklist (Exhibits B) provides detailed information on how the subject building is compliant with the Planning Code and the Design Standards and Guidelines document.

#### **Exhibits**

- A. Block 3A&B Plans
- B. Block 3A&B Compliance Checklists

**PLAN SUBMITTAL GUIDELINES:**

| Provided                            | Not Provided             | Not Required                        | Description & Comment                          |   |
|-------------------------------------|--------------------------|-------------------------------------|--|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | General Information                            | Plans Dated 9/23/21 BPA # 202106031523R1  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Title Sheet & Details                          | GFA 110,035 2- story Building with Commercial, Education, Wellness Center, Office and 80 Residential units. |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Site Survey                                    | Done as part of the Phase review  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Site Plan                                      |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Floor & Roof Plans                             |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Elevations                                     |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Sections                                       |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Landscaping Plan                               |   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Streetscape Plan                               | Done as part of the Phase review  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Material Specifications                        |   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Photographs                                    |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Renderings                                     |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Pre-Application Meeting                        | Date of Outreach 8/20/2020 through 9/15/2020 Website  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Narrative Response for Requested Modifications | No modifications sought   |

**DEVELOPMENT CONTROLS: MODIFICATIONS (NOT ALLOWED=N; MAJOR=J; >10% DEVIATION=%J; MINOR=M)**

| Complies                            | Does Not Comply          | Needs Info or N/A                   | DSG Section     |  | M o d | Comments  |
|-------------------------------------|--------------------------|-------------------------------------|-----------------|--|-------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.1 (1 and 3) | Maximum Height   |       | 60 feet and 5' height bonus for taller ground floor stories through residential stoops or other means (e.g. tall retail / non-residential ground floors). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.1 (2)       | No. of Stories Permitted Regardless of Height                      |       | 5 stories   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.1 (3)       | Active Ground Floor and Walk Up Additional 5' Permitted            |       | Active tall ground floor (e.g. tall retail / non-residential) also allows additional height.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.1 (4)       | Building Step with Grade   |       | Not required for less than 5% grade   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.1 (5)       | Sustainability Development Controls DSG Sec. 8.2 & 8.3             |       | Provided for DBI review   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.2 (1)       | Significant Breaks (200 ft)  |       | All frontages have building walls less than 200' in length G013   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.2 (2)       | Articulation (50 ft)   |       |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.2 (3)       | Maximum Dimension Above Grade                                      |       |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.3 (1)       | Maximum Lot Coverage (75%)   |       | Lot area 34,400/22,500 =65%   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.3 (2)       | Rear Yard Minimum (15 feet) only if Adjacent to Residential Parcel |       | Not Applicable  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.4 (1)       | Minimum Setback per Figure 7.4 & DSG Sec. 5.2                      |       | Sunnydale (Optional) 0-4'; Hahn (Required 5' 5.2.1) providing 5';   |

| Complies                            | Does Not Comply          | Needs Info or N/A                   | DSG Section |   | M o d | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-------------|---|-------|--|
|                                     |                          |                                     |             |   |       | Harmonia (Required 8' 5.2.11) providing 8';                |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.4 (2)   | Minimum 40% Setback to be Landscaped with Plants (Block 3 excepted)   |       | Block 3 is exempt from this requirement                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.4 (3)   | Permitted Obstructions  |       | Marquee and Canopy complies                                |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.5 (1)   | Ground Floor Residential Entries for Dwelling Units (exception for Blocks 1 & 3)                              |       | Block 3 is exempt from this requirement                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (2)   | Multi-Unit Building Lobbies   |       | Accessed through the mews                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.5 (3)   | Ground Floor Units Direct Access  |       | No ground floor residential units in Block 3A              |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.5 (4)   | Stoops and Stairs Minimum Width (40" individual & 60" shared)   |       | No stoops or stairs  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (5)   | Entrances Shall Occur at or above Back of Walk  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (1)   | Above Ground Parking Shall be Lined with Residential Units or Active Use (exception 25% above 4ft)            |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.7 (1)   | Ground Floor Never more than One Story above Grade  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.7 (2)   | Minimize and Architecturally Treat Blank Facades  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.7 (3)   | Garages with <8% Grade Shall have Active Use for 25 ft of Depth   |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.8 (1)   | Trash shall be Concealed and Integrated into Design   |       |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.9 (1)   | Front Setback Fences Shall Not Exceed 3'6"  |       | There are no ground floor units or setbacks in Block 3A    |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.9 (2)   | Full Height Security Gates are not Allowed in the Setback and Shall be at or behind Principal Plane of Facade |       | None in project  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.9 (3)   | Chain Link Fence and Barbed Wire are not allowed.   |       | None in project  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (1)  | Storefronts Shall be at Regular Increments of 20-40 ft  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (2)  | Retail/Service at Ground Floor Minimum 14' Floor to Floor Height Blocks 1 and 3                               |       | Meets the measurement from the centerline of each building |

| Complies                            | Does Not Comply          | Needs Info or N/A                   | DSG Section |   | M o d | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-------------|---|-------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (3)  | Transparent Windows and Doors for at least 60% of Frontage  |       |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.10 (4)  | Commercial Signs Subject to NC-2 Controls and Other Signs R District Controls per Article 6   |       | Signs will be under separate permits, but shall comply with Article 6  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (5)  | Retail entrances shall be at sidewalk level and must be well marked and prominent. Sunken or raised storefronts are prohibited              |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.11 (1)  | Mechanical Equipment Shall be Screened from Public View and View from other Buildings when Possible. Solar Panels Excluded                  |       |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.12 (1)  | Exterior Lighting Full Cut Off or Fully Shielded. Accent Lighting Exempt.   |       | Information to be provided.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (1)  | No Garage Entries on Sunnydale Ave and Santos St  |       |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.13 (2)  | Garage Entrances No Wider than 20' if Combined In/Egress or 10' if Separated  |       | Garage entries on Block 3B   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.13 (3)  | Off Street Loading to be Integrated with Auto Entry 20' Maximum   |       | Garage located on Block 3B   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.13 (4)  | <10% Slope Shall have no more than 2 Garage Entries on any Façade, Center St or Blythdale St  |       | Garage located on Block 3B   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.13 (5)  | Off- Street loading shall meet the requirements for parking, parking entrances and curb cuts  |       | Garage located on Block 3B   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (1)  | Minimum 80sf Usable Open Space (UOS) per Residential Unit (Private, Common or Publicly Accessible). Townhouse blocks can use shared alleys. |       | 6,400 required. Terrace-843; east courtyard-4348; ½ of mews 1,582= 6,772 total (pedestrian bridge area not included) |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.14 (2)  | Private Open Space Shall be Minimum 6' for Deck, Balcony, Porch or roof and 8' for Ground Floor Terrace or Court                            |       | No ground floor units on Block 3A  |

| Complies                            | Does Not Comply          | Needs Info or N/A                   | DSG Section |   | M o d | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-------------|---|-------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (3)  | Common Open Space Shall be Open to the Sky, a Minimum of 15' and Accessible to all Residents of the Building. Does not need to meet all requirements of Sec. 135(g)(2). |       |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.14 (4)  | Community or Other Rooms with Direct Access to Open Space May Fulfill up to 33% of Common Open Space if Well Designed. And requires a Minor Modification                |       | Not proposed   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (5)  | Permitted Obstruction into UOS Limited to Balconies, Bay Windows, and Decorative Features per PC Sec. 135 & 136   |       | Pedestrian bridges are part of the building circulation and therefore not considered a projection under 135 and 136. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (6)  | Podium Landscaping shall have an adequate soil depth subject to review to ensure successful planting.   |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.15 (1)  | Pedestrian Mews shall be Publicly Accessible, Provide Through Access and have Common Entrances and Ground Floor Units that Open Directly to the Mews                    |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.15 (2)  | Buildings Facing Mews Shall Meet all DSGs as if on a Public Right of Way  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.15 (3)  | Minimum Pedestrian Width of 6' Passage  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.15 (4)  | Mews Shall be a Minimum of 25' btwn Building Frontages or 30' when there are 4-Story Buildings on 2 Sides   |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.15 (5)  | Mews Shall Meet all Usable Open Space Requirements to Qualify as UOS  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.2.1       | Ground floor fronting Hahn and Sunnydale shall consist of retail and neighborhood services.   |       |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.2.2       | Parking shall be accessed from Center Street (Harmonia)   |       | Garage located on Block 3B   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.2.3       | Minimum base of 14 feet   |       |  |

| Complies                            | Does Not Comply          | Needs Info or N/A        | DSG Section |   | M o d | Comments |
|-------------------------------------|--------------------------|--------------------------|-------------|---|-------|----------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.2.4       | Tenant spaces shall be designed to accommodate retail - storefronts, mechanical, noise attenuation measures shall be included |       |          |

**DESIGN GUIDELINES:**

| Meets DG                            | Does Not Meet DG         | Needs Info or N/A                   | DSG Section |  | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.1 (a)   | Vary Heights and Rooflines within the Block Regardless of Height Zone  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.1 (b)   | Step Back Upper Floors to Reduce the Building Scale  | Scale of the buildings is appropriate without setting back upper floors. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.2 (a)   | Blocks Developed as a Single Project should Appear to be Separated Buildings Above Grade   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.2 (b)   | Articulation (50 ft) Provide Breaks in Vertical and Horizontal Modulation of at Least 2'   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.2 (c)   | One and Two-Story Elements should be used to Reduce the Scale of Four and Five-Story Buildings   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.2(d)    | Options for meeting Controls 7.1.1 & 7.1.2. Step Back, Corner Back, & Liner Townhouses   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.4 (a)   | A Majority of the Building Plane should be Built to the Setback Line for the Block   |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.4 (b)   | All Setback Areas for Residential Buildings should provide Front Porches, Stoops, Terraces/Balconies and Landscaping for Ground Floor Units.       | No ground floor residences on block 3A                                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.4 (c)   | Planting in setback should enhance privacy and security of ground floor units while maintaining clear line of sight btwn front door and public ROW | No ground floor residences on block 3A                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.4 (d)   | Sloping Site Setbacks can Accommodate Level Changes btwn Back of Sidewalk and Entrance   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (a)   | Entries should be Articulated & Proportionate in Size to the Number of Units Served. Private (5'   |  |



| Meets DG                            | Does Not Meet DG         | Needs Info or N/A                   | DSG Section |   | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-------------|---|--|
|                                     |                          |                                     |             | minimum width) & Grouped (10' minimum width)  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (b)   | Shared Portal Entries should be used to access Interior Courtyards Directly from a Sidewalk, Open Space or Public ROW                           |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (c)   | Shared Portal Entries should be Inviting, Well Lit and provide Visual Access into the Courtyard from the Sidewalk.                              | The introduction of the central entry plaza in the mews with central feature and visible signage/ address numbers will provide greater visibility to main residential entry. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (d)   | Shared Portal Entries should be at least 1.5 Stories in Height and have a Significant Width (12' minimum)                                       | Main entry is less than 12' but is taller than required, meeting the intent of the guideline.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.5 (e)   | Security Gates at Shared Portal Entries can provide an opportunity for Artistic Ironwork.   | No gates shown for publicly accessible spaces.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.5 (f)   | Ground Floor Residential Units should be provided at Regular Intervals across the Building Facade   | No ground floor residences on block 3A   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (g)   | Development should have Entries no less than every 50 feet.   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (a)   | Street Corners should be Emphasized which may include Entries, Architectural Character, or Stepped Landscaping                                  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (b)   | Material and Details on Visible Side and Rear Elevations to be consistent with Front Elevations   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (c)   | Facades should Respond to Solar Orientation   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (d)   | Minimize Parking and Loading Access on Street Frontage  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (e)   | Building facades should reflect the site context. Elevations facing larger streets should be more formal than elevations facing smaller streets |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (f)   | Materials should Reinforce Architectural Character, Building Articulation and add Visual Interest   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (g)   | Changes in Material/Color should be used to Articulate Elements (Entries, Base, Body, Bays etc.)  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (h)   | Material/Color Changes should be Integral and Appropriate to the Design   |  |

| Meets DG                            | Does Not Meet DG         | Needs Info or N/A                   | DSG Section |   | Comments  |
|-------------------------------------|--------------------------|-------------------------------------|-------------|---|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (i)   | High Quality Materials should be used at Important Locations to provide Visual Interest and Durability  |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (j)   | Stucco should be High Quality and not used for Details  |   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.6 (k)   | Limit Blank Walls without Fenestration. Provide Visual Interest to any Blank Walls through Texture and Landscaping  | Show photo sample of metal louvers on Harmonia elevation                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (l)   | Windows should be Patterned and Grouped to Reflect the Building Organization and Program  |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (m)   | Window Details should Reflect the Building Character  |   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.6 (n)   | Window Trim to be consistent with Building Character. Punched Windows to be Recessed a minimum of 2" on Street Facing Facades   | Call out a minimum 2" recess from the primary building cladding and window frame in sections. |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.6 (o)   | Flush Windows Strongly Discouraged on Primary Facades   | See comment above.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (p)   | Large Mechanical Grill or Vents on Primary Facades are Strongly Discouraged   |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (q)   | Visible Side Elevations longer than 30' on property lines and located above adjacent buildings should provide Fenestration or Pull Back Portions of the Building from the property line |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.7 (a)   | Blank Facades/Parking Structures >5' in height should maintain the Rhythm, Articulation and Treatment of the Building   |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.7 (b)   | Blank Facades on Corners should not be >8' in height  |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.7 (c)   | Blank Facades/Parking Structures exposed on the Backside, Interior or Visible from other Streets should have a Residential Design Character & Rhythm                                    |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.7 (d)   | Architectural features, color, texture should be used to mitigate blank facades above ground level.   |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.8 (a)   | When Utilities (transformer, trash etc) must be located on the Front Façade they should be Hidden from  |   |

| Meets DG                            | Does Not Meet DG         | Needs Info or N/A        | DSG Section  |  | Comments |
|-------------------------------------|--------------------------|--------------------------|--------------|--|----------|
|                                     |                          |                          |              | View through Landscaping, Public Art, or Integrated Architecture   |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.8 (b)    | Utility Connections and Meters along Street Frontages should be avoided and/or Integrated into the Design/Landscaping                                    |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.8 (c)    | Auto Access along Alleys Perpendicular to the ROW Utilities and Transformers should be Provided rather than the ROW Frontage                             |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.8 (d)    | Utilities and Transformers should be Avoided at Sunnydale and Santos St  |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.9 (a)    | Placement and Design of Gates should be Welcoming and not a Walled Enclave.  |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.9 (b)    | Fences shall be Integrated into the Architecture and Block   |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.9 (c)    | Metal Fencing or Low Masonry Walls are Encouraged for Local Artistry   |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.10 (a)   | Retail Entries should be Designed to Provide Transparency and a Smooth Defined Transition from Public to Private Space.                                  |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.10 (b)   | Commercial Shall be Differentiated from Residential through use of Recessed Entries, Awnings, Large Windows, Change in Materials and Alternative Paving. |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.10 (c)   | Elements or Features to Generate Activities on the Street, Seating Ledges, Outdoor Seating, Outdoor Displays of Wares, and Signage Encouraged.           |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.10 (d)   | Retail and Service Frontages should not be used for Utilities, Storage, and Refuse Collection.   |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.10 (e/f) | Large Display Windows Encouraged   |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.10 (g)   | Clear Glass should be used. Colored or Reflective Glass is not Appropriate except for Childcare or Health Centers where Privacy is needed.               |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.10 (h)   | A Well-Designed Base with Decorative Materials is Desired at Display Windows   |          |

| Meets DG                            | Does Not Meet DG         | Needs Info or N/A                   | DSG Section |   | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-------------|---|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (i)  | Non-Residential Ground Floor uses shall be Distinguished from the Upper-Floor uses through Varied Detailing, Awnings, Belt Courses, or Architectural Features |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (j)  | Building Base should Ground the Building and Provide Greater Detail and Visual Interest at the Pedestrian Level.  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (k)  | Where Parking Structure is above Grade, it should be Consistent with the Building Base.   | Above grade parking is lined with active uses on primary facades.                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (l)  | Base should be Incorporated into Storefront Design at Column and Windows  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (m)  | Awnings over Storefront Windows and Entries are Encouraged to Provide Signage, Shade and Pedestrian Cover   | Overhanging volumes of upper floors provides shade/ cover, serving a similar purpose of awnings. |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.10 (n)  | Individual Awnings rather than a Long Continuous Horizontal Awning is Desired.  | See comment above.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.10 (o)  | Awning Colors are Recommended as Accents and should be Integral to the Overall Building Palette.  | See comment above.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (p)  | Signage should be Well Designed and Consistent with Overall Design  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (q)  | Signs of Individual Letters, Highlighted by Separate Wall Washing Lights or Backlit as Silhouettes are Preferred.   |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.10 (r)  | Stylistic Business Signs that Represent the Business is Encouraged  | Individual signage will be added by future tenants.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (s)  | Simple and Attractive Blade Signs are Encouraged  |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.10 (t)  | Neon and Other Artistic Forms of Signs are Encouraged   | Individual signage will be added by future tenants.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (u)  | Cabinet Signs are Discouraged   | Blade signs are shown as primary retail signage type.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.10 (v)  | Raceways and Conduits should be Hidden and not Run on the Facade  | Individual signage will be added by future tenants.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.11 (a)  | A Variety of Roof Forms and Lines should be used including Vertical Accents, Varied Parapets, Roof Gardens and Trellises                                      |  |

| Meets DG                            | Does Not Meet DG         | Needs Info or N/A                   | DSG Section |   | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-------------|---|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.11 (b)  | Roof Design to Integrate Sustainable Technologies.  |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.12 (a)  | Above the Pedestrian Level Limit Lighting to Architectural Accents. Large Security Lights are Discouraged | Lighting fixtures not shown. Include on elevations where appropriate and show photo samples of any visible fixtures.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.12 (b)  | Lighting should include shut off controls   | See comment above.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (a)  | Minimize Garage Entries and Curb Cuts   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (b)  | Recess Garage Entries 3' from Building Plane  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (c)  | Entries to Shared Garages should be no less than 10' from Lobbies (Lots 50' or wider)                     |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (d)  | Curb Cuts Kept to a Minimum and Maximize on Street Parking  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (e)  | Coordinate Bike Parking and Curb Cuts to Reduce Conflicts   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (f)  | Avoid Locating Garage Access Directly Across from Building Lobbies of Adjacent Properties                 |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (a)  | Private and Common Open Space should be Designed to be Visible from Residential Units                     |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.14 (b)  | Common Open Space should be Designed as both Landscaped and Hardscaped Areas. Landscape at least 30%      | Replace concept precedent imagery with actual images of furnishings proposed with captions. Features such as the oversized animal structures do not have a product associated with them. Show photo sample with make/ model of all items in material schedule. |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.14 (c)  | Courtyards should include Patios for Ground Floor Units   | The ground floor mews do not have facing units.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.14(d)   | Ground Level Units Facing an Inner Court or Common Open Space should be Screened                          | See comment above.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (e)  | Design of Open Spaces to follow 'Bay Friendly Landscape Guidelines'                                       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (f)  | Private and Common Open Space Areas should be Designed to Incorporate Stormwater Runoff                   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (g)  | Clearly Differentiate Public and Private Spaces   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.15 (a)  | Pedestrian Mews should be Open to the Public during Daylight Hours  |  |

| Meets DG                            | Does Not Meet DG         | Needs Info or N/A        | DSG Section |  | Comments   |
|-------------------------------------|--------------------------|--------------------------|-------------|--|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.15 (b)  | Pedestrian Mews should be Well Lit   | Lighting fixtures not shown. Include on elevations where appropriate and show photo samples of any visible fixtures. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.15 (c)  | Landscape Planters and Fences Designating Private Open Spaces should not be >3' in Height  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.2.2(a)    | Corner of the building Hahn and Sunnydale should be designed to create a significant presence and reflect residential character. |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.2.2(b)    | Outdoor seating for restaurant encouraged.   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.2.2(c)    | West façade should create a wall to frame the open space at Block 4  |  |

**PLANNING CODE REQUIREMENTS:**

| Meets PC                            | Does Not Meet PC         | Needs Info or N/A                   | Planning Code Section |  | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 249.75(c)(2)(A)       | Permitted Uses   | RM-1   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 249.75(c)(2)(B)       | Ground Floor Uses  | Residential Use is Excluded from Active Use in this SUD  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 249.75(c)(3)          | Density (3) Dwelling Unit Density. The controls set forth in the underlying RM-1 use district shall govern dwelling unit density within the Special Use District. However, greater dwelling unit density than permitted by the underlying RM-1 use district may be provided on individual lots, as long as the overall density of the Special Use District does not exceed the density allowed by the underlying RM-1 zoning for the entire Special Use District, accounting for density that could be permitted as a Planned Unit Development pursuant to Section 304. The overall density limit shall be determined by the size and configuration of the lots within this Special Use District as they exist at the time of the adoption of this Special Use District. | RM-1: 1 per 800sf of lot size 34,409 /800=43 units<br>PUD/RM-2: 1 per 600sf of lot size 34,409/600- 57-1=56<br>90 proposed units-43 (RM-1) =47 units over base density.<br>PUD allowable density to be counted and offset under the whole SUD. 90-57 (RM-2)=33 |

| Meets PC                            | Does Not Meet PC         | Needs Info or N/A                   | Planning Code Section |   | Comments  |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|---|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 249.75(c)(5)          | Parking                                   | Maximum Permitted is 1:1 for dwelling units and 1:500 for other uses listed. Total of 170 permitted for residential use and 30 for 14,805 commercial and educational use. 200 are permitted, however, 98 auto parking spaces are proposed on Block 3B |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 249.75(c)(6)          | Class 1 Bicycle Parking – Residential Use | Sec. 155.1 requires 1:1 up to 100.170 units for both Block A & B. Therefore, 170 Class 1 are required. Details to be provided.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 249.75(c)(6)          | Class 1 Bicycle Parking – Child Care Use  | Sec. 155 requires 1 per 20 children or 2 minimum. Details to be provided.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 249.75(c)(6)          | Class 2 Bicycle Parking – Residential Use | Sec. 155.1 requires 1 per 20 DU. 170/20=8.5. 9 Class 2 space required. Details to be provided.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 249.75(c)(6)          | Class 2 Bicycle Parking –Child Care Use   | Sec. 155.1 requires 1 per 20 children. Details to be provided.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 155.1                 | Standards for Bicycle Parking Spaces      | Additional detailed information required for layout, location, and type of bicycle parking to be provided.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 166                   | Car Share Spaces                          | Sec. 166 requires 1 car share space for 50-200 dwelling units. Space to be designated on floor plan   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 140                   | Dwelling Unit Exposure                    | Outer court is greater than 25 feet. Public open space and street exposures for other frontages.  |

**PLAN SUBMITTAL GUIDELINES:**

| Provided                            | Not Provided             | Not Required                        | Description & Comment                          |  |
|-------------------------------------|--------------------------|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | General Information                            | Plans Dated 9/23/21 BPA # 202106031549R1   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Title Sheet & Details                          | GFA 136,941 5-story Building with basement. Ground floor garage, commercial, with 2 residential units and 88 Residential units and amenities above the ground floor. |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Site Survey                                    | Done as part of the Phase review   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Site Plan                                      |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Floor & Roof Plans                             |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Elevations                                     |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Sections                                       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Landscaping Plan                               |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Streetscape Plan                               | Done as part of the Phase review   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Material Specifications                        |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Photographs                                    |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Renderings                                     |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Pre-Application Meeting                        | Date of Outreach 8/20/2020 through 9/15/2020 Website   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Narrative Response for Requested Modifications | No modifications sought  |

**DEVELOPMENT CONTROLS: MODIFICATIONS (NOT ALLOWED=N; MAJOR=J; >10% DEVIATION=%J; MINOR=M)**

| Complies                            | Does Not Comply          | Needs Info or N/A                   | DSG Section |  | Mod | Comments  |
|-------------------------------------|--------------------------|-------------------------------------|-------------|--|-----|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.1 (1)   | Maximum Height   |     | 60 feet and 5' height bonus for taller ground floor stories through residential stoops or other means (e.g. tall retail / non-residential ground floors). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.1 (2)   | No. of Stories Permitted Regardless of Height                      |     | 5 stories   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.1 (3)   | Active Ground Floor and Walk Up Additional 5' Permitted            |     | Active tall ground floor (e.g. tall retail / non-residential) also allows additional height.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.1 (4)   | Building Step with Grade   |     | Not required for less than 5% grade   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.1 (5)   | Sustainability Development Controls DSG Sec. 8.2 & 8.3             |     | Provided for DBI review   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.2 (1)   | Significant Breaks (200 ft)  |     | All frontages have building walls less than 200' in length G013   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.2 (2)   | Articulation (50 ft)   |     |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.2 (3)   | Maximum Dimension Above Grade                                      |     |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.3 (1)   | Maximum Lot Coverage (75%)   |     | Lot area 39,160/24,049 =61%   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.3 (2)   | Rear Yard Minimum (15 feet) only if Adjacent to Residential Parcel |     | Not Applicable  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.4 (1)   | Minimum Setback per Figure 7.4 & DSG Sec. 5.2                      |     | Sunnydale (Optional) 0-4'; West Property Line (Required 10') providing  |



# DESIGN STANDARDS AND GUIDELINES REVIEW

SUNNYDALE HOPE SF BLOCK 3B

Record No. 2010.0305PHA-02

NOVEMBER 30, 2021

| Complies                            | Does Not Comply          | Needs Info or N/A                   | DSG Section |   | M o d | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-------------|---|-------|--|
|                                     |                          |                                     |             |   |       | 10'; Harmonia (Required 8' 5.2.11) providing 8';             |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.4 (2)   | Minimum 40% Setback to be Landscaped with Plants (Block 3 excepted)   |       | Block 3 is exempt from this requirement                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.4 (3)   | Permitted Obstructions  |       | Marquee and Canopy complies                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.5 (1)   | Ground Floor Residential Entries for Dwelling Units (exception for Blocks 1 & 3)                              |       | Block 3 is exempt from this requirement                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (2)   | Multi-Unit Building Lobbies   |       | Accessed through the mews                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (3)   | Ground Floor Units Direct Access  |       | Accessed through public open space                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.5 (4)   | Stoops and Stairs Minimum Width (40" individual & 60" shared)   |       | No stoops or stairs  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (5)   | Entrances Shall Occur at or above Back of Walk  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (1)   | Above Ground Parking Shall be Lined with Residential Units or Active Use (exception 25% above 4ft)            |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.7 (1)   | Ground Floor Never more than One Story above Grade  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.7 (2)   | Minimize and Architecturally Treat Blank Facades  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.7 (3)   | Garages with <8% Grade Shall have Active Use for 25 ft of Depth   |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.8 (1)   | Trash shall be Concealed and Integrated into Design   |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.9 (1)   | Front Setback Fences Shall Not Exceed 3'6"  |       | Fences at ground floor unit patios will be no more than 3'6" |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.9 (2)   | Full Height Security Gates are not Allowed in the Setback and Shall be at or behind Principal Plane of Facade |       | None in project  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.9 (3)   | Chain Link Fence and Barbed Wire are not allowed.   |       | None in project  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (1)  | Storefronts Shall be at Regular Increments of 20-40 ft  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (2)  | Retail/Service at Ground Floor Minimum 14' Floor to Floor Height Blocks 1 and 3                               |       | Meets the measurement from the centerline of each building   |

# DESIGN STANDARDS AND GUIDELINES REVIEW

SUNNYDALE HOPE SF BLOCK 3B

Record No. 2010.0305PHA-02

NOVEMBER 30, 2021

| Complies                            | Does Not Comply          | Needs Info or N/A                   | DSG Section |   | M o d | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-------------|---|-------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (3)  | Transparent Windows and Doors for at least 60% of Frontage  |       |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.10 (4)  | Commercial Signs Subject to NC-2 Controls and Other Signs R District Controls per Article 6   |       | Signs will be under separate permits, but shall comply with Article 6                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (5)  | Retail entrances shall be at sidewalk level and must be well marked and prominent. Sunken or raised storefronts are prohibited              |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.11 (1)  | Mechanical Equipment Shall be Screened from Public View and View from other Buildings when Possible. Solar Panels Excluded                  |       |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.12 (1)  | Exterior Lighting Full Cut Off or Fully Shielded. Accent Lighting Exempt.   |       | Information to be provided.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (1)  | No Garage Entries on Sunnysdale Ave and Santos St   |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (2)  | Garage Entrances No Wider than 20' if Combined In/Egress or 10' if Separated  |       | 2 entries 10' on Harmonia  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (3)  | Off Street Loading to be Integrated with Auto Entry 20' Maximum   |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (4)  | <10% Slope Shall have no more than 2 Garage Entries on any Façade, Center St or Blythdale St  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (5)  | Off- Street loading shall meet the requirements for parking, parking entrances and curb cuts  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (1)  | Minimum 80sf Usable Open Space (UOS) per Residential Unit (Private, Common or Publicly Accessible). Townhouse blocks can use shared alleys. |       | 90x80=7,200<br>Ground level Mews 5,268 and West Building Courtyard 5,589 total 10,857      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (2)  | Private Open Space Shall be Minimum 6' for Deck, Balcony, Porch or roof and 8' for Ground Floor Terrace or Court                            |       | Ground Floor unit patios are 8'8"x13' and therefore in compliance with the 8 foot minimum. |

# DESIGN STANDARDS AND GUIDELINES REVIEW

SUNNYDALE HOPE SF BLOCK 3B

Record No. 2010.0305PHA-02

NOVEMBER 30, 2021

| Complies                            | Does Not Comply          | Needs Info or N/A                   | DSG Section |   | M o d | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-------------|---|-------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (3)  | Common Open Space Shall be Open to the Sky, a Minimum of 15' and Accessible to all Residents of the Building. Does not need to meet all requirements of Sec. 135(g)(2). |       |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.14 (4)  | Community or Other Rooms with Direct Access to Open Space May Fulfill up to 33% of Common Open Space if Well Designed. And requires a Minor Modification                |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (5)  | Permitted Obstruction into UOS Limited to Balconies, Bay Windows, and Decorative Features per PC Sec. 135 & 136   |       | Pedestrian bridges are part of the building circulation and therefore not considered a projection under 135 and 136. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (6)  | Podium Landscaping shall have an adequate soil depth subject to review to ensure successful planting.   |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.15 (1)  | Pedestrian Mews shall be Publicly Accessible, Provide Through Access and have Common Entrances and Ground Floor Units that Open Directly to the Mews                    |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.15 (2)  | Buildings Facing Mews Shall Meet all DSGs as if on a Public Right of Way  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.15 (3)  | Minimum Pedestrian Width of 6' Passage  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.15 (4)  | Mews Shall be a Minimum of 25' btwn Building Frontages or 30' when there are 4-Story Buildings on 2 Sides   |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.15 (5)  | Mews Shall Meet all Usable Open Space Requirements to Qualify as UOS  |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.2.1       | Ground floor fronting Hahn and Sunnydale shall consist of retail and neighborhood services.   |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.2.2       | Parking shall be accessed from Center Street (Harmonia)   |       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.2.3       | Minimum base of 14 feet   |       |  |

# DESIGN STANDARDS AND GUIDELINES REVIEW

SUNNYDALE HOPE SF BLOCK 3B

Record No. 2010.0305PHA-02

NOVEMBER 30, 2021

| Complies                            | Does Not Comply          | Needs Info or N/A        | DSG Section |   | M o d | Comments |
|-------------------------------------|--------------------------|--------------------------|-------------|---|-------|----------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.2.4       | Tenant spaces shall be designed to accommodate retail - storefronts, mechanical, noise attenuation measures shall be included |       |          |

## DESIGN GUIDELINES:

| Meets DG                            | Does Not Meet DG         | Needs Info or N/A        | DSG Section |  | Comments   |
|-------------------------------------|--------------------------|--------------------------|-------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.1 (a)   | Vary Heights and Rooflines within the Block Regardless of Height Zone  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.1 (b)   | Step Back Upper Floors to Reduce the Building Scale  | Scale of the buildings is appropriate without setting back upper floors. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.2 (a)   | Blocks Developed as a Single Project should Appear to be Separated Buildings Above Grade   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.2 (b)   | Articulation (50 ft) Provide Breaks in Vertical and Horizontal Modulation of at Least 2'   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.2 (c)   | One and Two-Story Elements should be used to Reduce the Scale of Four and Five-Story Buildings   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.2(d)    | Options for meeting Controls 7.1.1 & 7.1.2. Step Back, Corner Back, & Liner Townhouses   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.4 (a)   | A Majority of the Building Plane should be Built to the Setback Line for the Block   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.4 (b)   | All Setback Areas for Residential Buildings should provide Front Porches, Stoops, Terraces/Balconies and Landscaping for Ground Floor Units.       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.4 (c)   | Planting in setback should enhance privacy and security of ground floor units while maintaining clear line of sight btwn front door and public ROW |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.4 (d)   | Sloping Site Setbacks can Accommodate Level Changes btwn Back of Sidewalk and Entrance   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.5 (a)   | Entries should be Articulated & Proportionate in Size to the Number of Units Served. Private (5'   |  |

# DESIGN STANDARDS AND GUIDELINES REVIEW

SUNNYDALE HOPE SF BLOCK 3B

Record No. 2010.0305PHA-02

NOVEMBER 30, 2021

| Meets DG                            | Does Not Meet DG         | Needs Info or N/A                   | DSG Section |   | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-------------|---|--|
|                                     |                          |                                     |             | minimum width) & Grouped (10' minimum width)  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (b)   | Shared Portal Entries should be used to access Interior Courtyards Directly from a Sidewalk, Open Space or Public ROW                           |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (c)   | Shared Portal Entries should be Inviting, Well Lit and provide Visual Access into the Courtyard from the Sidewalk.                              | The introduction of the central entry plaza in the mews with central feature and visible signage/ address numbers will provide greater visibility to main residential entry. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (d)   | Shared Portal Entries should be at least 1.5 Stories in Height and have a Significant Width (12' minimum)                                       | Main entry is less than 12' but is taller than required, meeting the intent of the guideline.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.5 (e)   | Security Gates at Shared Portal Entries can provide an opportunity for Artistic Ironwork.   | No gates shown for publicly accessible spaces.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (f)   | Ground Floor Residential Units should be provided at Regular Intervals across the Building Facade   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.5 (g)   | Development should have Entries no less than every 50 feet.   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (a)   | Street Corners should be Emphasized which may include Entries, Architectural Character, or Stepped Landscaping                                  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (b)   | Material and Details on Visible Side and Rear Elevations to be consistent with Front Elevations   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (c)   | Facades should Respond to Solar Orientation   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (d)   | Minimize Parking and Loading Access on Street Frontage  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (e)   | Building facades should reflect the site context. Elevations facing larger streets should be more formal than elevations facing smaller streets |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (f)   | Materials should Reinforce Architectural Character, Building Articulation and add Visual Interest   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (g)   | Changes in Material/Color should be used to Articulate Elements (Entries, Base, Body, Bays etc.)  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (h)   | Material/Color Changes should be Integral and Appropriate to the Design   |  |

# DESIGN STANDARDS AND GUIDELINES REVIEW

SUNNYDALE HOPE SF BLOCK 3B

Record No. 2010.0305PHA-02

NOVEMBER 30, 2021

| Meets DG                            | Does Not Meet DG         | Needs Info or N/A                   | DSG Section |   | Comments  |
|-------------------------------------|--------------------------|-------------------------------------|-------------|---|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (i)   | High Quality Materials should be used at Important Locations to provide Visual Interest and Durability  |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (j)   | Stucco should be High Quality and not used for Details  |   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.6 (k)   | Limit Blank Walls without Fenestration. Provide Visual Interest to any Blank Walls through Texture and Landscaping  | Show photo sample of metal louvers on Harmonia elevation                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (l)   | Windows should be Patterned and Grouped to Reflect the Building Organization and Program  |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (m)   | Window Details should Reflect the Building Character  |   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.6 (n)   | Window Trim to be consistent with Building Character. Punched Windows to be Recessed a minimum of 2" on Street Facing Facades   | Call out a minimum 2" recess from the primary building cladding and window frame in sections. |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.6 (o)   | Flush Windows Strongly Discouraged on Primary Facades   | See comment above   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (p)   | Large Mechanical Grill or Vents on Primary Facades are Strongly Discouraged   |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.6 (q)   | Visible Side Elevations longer than 30' on property lines and located above adjacent buildings should provide Fenestration or Pull Back Portions of the Building from the property line |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.7 (a)   | Blank Facades/Parking Structures >5' in height should maintain the Rhythm, Articulation and Treatment of the Building   |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.7 (b)   | Blank Facades on Corners should not be >8' in height  |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.7 (c)   | Blank Facades/Parking Structures exposed on the Backside, Interior or Visible from other Streets should have a Residential Design Character & Rhythm                                    |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.7 (d)   | Architectural features, color, texture should be used to mitigate blank facades above ground level.   |   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.8 (a)   | When Utilities (transformer, trash etc) must be located on the Front  |   |

# DESIGN STANDARDS AND GUIDELINES REVIEW

SUNNYDALE HOPE SF BLOCK 3B

Record No. 2010.0305PHA-02

NOVEMBER 30, 2021

| Meets DG                            | Does Not Meet DG         | Needs Info or N/A        | DSG Section  |  | Comments |
|-------------------------------------|--------------------------|--------------------------|--------------|--|----------|
|                                     |                          |                          |              | Façade they should be Hidden from View through Landscaping, Public Art, or Integrated Architecture   |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.8 (b)    | Utility Connections and Meters along Street Frontages should be avoided and/or Integrated into the Design/Landscaping                                    |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.8 (c)    | Auto Access along Alleys Perpendicular to the ROW Utilities and Transformers should be Provided rather than the ROW Frontage                             |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.8 (d)    | Utilities and Transformers should be Avoided at Sunnydale and Santos St  |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.9 (a)    | Placement and Design of Gates should be Welcoming and not a Walled Enclave.  |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.9 (b)    | Fences shall be Integrated into the Architecture and Block   |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.9 (c)    | Metal Fencing or Low Masonry Walls are Encouraged for Local Artistry   |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.10 (a)   | Retail Entries should be Designed to Provide Transparency and a Smooth Defined Transition from Public to Private Space.                                  |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.10 (b)   | Commercial Shall be Differentiated from Residential through use of Recessed Entries, Awnings, Large Windows, Change in Materials and Alternative Paving. |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.10 (c)   | Elements or Features to Generate Activities on the Street, Seating Ledges, Outdoor Seating, Outdoor Displays of Wares, and Signage Encouraged.           |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.10 (d)   | Retail and Service Frontages should not be used for Utilities, Storage, and Refuse Collection.   |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.10 (e/f) | Large Display Windows Encouraged   |          |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7.1.10 (g)   | Clear Glass should be used. Colored or Reflective Glass is not Appropriate except for Childcare or Health Centers where Privacy is needed.               |          |

# DESIGN STANDARDS AND GUIDELINES REVIEW

SUNNYDALE HOPE SF BLOCK 3B

Record No. 2010.0305PHA-02

NOVEMBER 30, 2021

| Meets DG                            | Does Not Meet DG         | Needs Info or N/A                   | DSG Section |   | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-------------|---|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (h)  | A Well-Designed Base with Decorative Materials is Desired at Display Windows  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (i)  | Non-Residential Ground Floor uses shall be Distinguished from the Upper-Floor uses through Varied Detailing, Awnings, Belt Courses, or Architectural Features |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (j)  | Building Base should Ground the Building and Provide Greater Detail and Visual Interest at the Pedestrian Level.  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (k)  | Where Parking Structure is above Grade, it should be Consistent with the Building Base.   | Above grade parking is lined with active uses on primary facades.                                |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (l)  | Base should be Incorporated into Storefront Design at Column and Windows  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (m)  | Awnings over Storefront Windows and Entries are Encouraged to Provide Signage, Shade and Pedestrian Cover   | Overhanging volumes of upper floors provides shade/ cover, serving a similar purpose of awnings. |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.10 (n)  | Individual Awnings rather than a Long Continuous Horizontal Awning is Desired.  | See comment above.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.10 (o)  | Awning Colors are Recommended as Accents and should be Integral to the Overall Building Palette.  | See comment above.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (p)  | Signage should be Well Designed and Consistent with Overall Design  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (q)  | Signs of Individual Letters, Highlighted by Separate Wall Washing Lights or Backlit as Silhouettes are Preferred.   |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.10 (r)  | Stylistic Business Signs that Represent the Business is Encouraged  | Individual signage will be added by future tenants.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (s)  | Simple and Attractive Blade Signs are Encouraged  |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.10 (t)  | Neon and Other Artistic Forms of Signs are Encouraged   | Individual signage will be added by future tenants.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.10 (u)  | Cabinet Signs are Discouraged   | Blade signs are shown as primary retail signage type.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.10 (v)  | Raceways and Conduits should be Hidden and not Run on the Facade  | Individual signage will be added by future tenants.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.11 (a)  | A Variety of Roof Forms and Lines should be used including Vertical   |  |



# DESIGN STANDARDS AND GUIDELINES REVIEW

SUNNYDALE HOPE SF BLOCK 3B

Record No. 2010.0305PHA-02

NOVEMBER 30, 2021

| Meets DG                            | Does Not Meet DG         | Needs Info or N/A                   | DSG Section |   | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-------------|---|--|
|                                     |                          |                                     |             | Accents, Varied Parapets, Roof Gardens and Trellises  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.11 (b)  | Roof Design to Integrate Sustainable Technologies.  |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.12 (a)  | Above the Pedestrian Level Limit Lighting to Architectural Accents. Large Security Lights are Discouraged | Lighting fixtures not shown. Include on elevations where appropriate and show photo samples of any visible fixtures.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.12 (b)  | Lighting should include shut off controls   | See comment above.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (a)  | Minimize Garage Entries and Curb Cuts   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (b)  | Recess Garage Entries 3' from Building Plane  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (c)  | Entries to Shared Garages should be no less than 10' from Lobbies (Lots 50' or wider)                     |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (d)  | Curb Cuts Kept to a Minimum and Maximize on Street Parking  |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (e)  | Coordinate Bike Parking and Curb Cuts to Reduce Conflicts   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.13 (f)  | Avoid Locating Garage Access Directly Across from Building Lobbies of Adjacent Properties                 |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (a)  | Private and Common Open Space should be Designed to be Visible from Residential Units                     |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.14 (b)  | Common Open Space should be Designed as both Landscaped and Hardscaped Areas. Landscape at least 30%      | Replace concept precedent imagery with actual images of furnishings proposed with captions. Features such as the oversized animal structures do not have a product associated with them. Show photo sample with make/ model of all items in material schedule. |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.14 (c)  | Courtyards should include Patios for Ground Floor Units   | The ground floor mews do not have facing units.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.1.14(d)   | Ground Level Units Facing an Inner Court or Common Open Space should be Screened                          | See comment above  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (e)  | Design of Open Spaces to follow 'Bay Friendly Landscape Guidelines'                                       |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (f)  | Private and Common Open Space Areas should be Designed to Incorporate Stormwater Runoff                   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.14 (g)  | Clearly Differentiate Public and Private Spaces   |  |

# DESIGN STANDARDS AND GUIDELINES REVIEW

SUNNYDALE HOPE SF BLOCK 3B

Record No. 2010.0305PHA-02

NOVEMBER 30, 2021

| Meets DG                            | Does Not Meet DG         | Needs Info or N/A                   | DSG Section |  | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-------------|--|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.15 (a)  | Pedestrian Mews should be Open to the Public during Daylight Hours   |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.15 (b)  | Pedestrian Mews should be Well Lit   | Lighting fixtures not shown. Include on elevations where appropriate and show photo samples of any visible fixtures. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.1.15 (c)  | Landscape Planters and Fences Designating Private Open Spaces should not be >3' in Height  |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7.2.2(a)    | Corner of the building Hahn and Sunnydale should be designed to create a significant presence and reflect residential character. | 3B is not located at the corner  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.2.2(b)    | Outdoor seating for restaurant encouraged.   |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 7.2.2(c)    | West façade should create a wall to frame the open space at Block 4  |  |

## PLANNING CODE REQUIREMENTS:

| Meets PC                            | Does Not Meet PC         | Needs Info or N/A                   | Planning Code Section |   | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|---|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 249.75(c)(2)(A)       | Permitted Uses  | RM-1   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 249.75(c)(2)(B)       | Ground Floor Uses   | Residential Use is Excluded from Active Use in this SUD  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 249.75(c)(3)          | Density (3) Dwelling Unit Density. The controls set forth in the underlying RM-1 use district shall govern dwelling unit density within the Special Use District. However, greater dwelling unit density than permitted by the underlying RM-1 use district may be provided on individual lots, as long as the overall density of the Special Use District does not exceed the density allowed by the underlying RM-1 zoning for the entire Special Use District, accounting for density that could be permitted as a Planned Unit Development pursuant to Section 304. The overall density limit shall be determined by the size and configuration of the lots within this Special Use District as they exist at the time of the | RM-1: 1 per 800sf of lot size<br>34,409 /800=43 units<br>PUD/RM-2: 1 per 600sf of lot size<br>34,409/600- 57-1=56<br>90 proposed units-43 (RM-1) =47 units over base density.<br>PUD allowable density to be counted and offset under the whole SUD. 90-57 (RM-2)=33<br>Density analysis to be provided. |

# DESIGN STANDARDS AND GUIDELINES REVIEW

SUNNYDALE HOPE SF BLOCK 3B

Record No. 2010.0305PHA-02

NOVEMBER 30, 2021

| Meets PC                            | Does Not Meet PC         | Needs Info or N/A                   | Planning Code Section |   | Comments   |
|-------------------------------------|--------------------------|-------------------------------------|-----------------------|---|--|
|                                     |                          |                                     |                       | adoption of this Special Use District.    |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 249.75(c)(5)          | Parking                                   | Maximum Permitted is 1:1 for dwelling units and 1:500 for other uses listed. Total of 170 permitted for residential use and 30 for 14,805 commercial and educational use. 200 are permitted, however, 98 auto parking spaces are proposed on Block 3B. |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 249.75(c)(6)          | Class 1 Bicycle Parking – Residential Use | Sec. 155.1 requires 1:1 up to 100.170 units for both Block A & B. Therefore, 170 Class 1 are required. Details to be provided.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 249.75(c)(6)          | Class 1 Bicycle Parking – Child Care Use  | Sec. 155 requires 1 per 20 children or 2 minimum. Details to be provided.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 249.75(c)(6)          | Class 2 Bicycle Parking – Residential Use | Sec. 155.1 requires 1 per 20 DU. $170/20=8.5$ . 9 Class 2 space required. Details to be provided.  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 249.75(c)(6)          | Class 2 Bicycle Parking – Child Care Use  | Sec. 155.1 requires 1 per 20 children. Details to be provided.   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 155.1                 | Standards for Bicycle Parking Spaces      | Additional detailed information required for layout, location, and type of bicycle parking to be provided.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 166                   | Car Share Spaces                          | Sec. 166 requires 1 car share space for 50-200 dwelling units. Space to be designated on floor plan.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 140                   | Dwelling Unit Exposure                    | Outer court is greater than 25 feet. Public open space and street exposures for other frontages.   |