



SAN FRANCISCO PLANNING DEPARTMENT

October 26, 2007

Patrick Van Ness
Signature Properties
4670 Willow Road, Suite 200
San Francisco, CA 94588

William A. Harper
Hanover R. S. Limited Partnership
5847 San Felipe, Suite 3600
Houston, TX 77057

Re: Request For Written Determination Pursuant To Planning Code §307(A)
Project Site: Executive Park-Candlestick Cove
Block/Lot: 4991/241, 279
Zoning District: C-2 (Community Business) District

Dear Messrs. Van Ness and Harper:

This letter is in response to your request for confirmation regarding the approved unit count and mix and the application of the inclusionary affordable housing requirements to Building "B" in the Executive Park-Candlestick Cove project (Block 4991, Lots 241 and 279). The Executive Park-Candlestick Code project was approved by the Planning Commission on June 16, 2005 under Planning Department Case No. 2003.1113CMK in its Motion Nos. 17037 and 17038, and by the Board of Supervisors on November 8, 2005 under Board of Supervisors' File No. 051509 in its Ordinance No. 263-05. The Executive Park-Candlestick Cove project includes a total of approximately 450 dwelling units located within three mid-rise buildings (Buildings "A", "B", and "C"), and several townhouse buildings. Building "B" is located at the southeastern corner of the project site, and was originally approved for 98 residential dwelling units, as shown on Exhibit "B" in the case file.

Building "B" in Executive Park-Candlestick Cove has proposed to increase the total number of units from 98 units to 110 units. The proposed unit mix consists of four studio units, 49 one-bedroom units, and 57 two-bedroom units. This letter confirms that the above-mentioned increase in the total unit count to 110 units and the proposed unit mix is consistent with the Planning Commission approval motions for Building "B" of the Executive Park-Candlestick Cove project.

Under San Francisco Planning Code Section 315¹ et seq., a project may satisfy inclusionary affordable housing requirements by either constructing the required number of affordable units on-site pursuant to Section 315.4, off-site pursuant to Section 315.5, or by payment of an in lieu fee pursuant to Section 315.6. The Executive Park-Candlestick Cove project was approved on June 16, 2005, and is required to make an election between the three above-mentioned alternatives no later

¹ All further references are to the San Francisco Planning Code unless otherwise indicated.

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than prior to the issuance of a building or site permit. This letter confirms that in the event the project sponsor satisfies the inclusionary affordable housing requirements by payment of an in lieu fee in accordance with Section 315.6, the fee is fully refundable if, prior to certificate of occupancy, the project sponsor elects to construct the required number of affordable units on-site.

If you have any questions regarding this matter, please contact Ben A. Fu at (415) 558-6613 or via e-mail at ben.fu@sfgov.org.

If anyone has substantial reason to believe that there is an error in the implementation of the Planning Code, or abuse of discretion on the part of the Zoning Administrator, this determination may be appealed to the Board of Appeals within fifteen (15) days from the date of this letter. For further information regarding the appeals process, please contact the Board of Appeals, 1660 Mission Street, Room 3036, San Francisco or by telephone at (415) 575-6880.

Sincerely,

Lawrence B. Badiner
Zoning Administrator

Cc: Matt Franklin
Douglas Shoemaker
Myrna Melgar
Elaine Forbes
Ben Fu

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