



San Francisco Housing Action Coalition (SFHAC) Project Report Card

Address: 875 California Street

Project Sponsor: Grosvenor

Date of SFHAC Review: October 21, 2015

Grading Scale:

1 = Fails to meet project review guideline criteria

2 = Meets some project review guideline criteria

3 = Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond of what is required

Criteria for SFHAC Endorsement:

1. The project must have been presented to the SFHAC Project Review Committee;
2. The project must score a minimum of 3/5 on any given guideline.

Guideline	Comments	Grade
Land Use	The project will replace a surface parking lot and one-story parking garage with 44 homes and one level of subterranean parking for 48 cars.	5
Density	The site suffers from outdated zoning that does not favor density. However, this project does maximize density within the existing height limit.	5
Affordability	The project sponsor will pay an <i>in-lieu</i> fee of over three million dollars to the Mayor's Office of Housing that would finance their affordable housing.	3
Parking and Alternative Transportation	We would like the project to reduce its parking count from 48 to 44 spaces. We strongly support the high biking parking ratio and plan to dedicate on-street parking to car share.	4
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be impacted by the proposed project.	N/A
Urban Design	We would prefer a more iconic building, but the zoning makes that a challenge. We'd like the site's corner to become more of a public amenity. We appreciate the thoughtful open space.	4
Environmental Features	The project sponsor will pursue LEED Gold for the building. We encourage them to pursue other measures that further green the building, especially water conservation.	4
Community Input	The project sponsor has met with the Nob Hill Neighborhood Association three times and held numerous one-one-meetings with local residents.	5
Additional Comments	Our members appreciate the thorough presentation from the project team.	N/A
Final Comments	The SF Housing Action Coalition endorses the proposed project at 875 California Street.	4.3/5

Please see attached letter for further explanation.