



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary

Jewish Home of San Francisco Expansion

HEARING DATE: AUGUST 13, 2015

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San Francisco,
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Date: August 3, 2015

Case Number: 2011.1323MTZCUA

Project Name: **302 Silver Avenue**

Zoning: RH-2 (Residential-House, Two Family)
50-X

Proposed Zoning: Jewish Home of San Francisco Special Use District
50/65/80-X

Project Sponsor: Jan Reicher - 415.334.2500
Jewish Home of San Francisco
302 Silver Avenue
San Francisco, CA 94112
jreicher@seniorlivinggroup.org

Staff Contact: Tina Chang - 415-575-9197
tina.chang@sfgov.org

Recommendation: **Recommend Approval of General Plan Amendment**
Recommend Approval of Planning Code Amendment
Recommend Approval of Zoning Maps Amendment
Approval of Conditional Use Authorization / Amendment of Planned Unit Development with Conditions

PROJECT DESCRIPTION

The application before the Commission is the request for amendments to the General Plan, Planning Code Text, Zoning Maps and Conditional Use authorization, for the expansion of the Jewish Home of San Francisco a residential care facility considered an institutional use, which includes the demolition of the Main/ West/ Infirmary Building, approximately 50,600 square feet, and the construction of two new buildings (1A and 1B), totaling approximately 264,984 square feet, which would house up to 210 Residential Care Facility for the Elderly (RCFE) units (assisted living and memory care) licensed by the California Department of Social Services, adding up to 245 additional residents. The authorization for Conditional Use would allow 1.) the modification of an existing Planned Unit Development, allowing development greater than 10,000 square feet on a parcel larger than ½ an acre, building heights exceeding 40-feet in an RH-2 Zoning District; 2.) the inclusion of non-residential uses which would not be limited to only serving residents in the immediate vicinity, including Health Services (e.g. medical office, laboratories and outpatient clinics), acute care psychiatric hospital uses, Institutional Uses (e.g. religious facilities, adult day care, assembly and social services), Personal Services, administrative office space, and other Retail Uses, intended to serve residents, visitors and employees of the Residential Care Facility and neighbors in the immediate vicinity; 3.) the development of buildings exceeding the height of 40-feet in an RH-2 Zoning District; and 4.) the use of valet parking, providing up to 50 additional parking spaces, on-site, for special occasions not exceeding 24 days a year.

SITE DESCRIPTION AND PRESENT USE

The project site occupies a full city block, approximately 8.7 acres in size, or 377,447 square feet, and is bounded by Silver Avenue, Mission Street, Avalon Avenue and Lisbon Street. The site slopes up, moving north to south and west to east, with a grade change of approximately 70 from the site's lowest point at the Mission and Silver intersection, to its highest point at the Avalon and Silver intersection. The site is currently occupied by the Jewish Home, which occupies five buildings across the campus.

Existing Uses. The Home currently contains 374 occupied skilled nursing facility units licensed by the California Department of Public Health, accommodating 374 residents and 509 weekday employees and volunteers. Twelve of the skilled nursing beds are classified as acute care psychiatric hospital beds. The site also contains approximately 166 existing surface parking spaces. There are two loading spaces, with the main loading dock at the Rosenberg building, and a second elevator assisted loading dock at the Friedman building. The main pedestrian entrance is located off a driveway and parking area with ingress off of Silver Avenue and egress onto Mission Street. Auto and delivery service access is from the Silver Avenue driveway. The site also includes substantial landscaping, including mature trees.

The Goodman Building, located along Avalon Avenue towards Lisbon Street, is a six level, 98,450 square foot building, including a basement containing 176 skilled nursing beds. The basement contains storage and mechanical, as well as an employee cafeteria. The ground level contains a lobby, physical therapy area, hair salon, café, offices and an aviary. Koret, in the middle of the block of Lisbon Street, is a three level, 50,100 square foot structure with 78 skilled nursing beds, 12 of which are classified as acute psychiatric beds. The ground floor contains offices, storage and mechanical equipment. The upper two levels contain skilled nursing beds. Rosenberg, in the building of the block, north of Goodman and Koret, is a 42,429 square foot building, including a basement area. The basement level contains the commercial kitchen that serves the entire campus. Food is transported underground from Rosenberg to Goodman and at grade to Koret and Friedman. The first floor contains a lobby, medical clinic space, art room and a synagogue. The second level contains offices, a research clinic, and a board/ meeting room. Friedman, at the corner of Lisbon Street and Silver Avenue, is a four level, 105,146 square foot building, including a basement. The basement area contains mechanical and storage areas. The first through third levels contain 120 skilled nursing beds. The Main West and Infirmary Building, to be demolished, is a three level, with partial basement, 105,146 square foot building along Avalon Avenue, towards Mission Street. The basement is partially excavated and contains mechanical and storage spaces. The first floor contains a lobby, administrative offices, a board room and the Frank Family Lounge, which is a general purpose room for events. The second floor contains administrative offices. The Infirmary and West wings of the buildings are a combination of two and three stories. No skilled residents reside in the Infirmary and West wings, as the skilled nursing facility wound down in 2012 and 2013.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Excelsior Neighborhood and Excelsior Outer Mission Street Neighborhood Commercial District surrounds the project site. The Neighborhood Commercial District is mixed use, combining street-fronting retail businesses on the ground floor and housing on upper floors. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and

neighborhood-serving offices. The area is transit-oriented and the commercial uses serve residents of the area as well as residents and visitors from adjacent and other neighborhoods.

The residential portion of the neighborhood to the north, south and east of the subject property is zoned RH-1 (Residential, House, One-family). These areas are characterized by single-family homes without side yards. Floor sizes and building styles vary of the homes immediately adjacent to the site vary, but tend to be two-stories, or two-stories-over-garage. Though built on separate lots, the structures have the appearance of small-scale row housing.

ENVIRONMENTAL REVIEW

On May 27, 2015, the Planning Department's Environmental Review Office issued a Notice of Completion, and published a Preliminary Mitigated Negative Declaration ("PMND") for the Project. The PMND was available for public comment until June 17, 2015. Two comment letters were received as of June 12, 2015. An appeal was filed on June 17, 2015. On June 25, 2015, the Commission continued its consideration of the matter to August 13, 2015. The Planning Department, Jonas Ionin, is the custodian of records, located in File No. 2011.1323E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action.

Note: An Executive Summary on the appeal of the PMND is provided separately.

HEARING NOTIFICATION*

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 5, 2015	June 3, 2015	22 days
Posted Notice	20 days	June 5, 2014	June 1, 2015	24 days
Mailed Notice	20 days	June 5, 2015	May 29, 2015	27 days

*The project was originally scheduled to be heard on June 25, 2015 and was continued to August 13, 2015. The notice dates reflect notice dates for the originally scheduled hearing.

PUBLIC COMMENT

As of August 3, 2015, the Planning Department has received 5 letters from members of the public, aside from the appeal to the PMND, expressing specific concerns with the project, related to landscaping, the removal of trees, active street frontage, parking and traffic, and the openness of the project to the community. Two of the five letters were sent in response to the duly noticed Preliminary Mitigated Negative Declaration, which was published on May 27, 2015. Staff responded directly to the commenters responding to the PMND. One of the five letters expressed concerns regarding active street frontage, which the Home has responded to by providing up to approximately 4,800 square feet of ground floor retail, more than the approximately 1,800 square feet originally proposed. Most of commenter's issues have been addressed in the analyses prepared in the CEQA documentation of the project or in

compliance with the Planning Code and General Plan policies and none of the comments alter any conclusions reached in the PMND. The Jewish Home held a community meeting in January 2015, to present the Home's latest iteration of the expansion, and respond to community feedback in-person. The Home has conducted various outreach efforts over the past several years to discuss its development plans. Recent outreach includes presentations to various community groups between January and July of 2015, including the Oceanview, Merced Heights, Ingleside – Neighbors in Action (OMI-NIA), Excelsior Action Group (EAG) Steering Committee and EAG General Membership, Outer Mission Merchants and Residents Association (OMMRA), Excelsior District Improvement Association (EDIA) and the District 11 Council, a group of neighborhood organizations and associations within Supervisorial District 11 of San Francisco, whose boundaries include the Excelsior, Merced Heights, Ingleside Heights, Outer Mission, Coker Amazon, Oceanview, Ingleside and Mission Terrace neighborhoods.

ISSUES AND OTHER ISSUES

- **General Plan Amendment, Map 5.** The Project includes a General Plan Amendment to amend Map 5, "Urban Design Guidelines for Bulk of Buildings" to exclude Assessor's Block 5952 Lot 002, the subject property, from the shading that limits the height of the parcel to 40-feet, and maximum plan and diagonal dimension of a structure to 110-feet and 125-feet, respectively.
- **Planning Code Text Change.** The Project includes amendments to the Planning Code Text to add a Section 249.73 to establish the Jewish Home of San Francisco Special Use District to augment existing residential care facilities with additional licensed residential care facility and supportive uses, and would include controls pertaining to (1) Planning Unit Development: The SUD would permit a Planned Unit Development modification to allow a limited number of non-residential uses within the District that would not be required to serve only residents in the immediate vicinity; (2) Floor Area Ratio: The SUD would allow a floor area ratio of up to 2.1:1 for any individual lot within the SUD, though the floor area ratio of the entire district could not exceed 1.8:1; (3) Off-Street Automobile Parking: No more than 224 off-street parking spaces would be permitted within the Special Use District as an accessory use. Any parking proposed above the 224 parking space maximum (other than valet parking for special events, subject to a proposed condition of approval) shall not be accessory parking, but shall require conditional use authorization, pursuant to Planning Code Section 157; (4) Signs: The SUD would comply with Article 6 provisions as they apply to NC-3 Zoning Districts, with the exceptions identified below, to allow appropriate wayfinding to and within the site, as well as identification of the Home.
- **Planning Code Amendment, Zoning Map Changes.** The Project includes amendments to Special Use District Map No. 11 (SU11) and Height and Bulk District Map NO. 11 (HT11) to allow an increase in height within portions of the SUD to no more than 80-feet. The Special Use District Map would be amended to show the boundaries of the Jewish Home of San Francisco Special Use District.
- **Conditional Use Authorization.** The Project Sponsor seeks Conditional Use Authorization pursuant to Planning Code Sections 253, 303, and 304 to (1) amend a previously approved Conditional Use authorization for a Planned Unit Development, allowing development on a lot exceeding 10,000 square feet, (2) non-residential uses as authorized under the Jewish Home of San Francisco Special Use District, (3) on-site valet parking to allow the Jewish Home to increase

on-site parking capacity on special occasions and (4) allow buildings over 40'-0" in the RH-2 (Residential House, Two-Family) Zoning District.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must take the following actions:

1. Adopt the motion to uphold the Mitigated Negative Declaration (MND) and make findings that the MND is adequate, accurate and complete, and reflects the independent judgement and analysis of the Planning Department and adopt the Mitigation Monitoring and Reporting Program (MMRP).
2. Recommend approval to the Board of Supervisors of the General Plan Amendment, amending Map 5, "Urban Design Guidelines for Bulk of Buildings" to exclude the subject property from the shading limiting the height of the parcel to 40-feet, and the maximum plan and diagonal dimension of a structure to 110-feet and 125-feet, respectively.
3. Adopt findings of consistency with the San Francisco General Plan and Planning Code Section 101.1.
4. Recommend approval to the Board of Supervisors of the Planning Code Text Amendments to add a Section 249.73 to establish the Jewish Home of San Francisco Special Use District to augment existing residential care facilities with additional licensed residential care facility and supportive uses, and would include controls pertaining to (1) Planning Unit Development: The SUD would permit a Planned Unit Development modification to allow a limited number of non-residential uses within the District that would not be required to serve only residents in the immediate vicinity; (2) Floor Area Ratio: The SUD would allow a floor area ratio of up to 2.1:1 for any individual lot within the SUD, though the floor area ratio of the entire district could not exceed 1.8:1; (3) Off-Street Automobile Parking: No more than 224 off-street parking spaces would be permitted within the Special Use District as an accessory use. Any parking proposed above the 224 parking space maximum shall not be accessory parking, but shall require conditional use authorization, pursuant to Planning Code Section 157; (4) Signs: The SUD would comply with Article 6 provisions as they apply to NC-3 Zoning Districts, with the exceptions identified therein, to allow appropriate wayfinding to and within the site, as well as identification of the Home.
5. Recommend approval to the Board of Supervisors of the Zoning Map Amendments, specifically Special Use District Map No. 11 (SU11) and Height and Bulk District Map NO. 11 (HT11) to allow an increase in height within portions of the SUD to no more than 80-feet. The Special Use District Map would be amended to show the boundaries of the Jewish Home of San Francisco Special Use District.
6. Approve Conditional Use Authorization pursuant to Planning Code Sections 253, 303, and 304 to (1) amend a previously approved Conditional Use authorization for a Planned Unit Development, allowing development on a lot exceeding 10,000 square feet, (2) non-residential uses as authorized under the Jewish Home of San Francisco Special Use District, (3) on-site valet parking to allow the Jewish Home to increase on-site parking capacity on special occasions and (4) allow buildings over 40'-0" in the RH-2 (Residential House, Two-Family) Zoning District.

BASIS FOR RECOMMENDATION

- The Jewish Home of San Francisco has provided care to older adults in San Francisco since 1871. The Home is dedicated to providing access to many different populations with multiple and unique care and service needs and at various income levels.
- The population of adults reaching retirement age continues to grow, and the Home is dedicated to providing care to both residents of the Home, as well as non-resident seniors, families and caregivers across the Bay Area by providing a continuum of programs, services and resources that provide older adults, families, and caregivers with the age-in-place alternatives.
- By expanding, the Home will be able to serve up to 245 additional residents and many senior non-residents through the Square, a combination of exclusive and shared-use space of about 45,100 square-feet within the Jewish Home campus, providing wellness programs, health and personal services, and access to additional resources.
- Though not zoned as a Neighborhood Commercial District, the Jewish Home has agreed to provide up to 4,600 square feet of active street frontage uses, such as retail, along the Mission Street frontage, which would be permitted under the proposed SUD.
- The Jewish Home of San Francisco is necessary and desirable, is compatible with the surrounding neighborhoods, and would not be detrimental to persons or adjacent properties in the vicinity.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Resolution Recommending Board of Supervisors Approval of General Plan Amendment
Draft Ordinance for General Plan Amendment
Draft Resolution Recommending Board of Supervisors Approval of Planning Code Text and Zoning Map Amendments
Draft Ordinance for Planning Code Text and Zoning Map Amendments
Draft Motion for Conditional Use Authorization/PUD Amendment

Exhibits:

- Parcel Map
- Sanborn Map
- Zoning Map
- Height and Bulk Map No. 11 (HT11)
- Special Use District Map No. 11 (SU11)
- Aerial Photograph
- Site Photograph
- Exhibit B – Proposed Plans
- Exhibit C – MMRP
- Agreement to Implement Mitigation Measures

Project Sponsor Submittal, including:

- Letter from Sponsor
- Letters of support

Public Comment Letters

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input type="checkbox"/> Height & Bulk Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet

TC

Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

General Plan Amendment

HEARING DATE: AUGUST 13, 2015

Date: August 3, 2015
Case Number: 2011.1323MTZCUA
Project Name: **302 Silver Avenue**
Zoning: RH-2 (Residential-House, Two Family)
50-X
Proposed Zoning: Jewish Home of San Francisco Special Use District
50/65/80-X
Project Sponsor: Jan Reicher, Jewish Home of San Francisco
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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT FINDINGS RELATING TO AMENDMENTS TO THE GENERAL PLAN MAP 5 OF THE URBAN DESIGN ELEMENT, TO CHANGE THE BULK DESIGNATION SHOWN ON THE MAP FOR ASSESSOR'S BLOCK 5952, LOT 002 BY EXCLUDING ASSESSOR'S BLOCK 5952, LOT 002 FROM THE SHADINGS THAT LIMIT THE HEIGHT OF THE PARCEL TO 40-FEET, AND MAXIMUM PLAN AND DIAGONAL DIMENSIONS OF A STRUCTURE TO 110-FEET AND 125-FEET, RESPECTIVELY; AND MAKE AND ADOPT FINDINGS, INCLUDING FINDINGS UNDER PLANNING CODE SECTION 340, FINDINGS ADOPTING THE MITIGATED NEGATIVE DECLARATION PREPARED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

On March 19, 2012, Daniel Ruth, on behalf of the Jewish Home of San Francisco (hereinafter referred to variously as "Jewish Home" and "Project Sponsor"), submitted an Environmental Evaluation Application (EEA) with the Planning Department (hereinafter "Department"), Case No. 2011.1323E for the proposed redevelopment of the Jewish Home site ("Project").

On December 20, 2012, the Project Sponsor submitted a request to amend Map 5, "Urban Design Guidelines for Bulk of Buildings" of the General Plan Urban Design Element, to change the bulk designation shown on the Map for Assessor's Block 5952, Lot 002 and adding a note to Map 5 (Case No. 2011.1323M).

On January 23, 2015, the Department determined that the Project, as proposed, could not have a significant effect on the environment, and duly published, posted and distributed, all in accordance with law, a notice of determination that a Mitigated Negative Declaration would be issued for the Project.

On February 19, 2015, the Project Sponsor filed an application with the Department for Conditional Use authorization, and to amend the existing Planned Unit Development (hereinafter "PUD") for the Jewish Home to authorize the proposed new residential care facility for the elderly ("RCFE") facility and supportive uses, including the parking associated therewith, and to allow buildings over 40'-0" in an RH-2 District.

On May 21, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Motion No. 19379, initiating the requested General Plan Amendment.

On May 21, 2015, the Commission conducted a regularly scheduled meeting and adopted Motion 19380, initiating the requested Planning Code Text and Zoning Map Amendments.

On May 27, 2015, The Planning Department's Environmental Review Officer finalized the Mitigated Negative Declaration ("MND") for the Jewish Home of San Francisco for this project and the Planning Code and Zoning Map Amendments and General Plan Amendments and determined that the MND was adequate, accurate and complete and reflected the independent judgment of the Planning Department. The PMND was available for public comment until June 17, 2015. Two comment letters were received as of June 12, 2015. An appeal was filed on June 17, 2015. On June 25, 2015, the Commission continued its consideration of the matter to August 13, 2015. The Planning Department, Jonas Ionin, is the custodian of records, located in File No. 2011.1323E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action. The Commission adopts the MMRP as a condition of approval of the Conditional Use Authorization for the Project.

On August 13, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding the Preliminary Mitigated Negative Declaration ("PMND") appeal. Based on testimony and evidence, the record before the Commission, the Commission adopted Motion No. _____, affirming the PMND and finding that the project could not have a significant effect on the environment.

Having continued consideration of the proposed project from June 25, 2015, on August 13, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding the requested General Plan Amendment. The Commission heard and considered the testimony presented to it at the public hearing and further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties, and the record as a whole.

The Commission has reviewed the proposed General Plan Amendment Ordinance; and

MOVED, that the Planning Commission hereby adopts the Mitigated Negative Declaration (“MND”) and the MMRP attached as Exhibit C of Motion No._____, based on the findings as stated below:

FURTHER MOVED, that the Commission hereby recommends that the Board of Supervisors approve the proposed General Plan Amendment Ordinance, and adopts this Resolution to that effect.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments and the record as a whole, including all information pertaining to the Project in the Planning Department’s case files, this Commission finds, concludes, and determines as follows:

1. The MND is adequate, accurate and complete, and reflects the independent judgment and analysis of the Planning Department. The Project, as shown in the analysis of the MND, could not have a significant effect on the environment. The Planning Commission hereby adopts the MND and adopts the MMRP as a condition of approval of the Conditional Use Permit authorization.
2. The Commission finds the Jewish Home to be a beneficial development to the City that could not be accommodated without the actions requested.
3. The Jewish Home is a residential care facility, established in 1871, that specializes in programs, services and care for older adults. The Jewish Home is operated by a 501(c)(3) non-profit corporation, and its mission is to enhance the quality of life for seniors. The Jewish Home is dedicated to providing access to many different populations with multiple and unique care and service needs and at various income levels. The Jewish Home has historically relied on substantial philanthropy to support its operations and will continue to do so with the Project.
4. According to the Project Sponsor, among the most pressing issues in long-term care is the inconsistent and unreliable approach to Medi-Cal reimbursement based on the financial condition of the State of California. This state of affairs has resulted in fluctuating and major operating deficits for the Jewish Home, which undermines the long term sustainability of the organization. The Home, along with other residential care facilities and senior care service providers, faces changes as more Baby Boomers reach retirement age, bringing new demands, expectations, and concerns about the rest of their lives. This trend presents the following challenges:
 - Thanks to modern medicine, people are living longer—but often with multiple chronic illnesses, including dementia and Alzheimer’s, which can take a toll on individual lives, families, and communities.
 - Many adults are ill-prepared financially for retirement and wonder how they will afford the longer lives medicine makes possible.
 - Older adults today prefer independence to the traditional institutional living approaches of the past, but remaining at home can lead to isolation, premature illness, depression, and poor access to life-enhancing resources. Often, couples must separate when one’s

need for care outpaces the other's need. Seniors fortunate enough to have a support system risk draining the financial, emotional, and physical resources of their caregivers.

- Public resources for residential care facilities are dwindling, and recent state funding cuts to Medi-Cal reimbursement created substantial liabilities for facilities like the Jewish Home. Many residential care facilities, including the Jewish Home, are aging and outdated, and it will be a major undertaking at a substantial cost to renovate and rebuild the facilities to contemporary residential care, life safety and seismic standards.

5. To address the above challenges, the Project would:

- Develop a modern residential care facility that serves a broader spectrum of the senior population in a diversity of settings. The Project would construct facilities to allow people to age in place, as long as possible, with the ability to vary the types and level of care that residents receive over time. The Project allows the Jewish Home to create a contemporary continuum of high quality, innovative and compassionate care that will be accessible and attractive to a broad cross-section of older adults.
- Shift the existing Jewish Home from predominantly skilled nursing facilities ("SNF") to a combination SNF and RCFE model, serving a range from more able seniors, to frail elderly, to those with memory care needs. RCFE facilities and services are licensed and monitored by the State of California. In RCFE facilities, there is a substantial "care" component--and the "residential" and "care" components are inseparable. The licensing triggers a panoply of special requirements related to the physical space and service requirements. Among other things, RCFE facilities must be built to a special construction typology, designed to standards for occupants with reduced mobility, and inspected by the Department of Social Services (DSS) for compliance with safety and sanitary regulations. The licensing also mandates a baseline level of services, including personal assistance and care; regular observation of physical, mental, emotional and social functioning; supervision; planned activities; food service; and arrangements for obtaining incidental medical and dental care.
- Enhance the Home's existing services for residents, and make many of them available to other, non-resident seniors as part of the RCFE through the Square, an innovative venue with senior-oriented services to support seniors who reside in their own homes, as well as their caregivers. Senior visitors who are members of the facility will be able to use residential care facility support services such as clinics, a beauty salon, wellness services, education and entertainment, site-serving pharmacy, among others. The Home may also provide adult day programs, which may consist of memory care support, which are specialized services for seniors who are not independent and who need a day program where they receive specialized attention and care. Studies show that the second largest cause of death in the elderly population is depression due to isolation. The Square is designed to offer preventative care and help older adults thrive.
- This diverse mix of uses would contribute to an improved overall fiscal health of the Jewish Home, and the Jewish Home would not be forced to rely extensively on unstable and diminishing public funding to honor its mission and its ongoing community commitments to the frail and vulnerable elderly.

- The facility would also allow the Jewish Home to continue its track record of community involvement and associated community benefits such as delivering exceptional care to frail, vulnerable seniors, including charitable support, providing employment opportunities ranging from skilled labor to executive-level positions, promoting and protecting the community's health by advancing and sharing knowledge, collaborating in educational opportunities for adults, engaging in ongoing research to develop new therapies for disorders of aging, diseases of the elderly, and prevention of age-associated diseases, partnering with local high schools, colleges and universities on service learning programs and internships, serving as a worksite for vulnerable populations, sponsoring the Excelsior Street Festival, and partnering with the Mission Bay Community Church to host a weekly food pantry.
6. The Project would generate many new full and part time permanent positions as well as construction jobs.
 7. The Project would include improvement of the street and sidewalk scape along the Mission Street frontage, the corner of Mission Street and Silver Avenue, and the corner of Mission Street and Avalon Avenue. The improvements will include the addition of new street trees and the widening of the sidewalk to include small plaza areas. The sidewalk improvements along Mission Street would include significant greening and new hardscape, incorporating three public spaces that would be extended from the existing curb onto the Home's property at the Silver/Mission plaza area, across from the Tingley Street intersection, and a small plaza space at the corner of Avalon Avenue and Mission Street.
 8. The Urban Design map that is proposed for amendment is in the form of guidelines, and is very generalized. The amendment is consistent with the existing and proposed "X" Zoning Map bulk designation for the site, and as further discussed in the findings in the Conditional Use Approval (Motion No. ___ for the Project, which are incorporated by reference as though fully set forth herein, the design of the Project, including but not limited to its height, bulk and scale, is appropriate in light of the use and location.
 9. As further set forth in the findings in the Conditional Use Approval (Motion No. ___), which are incorporated by reference as though fully set forth herein, the Project supports various goals of the General Plan, particularly related to providing services for a wide range of the population (here seniors, including frail and memory-impaired elderly) at a variety of income levels. By Resolution No.14-17, the San Francisco Health Commission found that the Project is both consistent with the Health Care Services Master Plan ("HCSMP") and eligible for incentives based on its strong alignment with the HCSMP.
 10. As further set forth above and in the Executive Summary, the Project is necessary and desirable, is compatible with the surrounding neighborhoods, and would not be detrimental to persons or adjacent properties in the vicinity;

11. The General Plan Amendments are necessary in order to approve the Project;
12. **General Plan Compliance.** The Project is, on balance, consistent with the Objectives and Policies of the General Plan, for the reasons set forth in the findings in the Conditional Use Approval (Motion No. ____), which are incorporated by reference as though fully set forth herein.
13. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project complies with said policies, for the reasons set forth in the Conditional Use Approval (Motion No.____), which are incorporated by reference as though fully set forth herein.
14. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) for the reasons set forth in the findings in the Conditional Use Approval (Motion No. ____), which are incorporated by reference as though fully set forth herein, and also in that, as designed, the Project would contribute to the community by offering its extensive senior services to a broader range of San Francisco seniors through the addition of new RCFE units and through the Square, which will offer services to non-resident seniors; extending services through the Square, providing substantial economic benefits to the City during both the construction and operational phases, and by including a design and use that is compatible with the character and stability of the neighborhood, thereby constituting a beneficial development.
15. Based on the foregoing, the public necessity, convenience and general welfare require the proposed General Plan amendments.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on August 13, 2015.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 13, 2015

1 [General Plan Amendment – 302 Silver Avenue - Urban Design Element Map 5]

2
3 **Ordinance amending the General Plan by revising Map 5 of the Urban Design Element**
4 **to change the bulk designation shown on the Map for 302 Silver Avenue, Assessor's**
5 **Block 5952, Lot 002; adopting and making findings regarding the Mitigated Negative**
6 **Declaration prepared in compliance with the California Environmental Quality Act; and**
7 **making findings of consistency with the General Plan and the eight priority policies of**
8 **Planning Code Section 101.1.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.
11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
12 **Board amendment additions** are in double-underlined Arial font.
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.
14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

16 Be it ordained by the People of the City and County of San Francisco:

17 Section 1. Findings.

18 (a) On May 27, 2015, the Planning Department's Environmental Review Officer
19 finalized the Mitigated Negative Declaration ("MND") for the Jewish Home of San Francisco
20 for this General Plan Amendment, Planning Code and Zoning Map Amendments and
21 determined that the MND was adequate, accurate and complete and reflected the
22 independent judgment of the Planning Department. An appeal was filed on June 17, 2015,
23 and on August 13, 2015 the Planning Commission conducted a duly noticed public hearing
24 and reviewed and considered the MND and the appeal thereon. The Planning Commission
25 found that, based on the whole record, there was no relevant information to support a fair
argument that the proposed project could have a significant effect on the environment and
that the MND was adequate, accurate and complete and reflected the Planning Department's

1 independent judgment and analysis in Motion No._____. A copy of the MND and this
2 Motion is on file with the Clerk of the Board of Supervisors in File No. _____ and is
3 incorporated herein by reference. At the same hearing, the Planning Commission adopted
4 the MND and a Mitigation Monitoring and Reporting Program in its Resolution No_____ and
5 Motion No._____. In accordance with the actions contemplated herein, this Board has
6 reviewed the MND and the record as a whole, and adopts and incorporates by reference, as
7 though fully set forth herein, the findings, including the Mitigation Monitoring and Reporting
8 Program, pursuant to the California Environmental Quality Act (California Public Resources
9 Code Section 21000 et seq.), adopted by the Planning Commission on August 13, 2015, in
10 Resolution No. _____ and Motion No._____. Copies of Resolution No. ____and Motion
11 No._____ are on file with the Clerk of the Board of Supervisors in File No. _____. The
12 Planning Department, Jonas Ionin, is the custodian of records, located in Planning
13 Department File No.2011.1323E, at 1650 Mission Street, 4th Floor, San Francisco, California.

14 (b) Pursuant to Charter Section 4.105 and Planning Code Section 340, any
15 amendments to the General Plan shall first be considered by the Planning Commission and
16 thereafter recommended for approval or rejection by the Board of Supervisors. On August 13,
17 2015, by Resolution No. _____, the Planning Commission found that the public necessity,
18 convenience and general welfare required this Amendment, adopted this Amendment and
19 recommended it for approval to the Board of Supervisors. A copy of Planning Commission
20 Resolution No. _____ is on file with the Clerk of the Board of Supervisors in File No. _____,
21 and the Board incorporates these findings herein by reference.

22 (c) The Board of Supervisors finds that this ordinance is, on balance, in conformity
23 with the priority policies of Planning Code Section 101.1 and consistent with the General Plan
24 as it is proposed for amendment herein for the reasons set forth in Planning Commission
25 Resolution No. _____, and the Board hereby incorporates these findings herein by reference.

1
2 Section 2. The San Francisco General Plan is hereby amended by revising Map 5 of
3 the Urban Design Element to delete Assessor's Block 5952, Lot 002 from the shaded portion
4 of Map 5 showing the Urban Design Guidelines for Bulk of Buildings and adding a Note to
5 Map 5 to read as follows: See Jewish Home of San Francisco Special Use District, Planning Code
6 Section 249.73, and San Francisco Zoning Map SU011.
7

8 Section 3. Effective Date. This ordinance shall become effective 30 days after
9 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
10 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
11 of Supervisors overrides the Mayor's veto of the ordinance.
12

13 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
14 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
15 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
16 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
17 additions, and Board amendment deletions in accordance with the "Note" that appears under
18 the official title of the ordinance.

19 APPROVED AS TO FORM:
20 DENNIS J. HERRERA, City Attorney

21 By:


22 KATE H. STACY
23 Deputy City Attorney

24 n:\legana\as2015\1500798\01036300.docx
25

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SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

Planning Code Text Amendment Zoning Map Amendment

HEARING DATE: AUGUST 13, 2015

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: August 3, 2015
Case Number: 2011.1323MTZCUA
Zoning: RH-2 (Residential-House, Two Family)
50-X
Proposed Zoning: Jewish Home of San Francisco Special Use District
50/65/80-X
Project Sponsor Jan Reicher - 415.334.2500
Jewish Home of San Francisco
302 Silver Avenue
San Francisco, CA 94112
jreicher@seniorlivinggroup.org
Staff Contact: Tina Chang - 415-575-9197
tina.chang@sfgov.org
Recommendation: **Recommend Approval and Adopt CEQA Findings**

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT FINDINGS RELATING TO THE PLANNING CODE, INCLUDING 1) AMENDMENT OF PLANNING CODE TEXT TO ADD SECTION 249.73 TO ESTABLISH THE JEWISH HOME OF SAN FRANCISCO SPECIAL USE DISTRICT, TO ALLOW ADDITIONAL USES, PERMITTED BY PLANNED UNIT DEVELOPMENT, AND TO INCLUDE PROVISIONS REGARDING FLOOR AREA RATIO, OFF-STREET AUTOMOBILE PARKING AND SIGNAGE; AND 2) AMENDMENTS TO SPECIAL USE DISTRICT MAP SU11 AND HEIGHT AND BULK DISTRICT MAP HT11 TO REFLECT THE CREATION OF THE SPECIAL USE DISTRICT AND ALLOW AN INCREASE IN HEIGHT WITHIN PORTIONS OF THE SPECIAL USE DISTRICT FROM 50'-0" TO UP TO 80'-0"; AND (3) MAKE AND ADOPT FINDINGS, INCLUDING FINDINGS UNDER PLANNING CODE SECTION 302, ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

On March 19, 2012, Daniel Ruth, on behalf of the Jewish Home of San Francisco (hereinafter referred to variously as "Jewish Home" and "Project Sponsor"), submitted an Environmental Evaluation Application (EEA) with the Planning Department (hereinafter "Department"), Case No. 2011.1323E for the proposed redevelopment of the Jewish Home site ("Project").

On December 20, 2012, the Project Sponsor submitted a request to amend (1) Map 5, "Urban Design Guidelines for Bulk of Buildings" of the General Plan Urban Design Element, to change the bulk designation shown on the Map for Assessor's Block 5952, Lot 002 and adding a note to Map 5 (Case No. 2011.1323M), (2) Planning Code Text to create the Jewish Home Special Use District, and (3) Height Map HT11 of the Planning Code to change the height and bulk district of the subject property from 50-X to 50/65/80-X; and (4) Special Use Map SU11 of the Planning Code to delineate the boundaries of the Jewish Home Special Use District.

On January 23, 2015, the Department determined that the Project, as proposed, could not have a significant effect on the environment, and duly published, posted and distributed, all in accordance with law, a notice of determination that a Mitigated Negative Declaration would be issued for the Project.

On February 19, 2015, the Project Sponsor filed an application with the Department for Conditional Use authorization, and to amend the existing Planned Unit Development (hereinafter "PUD") for the Jewish Home to authorize the proposed new residential care for the elderly ("RCFE") facility and supportive uses, including the parking associated therewith, and to allow buildings over 40'-0" in an RH-2 District.

On May 21, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Motion No. 19379, initiating the requested General Plan Amendment.

On May 21, 2015, the Commission conducted a regularly scheduled meeting and adopted Motion 19380, initiating the requested Planning Code Text and Zoning Map Amendments.

On May 27, 2015, The Planning Department's Environmental Review Officer finalized the Mitigated Negative Declaration ("MND") for the Jewish Home of San Francisco for this project and the Planning Code and Zoning Map Amendments and General Plan Amendments and determined that the MND was adequate, accurate and complete and reflected the independent judgment of the Planning Department. The PMND was available for public comment until June 17, 2015. Two comment letters were received as of June 12, 2015. An appeal was filed on June 17, 2015. On June 25, 2015, the Commission continued its consideration of the matter to August 13, 2015. The Planning Department, Jonas Ionin, is the custodian of records, located in File No. 2011.1323E, at 1650 Mission Street, Fourth Floor, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action. The Commission adopts the MMRP as a condition of approval of the Conditional Use Authorization for the Project.

On August 13, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding the PMND appeal. Based on testimony and evidence, the record before the Commission, the Commission adopted Motion No. _____, affirming the PMND and finding that the project could not have a significant effect on the environment.

Having continued from June 25, 2015, on August 13, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding the requested General Plan amendment,

adopted the Mitigated Negative Declaration (“MND”) and MMRP, and recommended that the Board of Supervisors approve such General Plan amendment.

Also on August 13, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding the requested Planning Code Text and Zoning Map Amendments. The Commission heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and the record as a whole.

The Commission has reviewed the proposed Planning Code Text and Zoning Map Amendments Ordinance; and

MOVED, that the Planning Commission hereby adopts the MMRP attached as Exhibit C of Motion No.____, based on the findings as stated below.

FURTHER MOVED, that the Commission hereby recommends that the Board of Supervisors approve the proposed Planning Code and Zoning Map Amendment Ordinances, and adopt the attached Resolution to that effect.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments and the record as a whole, including all information pertaining to the Project in the Planning Department’s case files, this Commission finds, concludes, and determines as follows:

1. The MND is adequate, accurate and complete, and reflects the independent judgment and analysis of the Planning Department. The Project, as shown in the analysis of the MND, could not have a significant effect on the environment. The Planning Commission adopted the MND in Resolution No. XXXXXX.
2. The Commission finds the Jewish Home to be a beneficial development to the City that could not be accommodated without the actions requested.
3. The Jewish Home is a residential care facility, established in 1871, that specializes in programs, services and care for older adults. The Jewish Home is operated by a 501(c)(3) non-profit corporation, and its mission is to enhance the quality of life for seniors. The Jewish Home is dedicated to providing access to many different populations with multiple and unique care and service needs and at various income levels. The Jewish Home has historically relied on substantial philanthropy to support its operations and will continue to do so with the Project.
4. According to the Project Sponsor, among the most pressing issues in long-term care is the inconsistent and unreliable approach to Medi-Cal reimbursement based on the financial condition of the State of California. This state of affairs has resulted in fluctuating and major operating deficits for the Jewish Home, which undermines the long term sustainability of the

organization. The Home, along with other residential care facilities and senior care service providers, faces changes as more "Baby Boomers" reach retirement age, bringing new demands, expectations, and concerns about the rest of their lives. This trend presents the following challenges:

- Thanks to modern medicine, people are living longer—but often with multiple chronic illnesses, including dementia and Alzheimer's, which can take a toll on individual lives, families, and communities.
 - Many adults are ill-prepared financially for retirement and wonder how they will afford the longer lives medicine makes possible.
 - Older adults today prefer independence to the traditional institutional living approaches of the past, but remaining at home can lead to isolation, premature illness, depression, and poor access to life-enhancing resources. Often, couples must separate when one's need for care outpaces the other's need. Seniors fortunate enough to have a support system risk draining the financial, emotional, and physical resources of their caregivers.
 - Public resources for residential care facilities are dwindling, and recent state funding cuts to Medi-Cal reimbursement created substantial liabilities for facilities like the Jewish Home. Many residential care facilities, including the Jewish Home, are aging and outdated, and it will be a major undertaking at a substantial cost to renovate and rebuild the facilities to contemporary residential care, life safety and seismic standards.
5. To address the above challenges, the Project would:
- Develop a modern residential care facility that serves a broader spectrum of the senior population in a diversity of settings. The Project would construct facilities to allow people to age in place as long as possible, with the ability to vary the types and level of care that residents receive over time. The Project allows the Jewish Home to create a contemporary continuum of high quality, innovative and compassionate care that will be accessible and attractive to a broad cross-section of older adults.
 - Shift the existing Jewish Home from predominantly skilled nursing facility ("SNF") to a combination SNF and RCFE model, serving a range from more able seniors, to frail elderly, to those with memory care needs. RCFE facilities and services are licensed and monitored by the State of California. In RCFE facilities, there is a substantial "care" component--and the "residential" and "care" components are inseparable. The licensing triggers a panoply of special requirements related to the physical space and service requirements. Among other things, RCFE facilities must be built to a special construction typology, designed to standards for occupants with reduced mobility, and inspected by the Department of Social Services (DSS) for compliance with safety and sanitary regulations. The licensing also mandates a baseline level of services, including personal assistance and care; regular observation of physical, mental, emotional and social functioning; supervision; planned activities; food service; and arrangements for obtaining incidental medical and dental care.

- Enhance the Home's existing services for residents, and make many of them available to other, non-resident seniors as part of the RCFE through the Square, an innovative venue with senior-oriented services to support seniors who reside in their own homes, as well as their caregivers. Senior visitors who are members of the facility will be able to use residential care facility support services such as clinics, a beauty salon, wellness services, education and entertainment, site-serving pharmacy, among others. The Home may also provide adult day programs, which may consist of memory care programs, and are specialized services for seniors who are not independent and who need a day program where they receive specialized attention and care. Studies show that the second largest cause of death in the elderly population is depression due to isolation. The Square is designed to offer preventative care and help older adults thrive.
 - This diverse mix of uses would contribute to an improved overall fiscal health of the Jewish Home, and the Jewish Home would not be forced to rely extensively on unstable and diminishing public funding to honor its mission and its ongoing community commitments to the frail and vulnerable elderly.
 - The facility would also allow the Jewish Home to continue its track record of community involvement and associated community benefits such as delivering exceptional care to frail, vulnerable seniors, including charitable support, providing employment opportunities ranging from skilled labor to executive-level positions, promoting and protecting the community's health by advancing and sharing knowledge, collaborating in educational opportunities for adults, engaging in ongoing research to develop new therapies for disorders of aging, diseases of the elderly, and prevention of age-associated diseases, partnering with local high schools, colleges and universities on service learning programs and internships, serving as a worksite for vulnerable populations, sponsoring the Excelsior Street Festival, and partnering with the Mission Bay Community Church to host a weekly food pantry.
6. The Project would generate many new full and part time permanent positions as well as construction jobs.
 7. The Project would include improvement of the street and sidewalk scape along the Mission Street frontage, the corner of Mission Street and Silver Avenue, and the corner of Mission Street and Avalon Avenue. The improvements will include the addition of new street trees and the widening of the sidewalk to include small plaza areas. The sidewalk improvements along Mission Street would include significant greening and new hardscape, incorporating three public spaces that would be extended from the existing curb onto the Home's property at the Silver/Mission plaza area, across from the Tingley Street intersection, and a small plaza space at the corner of Avalon Avenue and Mission Street.
 8. As further set forth in the findings for the Conditional Use Approval (Motion No. ____), which are incorporated by reference as though fully set forth herein, the Project supports various goals of the General Plan, particularly related to providing housing options for a wide range of the population (here seniors, including frail and memory-impaired elderly) at a variety of income

levels. By Resolution No.14-17, the San Francisco Health Commission found that the Project is both consistent with the Health Care Services Master Plan ("HCSMP") and eligible for incentives based on its strong alignment with the HCSMP.

9. As further set forth above and in the findings for the Conditional Use Approval (Motion No. ____), which are incorporated by reference as though fully set forth herein, the Project is necessary and desirable, is compatible with the surrounding neighborhoods, and would not be detrimental to persons or adjacent properties in the vicinity;
10. The Planning Code and Zoning Map Amendments are necessary in order to approve the Project;
11. **General Plan Compliance.** The Project is, on balance, consistent with the Objectives and Policies of the General Plan, for the reasons set forth in the findings for the Conditional Use Approval (Motion No. ____), which are incorporated by reference as though fully set forth herein.
12. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project complies with said policies, for the reasons set forth in the Conditional Use Approval (Motion No.____), which are incorporated by reference as though fully set forth herein.
13. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) for the reasons set forth in the Conditional Use Approval (Motion No. ____), which are incorporated by reference as though fully set forth herein, and also in that, as designed, the Project would contribute to the community by offering its extensive senior services to a broader range of San Francisco seniors through the addition of new RCFE units and through the Square, which will offer services to non-resident seniors; extending services through the Square, providing substantial economic benefits to the City during both the construction and operational phases, and by including a design and use that is compatible with the character and stability of the neighborhood, thereby constituting a beneficial development.
14. Based on the foregoing, the public necessity, convenience and general welfare require the proposed Planning Code and Zoning Map amendments.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on August 13, 2015.

Jonas Ionin
Commission Secretary

Motion No.
Hearing Date: August 13, 2015

Case No.'s: 2011.1323MTZCUA

AYES:

NOES:

ABSENT:

ADOPTED: August 13, 2015

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1 [Planning Code and Zoning Map — Create Jewish Home of San Francisco Special Use
2 District, 302 Silver Avenue]

3 **Ordinance amending the Planning Code and Zoning Map to create the Jewish Home of**
4 **San Francisco Special Use District located at 302 Silver Avenue (Assessor's Block**
5 **5952, Lot 002) and to allow an increase in height within portions of the Special Use**
6 **District; and adopting findings, including environmental findings about the negative**
7 **declaration and mitigation monitoring and reporting plan, Planning Code Section 302**
8 **findings, and findings of consistency with the General Plan and the eight priority**
9 **policies of Planning Code Section 101.1.**

10 NOTE: Unchanged Code text and uncodified text are in plain Arial font.
11 Additions to Codes are in single-underline italics Times New Roman font.
12 Deletions to Codes are in strikethrough italics Times New Roman font.
13 Board amendment additions are in double-underlined Arial font.
14 Board amendment deletions are in strikethrough Arial font.
15 Asterisks (* * * *) indicate the omission of unchanged Code
16 subsections or parts of tables.

17 Be it ordained by the People of the City and County of San Francisco:

18 Section 1. Findings.

19 (a) On May 27, 2015, the Planning Department's Environmental Review Officer
20 finalized the Mitigated Negative Declaration ("MND") for the Jewish Home of San Francisco
21 for this General Plan Amendment, Planning Code and Zoning Map Amendments and
22 determined that the MND was adequate, accurate and complete and reflected the
23 independent judgment of the Planning Department. An appeal was filed on June 17, 2015,
24 and on August 13, 2015 the Planning Commission conducted a duly noticed public hearing
25 and reviewed and considered the MND and the appeal thereon. The Planning Commission
found that, based on the whole record, there was no substantial evidence to support a fair

1 argument that the proposed project could have a significant effect on the environment and
2 that the MND was adequate, accurate and complete and reflected the Planning Department's
3 independent judgment and analysis in Motion No. _____. A copy of the MND and this
4 Motion is on file with the Clerk of the Board of Supervisors in File No. _____ and is
5 incorporated herein by reference. At the same hearing, the Planning Commission adopted
6 the MND and a Mitigation Monitoring and Reporting Program in its Resolution No _____ and
7 Motion No. _____. In accordance with the actions contemplated herein, this Board has
8 reviewed the MND and the record as a whole, and adopts and incorporates by reference, as
9 though fully set forth herein, the findings, including the Mitigation Monitoring and Reporting
10 Program, pursuant to the California Environmental Quality Act (California Public Resources
11 Code Section 21000 et seq.), adopted by the Planning Commission on August 13, 2015, in
12 Resolution No. _____ and Motion No. _____. Copies of Resolution No. _____ and Motion
13 No. _____ are on file with the Clerk of the Board of Supervisors in File No. _____. The
14 Planning Department, Jonas Ionin, is the custodian of records, located in Planning
15 Department File No.2011.1323E, at 1650 Mission Street, 4th Floor, San Francisco, California.

16 (b) On August 13, 2015, the Planning Commission, in Resolution No. _____, adopted
17 findings that the actions contemplated in this ordinance are consistent, on balance, with the
18 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
19 adopts and incorporates by reference, as though fully set forth herein, the findings adopted by
20 Planning Commission Resolution No. _____. Copies of Resolution No. _____ and Motion No.
21 _____ are on file with the Clerk of the Board of Supervisors in File No. _____.

22 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
23 amendments will serve the public necessity, convenience, and welfare for the reasons set
24 forth in Planning Commission Resolution No. _____ and the Board incorporates such
25

1 reasons herein by reference, as though fully set forth herein. A copy of Planning Commission
2 Resolution No. _____ is on file with the Clerk of the Board of Supervisors in File No. ____.

3
4 Section 2. The Planning Code is hereby amended by adding Section 249.73 thereto,
5 to read as follows:

6 SEC. 249.73 Jewish Home of San Francisco Special Use District. A Special Use District
7 entitled the Jewish Home of San Francisco Special Use District ("District"), the boundaries of which
8 are shown on Special Use District Map SU011 of the Zoning Map of the City and County of San
9 Francisco, is hereby established for the purposes set out below.

10 (a) Purpose. The purpose of the District is to facilitate the provision of a Residential Care
11 Facility for the elderly, accomplished by augmenting existing residential care facilities with additional
12 residential care facility and supportive uses, beyond those typically permitted within a Residential Care
13 Facility, as defined in Planning Code Section 102, that will provide a comprehensive array of
14 programs, services, and levels of housing and care to reach a broader spectrum of the senior
15 population, including both resident and non-resident seniors. The District will facilitate an institutional
16 development pattern appropriate for a Residential Care Facility for the elderly, while also respecting
17 the surrounding neighborhood context. To achieve this purpose, this District will:

18 (1) Provide skilled nursing facilities and licensed residential care facilities for the
19 elderly, and

20 (2) Provide a range of uses and services to residents, visitors, employees, and the
21 general public. Such uses may be accessory to the Residential Care Facility, or may be principal uses,
22 when permitted. These uses may include Health Service Uses (including but not limited to medical
23 office, laboratories and outpatient clinics); acute care psychiatric hospital uses; other Institutional
24 Uses (including but not limited to religious facilities, adult day care, assembly and social services);
25 Personal Services; administrative office space; and Retail Uses.

1 (b) Controls. Applicable provisions of the Planning Code shall apply except as otherwise
2 provided in this Section 249.73. In the event of a conflict between other provisions of the Planning
3 Code and this District, this Section 249.73 shall control.

4 (1) Accessory Uses. In this District, exceptions from otherwise applicable requirements
5 of the Planning Code may be appropriate to further the goals set forth in Section 249.73. Accessory
6 uses within this District shall be governed by Planning Code Section 703.2(b)(1)(C). Outpatient
7 services, acute care psychiatric hospital uses, and all other uses listed in Section 249.73(a)(2) shall be
8 permitted as accessory uses and may be made available to non-resident seniors.

9 (2) Non-Residential Uses. In this District, exceptions from otherwise applicable
10 requirements of the Planning Code may be appropriate to further the goals set forth in this Section
11 249.73 to provide care for the elderly. In addition to the uses that are otherwise permitted as principal
12 or conditional uses in the RH-2 Zoning District, Non-Residential uses permitted within the Excelsior
13 Outer Mission Street Neighborhood Commercial District shall also be permitted as a Planned Unit
14 Development modification pursuant to Planning Code Section 304(d)(5), provided, however, that such
15 uses shall not be limited to serving only residents of the immediate vicinity.

16 (3) Floor Area Ratio. The permitted floor area ratio for any individual lot within the
17 District shall not exceed 2.1:1; provided, however, the cumulative floor area ratio for the entire
18 District shall not exceed 1.8:1.

19 (4) Rear Yards. The rear yard requirements of Planning Code Section 134 shall not
20 apply to any Non-Residential use within this District.

21 (5) Off-Street Automobile Parking. No more than a total of 224 off-street accessory
22 parking spaces may be permitted within this Special Use District, provided that any parking proposed
23 above the 224 parking space maximum shall not be considered accessory parking but as a principal
24 use that shall require conditional use authorization. In considering an application for a conditional
25

1 use for any such parking, the Planning Commission shall consider the criteria set forth in Section 157
2 of this Code.

3 (6) Signs. Signage shall be regulated as provided in Section 607.1 of this Code for an
4 NC-3 District, except that up to four identifying signs within the District shall be permitted, and the
5 height of wall signs shall not exceed 30 feet on the wall to which the sign is attached.

6
7 Section 3. The Planning Code is hereby amended by revising Sectional Map SU011 of
8 the Zoning Map of the City and County of San Francisco, as follows:

9

<u>Description of Property</u>	<u>Zoning Designation to be</u>	<u>Zoning Designation Hereby</u>
	<u>Superseded</u>	<u>Approved</u>
Block 5952, Lot 002	RH-2	Jewish Home of San Francisco Special Use District

10
11
12
13
14

15 Section 4. The Planning Code is hereby amended by revising Sectional Map HT011 of
16 the Zoning Map of the City and County of San Francisco, as follows:

17

<u>Description of Property</u>	<u>Zoning Designation to be</u>	<u>Zoning Designation Hereby</u>
	<u>Superseded</u>	<u>Approved</u>
Block 5952, Lot 002	50-X	50/65/80-X

18
19
20
21

22 Section 5. Effective Date and Operative Date.

23 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
24 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
25

1 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
2 Mayor's veto of the ordinance.

3 (b) This ordinance shall become operative upon its effective date or upon the effective
4 date of the related General Plan Amendment contained in Board of Supervisors File No.
5 _____, whichever occurs later. If the effective date of the related General Plan Amendment
6 does not occur within 90 days of the effective date of this ordinance, this ordinance shall
7 expire by operation of law.

8
9 Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
10 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
11 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
12 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
13 additions, and Board amendment deletions in accordance with the "Note" that appears under
14 the official title of the ordinance.

15
16 APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

17 By: 
18 KATE H. STACY
19 Deputy City Attorney

20 n:\legana\as2015\1500798\01036302.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

1650 Mission St.
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CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: AUGUST 13, 2015

Date: August 3, 2015
Case Number: 2011.1323MTZCUA
Project Name: **302 Silver Avenue**
Zoning: RH-2 (Residential-House, Two Family)
 50-X
Proposed Zoning: Jewish Home of San Francisco Special Use District
 50/65/80-X
Project Sponsor Jan Reicher - 415.334.2500
 Jewish Home of San Francisco
 302 Silver Avenue
 San Francisco, CA 94112
reicher@seniorlivinggroup.org
Staff Contact: Tina Chang - 415-575-9197
tina.chang@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 253, 303, AND 304 TO (1) AMEND A PREVIOUSLY APPROVED CONDITIONAL USE AUTHORIZATION FOR A PLANNED UNIT DEVELOPMENT, ALLOWING DEVELOPMENT ON A LOT EXCEEDING 10,000 SQUARE FEET, NON-RESIDENTIAL USES AS AUTHORIZED UNDER THE JEWISH HOME OF SAN FRANCISCO SPECIAL USE DISTRICT AND ON-SITE VALET PARKING TO ALLOW THE JEWISH HOME TO INCREASE ON-SITE PARKING CAPACITY ON SPECIAL OCCASIONS; (2) ALLOW BUILDINGS OVER 40'-0" IN THE RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT; AND ADOPT ENVIRONMENTAL FINDINGS, INCLUDING ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

On March 19, 2012, Daniel Ruth, on behalf of the Jewish Home of San Francisco (hereinafter referred to variously as "Jewish Home" and "Project Sponsor"), submitted an Environmental Evaluation Application (EEA) with the Planning Department (hereinafter "Department"), Case No. 2011.1323E for the proposed redevelopment of the Jewish Home site ("Project").

On December 20, 2012, the Project Sponsor submitted a request to amend (1) Map 5, "Urban Design Guidelines for Bulk of Buildings" of the General Plan Urban Design Element, to change the bulk designation shown on the Map for Assessor's Block 5952, Lot 002 and adding a note to Map 5 (Case No. 2011.1323M), (2) Planning Code Text to create the Jewish Home Special Use District, and (3) Height Map HT11 of the Planning Code to change the height and bulk district of the subject property from 50-X to 50/65/80-X; and (4) Special Use Map SU11 of the Planning Code to delineate the boundaries of the Jewish Home Special Use District.

On January 23, 2015, the Department determined that the Project, as proposed, could not have a significant effect on the environment, and duly published, posted and distributed, all in accordance with law, a notice of determination that a Mitigated Negative Declaration would be issued for the Project.

On February 19, 2015, the Project Sponsor filed an application with the Department for Conditional Use authorization, and to amend the existing Planned Unit Development (hereinafter "PUD") for the Jewish Home to authorize the proposed new residential care for the elderly (RCFE) facility and supportive uses, including the parking associated therewith, and to allow buildings over 40'-0" in an RH-2 District.

On May 21, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and adopted Motion No. 19379, initiating the requested General Plan Amendment.

On May 21, 2015, the Commission conducted a regularly scheduled meeting and adopted Motion 19380, initiating the requested Planning Code Text and Zoning Map Amendments.

On May 27, 2015, The Planning Department's Environmental Review Officer finalized the Mitigated Negative Declaration ("MND") for the Jewish Home of San Francisco for this project and the Planning Code and Zoning Map Amendments and General Plan Amendments and determined that the MND was adequate, accurate and complete and reflected the independent judgment of the Planning Department. The PMND was available for public comment until June 17, 2015. The Planning Department, Jonas Ionin, is the custodian of records, located in File No. 2011.1323E, at 1650 Mission Street, Fourth Floor, San Francisco, California. Two comment letters were received as of June 12, 2015. An appeal was filed on June 17, 2015. On June 25, 2015, the Commission continued its consideration of the matter to August 13, 2015.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP), which material was made available to the public and this Commission for this Commission's review, consideration and action.

On August 13, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding the Preliminary Mitigated Negative Declaration ("PMND") appeal. Based on testimony and evidence, the record before the Commission, the Commission adopted Motion No. _____, affirming the PMND and finding that the project could not have a significant effect on the environment.

Having continued from June 25, 2015, on August 13, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding the requested General Plan Amendment and Planning Code and Zoning Map amendments. The Commission heard and considered the testimony presented to it at the public hearing and further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties, and the record as a whole.

On August 13, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting regarding the Conditional Use Application 2011.1323MTZCUA. The Commission heard and considered the testimony presented to it at the public hearing and further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties, and the record as a whole.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2011.1323MTZCUA, subject to the conditions contained in "Exhibit A" of this motion and the MMRP contained in "Exhibit C" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. For the reasons set forth in Motion No._____, the Mitigated Negative Declaration ("MND") is adequate, accurate and complete, and reflects the independent judgment and analysis of the Planning Department. The Project, as shown in the analysis of the MND, could not have a significant effect on the environment. The Planning Commission adopted the MND in Motion No. XXXXX and recommended approval of the General Plan Amendment in Resolution No. _____.
3. **Site Description.** The project site occupies a full city block, approximately 8.7 acres in size, or 377,447 square feet, and is bounded by Silver Avenue, Mission Street, Avalon Avenue and Lisbon Street. The site slopes up, moving north to south and west to east, with a grade change of approximately 70 from the site's lowest point at the Mission and Silver intersection, to its highest point at the Avalon and Silver intersection. The site is currently occupied by the Jewish Home, which occupies five buildings across the campus.

The Goodman Building, located along Avalon Avenue towards Lisbon Street, is a six level, 98,450 square foot building, including a basement containing 176 skilled nursing beds. The basement contains storage and mechanical, as well as an employee cafeteria. The ground level contains a lobby, physical therapy area, hair salon, café, offices and an aviary. Koret, in the middle of the block of Lisbon Street, is a three level, 50,100 square foot structure with 78 skilled nursing beds, 12 of which are classified as acute psychiatric beds. The ground floor contains offices, storage and mechanical equipment. The upper two levels contain skilled nursing beds. Rosenberg, in the building of the block, north of Goodman and Koret, is a 42,429 square foot building, including a basement area. The basement level contains the commercial kitchen that serves the entire campus. Food is transported underground from Rosenberg to Goodman and at grade to Koret and Friedman. The first floor contains a lobby, medical clinic space, art room and a synagogue. The second level contains offices, a research clinic, and a board/ meeting room. Friedman, at the corner of Lisbon Street and Silver Avenue, is a four level, 105,146 square foot building, including a basement. The basement area contains mechanical and storage areas. The first through third levels contain 120 skilled nursing beds. The Main West and Infirmary Building, to be demolished, is a three level, with partial basement, 105,146 square foot building along Avalon Avenue, towards Mission Street. The basement is partially excavated and contains mechanical and storage spaces. The first floor contains a lobby, administrative offices, a board room and the Frank Family Lounge, which is a general purpose room for events. The second floor contains administrative offices. The Infirmary and West wings of the buildings are a combination of two and three stories. No skilled residents reside in the Infirmary and West wings, as the skilled nursing facility wound down in 2012 and 2013.

3. **Surrounding Neighborhood.** The Excelsior Neighborhood and Excelsior Outer Mission Street Neighborhood Commercial District surrounds the project site. The Neighborhood Commercial District is mixed use, combining street-fronting retail businesses on the ground floor and housing on upper floors. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. The area is transit-oriented and the commercial uses serve residents of the area as well as residents and visitors from adjacent and other neighborhoods.

The residential portion of the neighborhood to the north, south and east of the subject property is zoned RH-1 (Residential, House, One-family). These areas are characterized by single-family homes without side yards. Floor sizes and building styles vary of the homes immediately adjacent to the site vary, but tend to be two-stories, or two-stories-over-garage. Though built on separate lots, the structures have the appearance of small-scale row housing.

4. **Project Description.** The application before the Commission is the Conditional Use authorization for the expansion of the Jewish Home of San Francisco, a residential care facility considered an institutional use, which includes the demolition of the Main/ West/ Infirmary Building, approximately 50,600 square feet, and the new construction of two buildings (1A and 1B), totaling approximately 264,984 square feet, which would house up to 210 Residential Care Facility for the Elderly (RCFE) units (assisted living and memory care) licensed by the California Department of Social Services, adding up to 245 additional residents. The authorization for

Conditional Use would allow 1.) the modification of an existing Planned Unit Development, allowing development greater than 10,000 square feet on a parcel larger than ½ an acre, building heights exceeding 40-feet in an RH-2 Zoning District; 2.) the inclusion of non-residential uses which would not be limited to only serving residents in the immediate vicinity, including Health Services (e.g. medical office, laboratories and outpatient clinics), acute care psychiatric hospital uses, Institutional Uses (e.g. religious facilities, adult day care, assembly and social services), Personal Services, administrative office space, and other Retail Uses, intended to serve residents, visitors and employees of the Residential Care Facility and neighbors in the immediate vicinity; 3.) the development of buildings exceeding the height of 40-feet in an RH-2 Zoning District; and 4.) the use of valet parking, providing up to 50 additional parking spaces, on-site, for special occasions not exceeding 24 days a year.

Existing Uses. The Home currently contains 374 occupied skilled nursing facility units licensed by the California Department of Public Health, accommodating 374 residents and 509 weekday employees and volunteers. Twelve of the skilled nursing beds are classified as acute care psychiatric hospital beds. The site also contains approximately 166 existing surface parking spaces. There are two loading spaces, with the main loading dock at the Rosenberg building, and a second elevator assisted loading dock at the Friedman building. The main pedestrian entrance is located off a driveway and parking area with ingress off of Silver Avenue and egress onto Mission Street. Auto and delivery service access is from the Silver Avenue driveway. The site also includes substantial landscaping, including mature trees.

Proposed Uses. The project would bring the total number of units serving older adults (including skilled nursing and RCFE) units to 584 and resident count to 619. In addition to RCFE and skilled nursing facilities, the Home also plans to make available approximately 45,100 square feet of existing and new facilities to “The Square”, providing personal services such as a fitness center, medical offices, and recreational facilities, to seniors across the City. Approximately 58 additional parking spaces, for a total 224 parking spaces, 25 Class 1 and 14 Class 2 bicycle parking spaces would be added to the site, to accommodate the additional residents, visitors, staff and Square users. The new buildings front Mission Street and Avalon Avenue, and will provide up to 4,600 square feet of ground floor retail along Mission Street, bringing active uses to the street. The proposed building along Mission Street is 6 stories, reaching approximately 80-feet. Along Avalon Avenue, the proposed building drops to 3 and 4 stories reaching up to a height of approximately 65-feet at the corner of Avalon Avenue and Mission Street, for greater compatibility with residential uses across the street.

The Friedman and Goodman buildings currently contain SNF uses, and that would remain unchanged with the project. The Koret building contains 78 SNF beds of which 12 are for acute care psychiatric hospital use. That would remain unchanged, except that up to an additional 12 of the SNF beds could be converted to acute care psychiatric hospital bed use totaling 24 acute psychiatric hospital beds. The Rosenberg building is currently used for kitchen (which supports the entire campus), lobby, clinic, synagogue, an art studio and administration uses. Those uses would continue, with the first floor and potentially a portion of the second floor offering services to non-resident seniors as part of The Square. The Main/West/Infirmary building, which is

licensed for 83 SNF beds but all of which are currently out of service, would be demolished. On that site and remaining undeveloped portions of the campus, the project includes construction of two buildings (1A and 1B) which would house up to 210 licensed Residential Care Facility¹ for the Elderly (RCFE) units, with varying unit sizes, layouts and amenities. Buildings 1A and 1B would contain up to 155 and 55 RCFE units, respectively.

Up to 45,100 gross square feet of the campus would be occupied by the Square uses, which would be used by Square members for medical care and wellness programs. About 7,500 square feet of space on the second floor of the Rosenberg Building would be dedicated to The Square. Existing art classroom uses would be relocated to Building 1A, and the remainder of spaces for existing uses—including offices, synagogue, meeting rooms and research laboratory—would continue or be combined with new Square uses in the building. The remaining 37,600 square feet of space would be shared space, comprising existing clinic and other space on the first floor of the Rosenberg Building, with the balance in other buildings to be developed for the new RCFE population. The Square could also house services such as, but not limited to, adult day programming (which may be memory loss programming), social programs, education and entertainment, a café, potentially a site-serving pharmacy and other retail uses, and other resources. It is expected to serve approximately 200 visitors from the City, in addition to Jewish Home residents, and adult day may serve up to an additional 25 non-residents.

The site would contain approximately 224 on-site parking spaces that would be distributed as follows. Of the 224 parking spaces, approximately 93 would be in a surface parking lot, and approximately 131 parking spaces would be in structured parking beneath Buildings 1A and 1B). Parking spaces would comprise a combination of independently-accessible, tandem, and mechanically-assisted and enhanced space (e.g., stacking lifts and puzzle parking mechanisms). Valet service would be provided to assist with the use of mechanically-assisted parking devices and to manage tandem spaces. Valet service would also be provided to accommodate the parking demand during major events at the Jewish Home such as Board meetings and holiday events. At those times, anticipated to be up to approximately twice per month, up to an additional 50 parking spaces could be available through valet parking in the surface parking lot and/or underground parking garage.

Once completed, vehicles and pedestrians would access the Jewish Home campus from both the Avalon Avenue curb cut noted above and the existing Silver Avenue curb cut. The existing Mission Street exit would be removed. The 59 spaces of structured parking would be accessible from Avalon Avenue, and the remainder of the spaces on the site would only be accessible via Silver Avenue, as would the loading dock at the Rosenberg Building and the loading docks at the Friedman building. The project sponsor has not yet determined if the two parking levels would be connected with an internal ramp. Contingent upon endorsement by immediate neighbors and

¹ The unit count for entitlement purposes is 210 units. The project plans depict 186 units, and the entitlement of 210 units allows for future flexibility to potentially convert some of the units shown on the plans to a larger number of smaller units if demand warrants. The environmental review document analyzes the up to 210 units within the same building envelope as proposed for the 186 unit scheme.

approval by the City, the project sponsor also proposes conversion of parallel parking to diagonal parking at the eastern edge of the Home's campus on Lisbon Street. This conversion, which would move the existing curb line about three feet into the existing sidewalk area, would result in a net increase of 10 to 15 parking spaces on Lisbon Street. These net new spaces would be offset by two articulating bus zones on Mission Street, as well as the new curb cut across from London Street. Therefore the project would result in a net increase of about two on-street parking spaces.

The Jewish Home proposes to include a robust Transportation Demand Management (TDM) program as part of the project, including elements such as last mile shuttles, transit fare subsidies, priced parking, bike facilities, on-site car share, on-site services, a TDM concierge and carpool matching assistance.

The project would include various streetscape improvements as follows.

Mission Street: The existing width of sidewalks on Mission Street adjacent to the project site is approximately 12 feet, measuring from the curb face to property line. The sidewalks in front of the Jewish Home property at Mission Street and a portion of Avalon Avenue to the new RCFE building auto entry at London Street would be altered. The sidewalk fronting the new RCFE structure would be widened from the plaza area across from Tingley Street to a new plaza to be formed where Mission Street meets Avalon Avenue (Avalon plaza area). The sidewalk in this area would be widened by approximately 10 feet six inches. The extended sidewalk would include landscaped areas. The width of the entire sidewalk in this zone would be approximately 22 feet six inches.

Along Mission Street, new hardscape would be constructed from the property line to the new building frontage. Mid-block along Mission Street, at Tingley Street, a planted curb extension and small plaza are proposed. The plaza would contain trees and hardscape, and the entry to the Jewish Home's administrative offices would be located adjacent to this area.

The project sponsor also proposes a loading (yellow) zone of approximately 25 feet by 8 feet to serve the proposed retail space on Mission Street at Avalon Avenue. This loading space would be subject to SFMTA approval.

The sidewalk at the Tingley plaza area would be increased by six feet to accommodate a curb extension, which would be expanded into the parking lane. The portion of the Mission Street frontage north of the plaza (between Tingley Street and Silver Avenue) would remain in its existing condition and width (12 feet). The existing wall and fence would be retained. At the corner of Mission Street and Silver Avenue, there would be minor improvements, including tree planting and new lighting. The existing wall would be retained, and new softscape, lighting and paving would be added at the semicircular area defined by the northwest corner of the Jewish Home property.

Silver Avenue: Along Silver Avenue, no changes are proposed (i.e., the existing entrance, wall and fence would be retained). The widths of the existing 10-foot-wide sidewalk would not be modified.

Lisbon Street: Parking along Lisbon Street's west side would be reconfigured from parallel to diagonal on-street parking.

Avalon Avenue: The project would include installation of new landscaping along the Avalon Avenue frontage, between the new buildings and the street, as well as along the new Avalon Avenue driveway. The specific plantings and landscaping design have not been determined. (Building 1B would be constructed to the property line along Mission Street, consistent with City guidelines and to provide access from the sidewalk to the new retail space.)

Along the Avalon Avenue frontage at the intersection of London Street, a new curb cut would be constructed for the proposed site access (replacing the curb cut that would be eliminated along Mission Street). A new paved bulbout would be constructed at the corner adjacent to the proposed retail space. As the sidewalk turns the corner from Mission Street to Avalon Avenue, the Avalon plaza area would be developed by expanding the sidewalk level on private property to the south of the RCFE building.

The sidewalk width along Avalon Avenue which is approximately 12 feet would not be altered except that curb extensions would be constructed on both sides of the new entry to the RCFE at the London Street intersection.

As part of the improvements described above, the existing Muni bus stop on Mission Street at Silver Avenue would be incorporated into the new plan consistent with San Francisco Metropolitan Transportation Agency (SFMTA) requirements of the Transit Effectiveness Project (TEP). The curb cuts, extensions, bulbout, loading zone, and Lisbon Street parking changes would require San Francisco Department of Public Works (SFDPW) approval. The Lisbon Street parking changes would also require SFMTA approval. Also, Board of Supervisors approval would be required for any sidewalk/street width changes associated with the Lisbon Street parking changes.

Additional landscaping would occur within the interior of the project site, in much of the area currently occupied by the existing central pavilion of the Main Building.

In addition to this Conditional Use/Planned Unit Development (CU/PUD) authorization request, the project proposes the following legislative amendments: (1) General Plan Amendment (Urban Design Element Map 5), (2) Zoning Map Amendment (Height Map HT11 and Special Use Map SU11, and (3) Planning Code text amendment to establish the Jewish Home Special Use District (SUD). The SUD would update permitted, conditional and accessory use definitions for the site as to non-residential uses, and modify Code provisions regarding floor area ratio, rear yards, off-street parking and signage.

The portion of the site along Mission Street beyond the proposed building 1B site near Silver Avenue is included as part of the SUD, but the project sponsor is not seeking other entitlements for that portion of the site at this time. It is anticipated that this site will be used for RCFE or other RCFE support in the future, but development is not currently proposed at this location. An application for the legislative amendments was filed on December 13, 2012 and updated on December 22, 2014.

The project would also include subdivision approvals to subdivide the site into three parcels. One parcel would contain the proposed new RCFE uses, a second parcel would contain the remaining existing buildings, and the third would encompass the portion of the site along Mission Street that is not currently proposed for development.

The permitted Floor Area Ratio (FAR) for the site is 1.8:1, and the site currently contains about 346,685 gsf of building square footage, for an FAR of approximately 0.92:1. At full build out, the site would include about 487,615 gsf of building square footage (minus subgrade parking and retail areas below level of the structure equal to 73,494 square feet), and an FAR of approximately 1.4:1, assuming that the site is considered a single development site. The height limit for the site is 50 feet, and the maximum current building height as measured by the Planning Code is approximately 50 feet, or up to 5 stories. With the project, the height limit for the majority of the site would remain at 50 feet, with the new RCFE parcel zoned predominantly for 65 feet, and a small portion of the site set back from Mission Street near the Mission/Tingley intersection designated for up to 80 feet.

The following chart explains on a building by building basis the proposed project uses:

Building Uses				
	Beds ² Current	Units Future	Residents in Future	Uses
Rosenberg	none	none		Administration, medical clinic, art room, conference area, synagogue and kitchen for skilled nursing. The project would add The Square uses.
Friedman Pavilion	120	120	120	Skilled nursing and rehabilitation areas
Koret	78	78	78	Skilled nursing including acute psychiatric

² Current/future SNF beds each house one resident. For Buildings 1A and 1B, there may be more than one resident in some rooms.

Goodman	176	176	176	Skilled nursing, rehabilitation, administration, rehab and café
Main West and Infirmary	0	remove	0	Administration, Board Room, community room (in Main), associated support spaces, skilled nursing buildings to be removed There are 83 licensed beds which are currently vacant.
Buildings 1A and 1B		210	245	RCFE, retail, administration, spa and pool, café, dining, kitchen, lobby, card room, library, associated support spaces and parking
Total:	374	584	619	

- Public Comment.** As of August 3, 2015, the Planning Department has received 5 letters, aside from the appeal of the PMND, from members of the public expressing specific concerns with the project, related to landscaping, the removal of trees, active street frontage, parking and traffic, and the openness of the project to the community. Two of the five letters were sent in response to the duly noticed Preliminary Mitigated Negative Declaration, which was published on May 27, 2015. Staff responded directly to the commenters responding to the PMND. Most of commenter’s issues have been addressed in the analyses prepared in the CEQA documentation of the project or in compliance with the Planning Code and General Plan policies. None of the comments alter any conclusions reached in the PMND. The Jewish Home held a community meeting in January 2015, to present the Home’s latest iteration of the expansion, and respond to community feedback in-person. The Home has conducted various outreach efforts over the past several years to discuss its development plans. Recent outreach includes presentations to various community groups between January and July of 2015, including the Oceanview, Merced Heights, Ingleside – Neighbors in Action (OMI-NIA), Excelsior Action Group (EAG) Steering Committee and EAG General Membership, Outer Mission Merchants and Residents Association (OMMRA) and Excelsior District Improvement Association (EDIA) and District 11 Council, a group of neighborhood organizations and associations within Supervisorial District 11 of San Francisco, whose boundaries include the Excelsior, Merced Heights, Ingleside Heights, Outer Mission, Coker Amazon, Oceanview, Ingleside and Mission Terrace neighborhoods.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Floor Area Ratio.** Planning Code Section 124 establish a Floor Area Ratio of 1.8:1 for non-residential uses in an RH-2 Zoning Districts. In the Jewish Home of San Francisco Special Use District, the FAR limit for any individual lot is increased to 2.1:1.

The Project includes Planning Code Text and Map Amendments to allow a floor area ratio of up to 2.1:1 for any individual lot within the Jewish Home Special Use District, though the floor area ratio of the entire District would not exceed 1.8:1.

- B. **Rear Yard.** Planning Code Section 134 requires a rear yard amounting to 45% of lot depth for properties located in RH-2 Zoning Districts. However, the Jewish Home of San Francisco SUD states that the rear yard requirements of Planning Code Section 134 do not apply to non-residential uses within the District.

The Project includes Planning Code Text Amendments stating that Planning Code Section 134 requirements to not apply within the District. The Project only includes non-residential uses.

- C. **Street Trees.** Planning Code Section 138.1 requires one street tree for every 20-feet of frontage for new construction, with one additional tree required for each remaining 10-feet of frontage.

The Project includes approximately 468' of new construction frontage along the Mission Street and 382' of new construction frontage along Avalon Avenue, requiring a total of 42 street trees. Twelve trees exist on Mission Street and 0 trees exist along Avalon Avenue. 30 new trees will be planted, and an in-lieu fee will be paid for approximately 10 trees.

- D. **Parking Requirement.** Section 151 permits up to 1 parking space per 10 residents for a Residential Care Facility and allows up to 150 percent of the required number of parking spaces, where three or more spaces are required, to be considered accessory. With the Home's expansion, up to 619 residents are expected, requiring 62 parking spaces. Planning Code Section 151 would allow up to 135 parking spaces to be considered accessory. The Jewish Home of San Francisco SUD would permit up to 224 parking spaces as an accessory use. Any parking proposed above the 224 parking space maximum shall not be accessory parking, but shall require conditional use authorization, pursuant to Planning Code Section 157.

The Project includes a Planning Code Text Amendment stating that up to 224 parking spaces would be permitted as an accessory use. Any parking above 224 parking spaces would require conditional use authorization pursuant to Planning Code Section 157. In 2002, the Home attained conditional use authorization for up to 189 parking spaces in 2002, but elected to provide 166 parking spaces as providing more proved prohibitively expensive at the time. The Project proposes 58 net new parking spaces.

- E. **Loading.** Section 152 requires two off-street freight loading spaces for certain uses, such as institutional uses, that occupy between 200,001-500,000 gross square feet.

The Jewish Home already provides two off-street loading spaces at the Rosenberg building. The project sponsor also proposes a loading (yellow) zone of approximately 25 feet by 8 feet to serve the proposed retail space on Mission Street at Avalon Avenue. This loading space would be subject to SFMTA approval.

- F. **Bicycle Parking.** Section 155 requires one Class 1 space for every 10 units or beds contained within Residential Care Facilities, whichever is applicable, two Class 2 spaces for every 50 units or beds, whichever is applicable and one Class 2 space for every 2,500 square feet of retail space. The Project proposes the addition of up to 245 beds, requiring 25 Class 1 parking spaces and 5 Class 2 parking spaces. As up to 4,600 square feet may be devoted to retail uses, an additional 2 Class 2 parking spaces are required, for a total of 7 Class 2 parking spaces.

The Project proposes 25 Class 1 bicycle parking spaces and 7 Class 2 bicycle parking spaces.

- G. **Car Share.** Section 166 requires 1 car share space for any development proposing 50 or more parking spaces, and additional space for every 50 parking spaces over 50. As the Home will be providing 58 net new parking spaces, at least 1 car share space shall be provided.

The Project will provide at least 1 on-site car share parking space.

- H. **Height Limit.** Section 253 of the Planning Code requires a Conditional Use authorization for review of any building or structure exceeding 40 feet in height in RH Districts, and Section 260 of the Planning Code limits the height of development in, 50-X height and bulk districts to 50 feet. The Jewish Home of San Francisco SUD would permit buildings up to 80 feet in height within the District.

The Project includes amendments to Planning Code Text and Zoning Maps to allow development to reach a height of up to 80' within a small area along the Mission Street frontage at Tingley Street and up to 65' for the remainder of the Mission Street and Avalon Avenue frontages until the eastern edge of proposed Building 1A as shown in the Zoning Height Map, Exhibit 5.

- I. **Signage.** Section 606, pertaining to Residential Districts applies. However, the Jewish Home SUD District would be regulated by Section 607.1, specifically with respect to NC-3 Zoning Districts, except that up to four identifying signs within the SUD shall be permitted. Additionally, the height of wall signs shall not exceed 30 feet on the wall to which the sign is attached.

The Project includes amendments to Planning Code Text stating that signage shall be regulated by Section 607.1 of the Planning Code for an NC-3 District, except that up to four identifying signs within the District shall be permitted, and the height of wall signs shall not exceed 30 feet on the wall to which the sign is attached.

- J. **Conditional Use Authorization.** Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- a. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed project includes the retention of existing residential care, skilled nursing facilities (SNF) and associated support services, and the addition of new residential care facilities for the elderly (RCFE) and additional support services. The proposed uses are consistent and compatible with the existing uses on the site and do not represent a change in the type of use on the site. The project proposes a General Plan map amendment to the generalized bulk map, and a modest increase in height over the portion of the site where the new RCFE buildings will be located from 50 to 65 feet, with up to 80 feet over a small portion of the site near the Mission/Tingley intersection. The development for the overall site remains within the permitted FAR. The project sponsor has proposed a TDM program that would include last mile shuttles, transit fare subsidies, priced parking, bike facilities, on-site care share, a TDM concierge and carpool matching assistance, and other features all designed to reduce travel by single-occupant vehicle and off-site parking demand. The amount of parking has similarly been calculated to avoid increased demand for on-street parking.

The project has been designed to be compatible with and enhance the surrounding neighborhood, primarily through building siting and massing, setbacks and substantial improvement of the pedestrian-environment. This includes new landscape and hardscape on the Mission Street frontage and at a portion of the Avalon Avenue frontage. Several of the existing cypress trees bordering Avalon Avenue would be retained. New trees would be planted between the sidewalk on Avalon Avenue and the new RCFE structure facing Avalon Avenue. The Mission Street frontage would be redeveloped generally consistent with the City's Better Street program with wider sidewalks, bulbouts and parklets where appropriate, and new street trees and lighting. The existing plaza at the Mission/Silver corner would be redesigned to create a new and improved public space. Included in the project would be a small plaza space midblock along Mission Street across from the Tingley Street intersection, as well as a small plaza at the corner of Mission and Avalon. These areas would include new hardscape and landscape. The existing MUNI bus stops would be incorporated into the new plan consistent with MTA and DPW requirements.

The overall need for the project is described in detail in the findings for the Legislative Amendment application, as updated on December 22, 2014, which are incorporated herein by reference. Among other things, the project will build on the strong reputation of the Jewish Home by implementing a business model with a financially stable mix of services that addresses demographic changes and needs, expands the number of clients served, provides future flexibility in a rapidly changing market place, addresses the physical plant, and improves operational efficiencies, all of which will make the Jewish Home an ever better neighbor. The project will positively impact the neighborhood and broader Excelsior District community by improving physical connections and streetscape, and by providing a substantial benefit for neighborhood

seniors and their families by developing and opening The Square for senior community memberships.

- b. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The project includes infill development of an existing site that has contained residential care facility, SNF and related uses for nearly a century. The project sponsor has considered various schemes for development of the site over the past several years, and selected the proposed siting and building envelopes based in large part on neighborhood compatibility, taking into account grade changes in the site, incorporating setbacks along Avalon, and locating the highest portions of the development along Mission Street.

- c. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

Once completed, the Jewish Home would be accessed from both the Avalon Avenue drive entry court and the existing Silver Avenue entrance. The existing egress onto Mission Street would be eliminated, as requested by the Planning Department. This would allow for an appropriate distribution of vehicle and other trips rather than centralizing all trips at a central location. The parking and loading provided on site will meet or exceed the Code requirements, and the project sponsor has proposed a detailed Transportation Demand Management (TDM) program designed to reduce any parking or transportation-related impacts on the neighborhood. The MND for the project establishes that the project will not have any significant, unavoidable transportation-related impacts.

- d. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The project is RCFE and related uses, which would not be expected to result in any noxious or offensive emissions. The project impacts on noise, glare, dust and odor were analyzed in the MND, and the Project will not result in any significant, unavoidable impacts in these topic areas.

- e. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The project incorporates new landscape and hardscape at the perimeter of the site as discussed in finding 1 above. These improvements will be developed generally consistent with the City's Better Streets program with wider sidewalks, bulbouts where appropriate, and new street trees and

lighting. The plaza at the Mission/Silver corner would be landscaped. Included in the project will be a small plaza space midblock along Mission Street, which will include hardscape and landscape. The existing MUNI bus stops will be incorporated into the new plan consistent with MTA and DPW requirements. The project also includes major new resident-serving open spaces. Loading and services areas are appropriately screened and located away from the campus perimeter. The project will include a lighting and signage plan.

- f. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The project includes a Zoning Map amendment, SUD and CU/PUD to address any Planning Code compliance issues. An analysis of consistency with the General Plan is included in Section 7 below, which is incorporated by reference as though fully set forth herein. Such analysis establishes that the project will be consistent with the General Plan (as amended to reflect the bulk map change) and in particular will further policies related to health services for seniors, and transportation demand management.

By Resolution dated December 2, 2014, the San Francisco Health Commission found that the proposed project is consistent with the Health Care Services Master Plan, and is eligible for incentives.

- K. **Planned Unit Development Findings.** The proposed development must meet the criteria applicable to conditional uses as stated in Section 303(c) and elsewhere in this Code. In addition, it shall:

- a. Affirmatively promote applicable objectives and policies of the General Plan;

The project includes a Zoning Map amendment, SUD and CU/PUD to address any Planning Code compliance issues. A full analysis of consistency with the General Plan is included in Section 7 below, which is incorporated by reference as though fully set forth herein. Such analysis establishes that the project will be consistent with the General Plan (as amended to reflect the bulk map change) and in particular will further policies related to health services for seniors, and transportation demand management.

By Resolution dated December 2, 2014, the San Francisco Health Commission found that the proposed project is consistent with the Health Care Services Master Plan, and is eligible for incentives.

- b. Provide off-street parking adequate for the occupancy provided;

Once completed, the Jewish Home would be accessed from both the Avalon Avenue drive entry court and the existing Silver Avenue entrance. The existing egress onto Mission Street would be eliminated, as requested by the Planning Department. This would allow for an appropriate distribution vehicle and other trips rather than centralizing all trips at a central location. The parking and loading provided on site will meet or exceed the Code requirements, and the project

sponsor has proposed a detailed TDM program designed to reduce any parking or transportation-related impacts on the neighborhood. The MND for the project establishes that the project will not have any significant, unavoidable transportation-related impacts. Additionally, the project will provide valet parking during special occasions, so that parking within the neighborhood is not further impacted.

- c. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

The Code does not require usable open space for the occupants or general public. The project has substantial open space areas available to residents, visitors and Square members.

- d. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

The Project does not contain any residential uses and is not subject to the density limits in Article 2.

- e. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in TRO Districts include commercial uses only according to the provisions of Section 230 of this Code;

The Project includes only residential care facility and related support uses, including up to approximately 4,600 square feet of retail uses. The SUD expressly authorizes by CU/PUD commercial uses that are not limited to those necessary to serve residents of the immediate vicinity.

- f. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

The Project includes Zoning Map and Planning Code text amendments to reflect the increase in maximum height on a portion of the site from 50 to 65 feet, with a small area set back from Mission Street near the Mission/Tingley intersection up to 80 feet. The project is also requesting approval through the CU/PUD of heights over 40 feet in an RH-2 district.

- g. In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;

The Project is not in an NC District.

- h. In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code; and

The Project is not in an NC District.

- i. In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation;

The project is not in an RTO or NCT District.

- j. Provide street trees as per the requirements of Section 138.1 of the Code; and

The Project provides street trees where feasible and will pay an in lieu fee as needed to meet the requirements of Section 138.1 of the Code. The Project requires 42 street trees, of which 12 exist. The Project Sponsor plans to plant 30 new trees. Feasibility of tree planting will be determined by DPW prior to tree planting. An in-lieu fee will be required for any tree that cannot be planted.

- k. Provide landscaping and permeable surfaces in accordance with Section 132(g) and (h).

The project landscaping/streetscape plan complies with the applicable provisions of Section 132.

7. **General Plan Compliance.** The Project is, on balance, consistent with the Objectives and Policies of the General Plan as set forth below.

TRANSPORTATION Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.6:

Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate.

The Project meets this policy. The Project Sponsor will include a Transportation Demand Management (TDM) program as part of the project, including elements such as last mile shuttles, transit fare subsidies, priced parking, bike facilities, on-site car share, on-site services, a TDM concierge, shuttle service to BART for facility staff, and carpool matching assistance to accommodate various modes of transportation. The Project is code compliant with respect to bicycle parking spaces and will provide Class 1 and Class 2 bicycle parking spaces for employees, visitors and residents of the Home. The Project also provides an inter-city Shuttle to and from the Square for non-resident members.

COMMERCE AND INDUSTRY Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

The Project will provide substantial benefits to the City, including expanded employment opportunities for City residents at various employment levels. The Project will enable the Jewish Home of San Francisco to provide essential health services to the elderly in modern facilities. The Project will also activate the ground floor of Mission Street, between Avalon and Silver Avenues, enhancing and promoting attractive the street frontage to be pedestrian-oriented and compatible with buildings in the adjacent neighborhoods.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.7

Promote high quality urban design on commercial streets.

The Home has worked closely with Planning Department staff to craft high quality designed buildings, providing an active street frontage along Mission Street, the major commercial frontage in the Excelsior Outer Mission Street Neighborhood Commercial District despite not being zoned as a Neighborhood Commercial District (NCD). The Home is zoned as RH-2, and adjacent to the NCD.

OBJECTIVE 7:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH AND EDUCATIONAL SERVICES.

Policy 7.2

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential area.

Policy 7.3

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the City.

The Project will enhance San Francisco's position as a national and regional center for health services; the Jewish Home of San Francisco is a Centers for Medicare & Medicaid five-star rated nursing facility for quality of care and has distinguished itself as a national leader in residential geriatric care and will continue working to do so with the proposed expansion. The Jewish Home is dedicated to providing access

to many different populations with multiple and unique care and service needs and at various income levels.

8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project meets this policy. The Jewish Home does not currently include any retail uses and no retail uses would be displaced as part of the project. The project includes at least approximately 1,800 gross square feet of retail uses, and up to approximately 4,600 gross square feet of retail uses if financially feasible. It will also include resident- and Square member-serving medical and wellness services.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project meets this policy. The Jewish Home does not currently include any dwelling units, and no dwelling units would be removed as part of the project. The Jewish Home currently provides skilled nursing facility accommodation and care to a substantial number of low- and moderate-income seniors. Building on its long history of service, the Jewish Home is preparing to serve older adults across a spectrum of needs and capabilities. Existing facilities house a mix of uses, including SNF (short-term stay/rehabilitation and long-term skilled nursing), acute care psychiatric hospital, and support facilities, including clinic space. The project would retain SNF uses, and would add up to two residential care buildings, both licensed as RCFE. The project includes the potential expansion of the existing acute care psychiatric facilities by approximately 5,000-6,000 square feet. The Jewish Home would also partner with other service providers to develop and operate, as part of the RCFE, The Square, a central location for service, support and community for a wide range of older adults and their caregivers. The project has been designed to conserve neighborhood character by proposing compatible residential care uses, including RCFE uses, and through urban form and streetscape plans, including building siting and massing, setbacks and substantial improvement of the pedestrian-environment, as described above.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project meets this policy. The Jewish Home does not currently include any dwelling units, and no dwelling units would be removed as part of the project. See also discussion in response to Policy 2 above.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project does not include major increases in new automobile trips that would be expected to overburden streets or neighborhood parking. The project sponsor has undertaken considerable review of existing parking supply and anticipated demand, and proposes a parking program that is designed to strike a balance between encouraging alternative forms of transportation and ensuring that the on-site parking supply is adequate. The sponsor has developed a robust TDM Program for the site. The project streetscape has been designed in consultation with various City Departments, including MTA, to ensure that it does not impede MUNI service.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project meets this policy. New buildings associated with the Project will be constructed in compliance with all current building codes to ensure a high level of seismic safety.

- G. That landmarks and historic buildings be preserved.

The Project meets this policy. The project does not include the demolition or alteration of any identified historic resources.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project meets this policy. The project would not cast new shadow on any parks or open space. The project includes substantial new resident-serving open spaces and streetscape enhancements.

9. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
10. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.1323MTZCUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 11, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth. These conditions amend and supersede any conditions imposed pursuant to prior conditional use approvals for the site.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures contained in the MMRP are included as conditions of approval.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 13, 2015.

Jonas Ionin
Commission Secretary

AYES:

Draft Motion
Hearing Date: August 13, 2015

CASE NO. 2011.1323MTZCUA
302 Silver Ave.

NAYS:

ABSENT:

ADOPTED: August 13, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a residential care facility operated by the Jewish Home of San Francisco located at 302 Silver Avenue, Block 5952, Lot 002 pursuant to Planning Code Sections 253, 303 and 304 within a RH-2 Zoning District and a 50-X Height and Bulk District; in general conformance with plans, dated May 11, 2015 and stamped "EXHIBIT B" included in the docket for Case No. **2011.1323MTZCUA** and subject to conditions of approval reviewed and approved by the Commission on **August 13, 2015** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **August 13, 2015** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date, as defined in Condition of Approval No. 19. A building permit from the Department of Building Inspection to construct the project and/or commence the

approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years from the effective date, as defined in Condition or Approval No. 19. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed from the effective date, as defined in Condition or Approval No. 19.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since the effective date, as defined in Condition or Approval No. 19.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

4. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Mitigation Measures.** Mitigation measures described in the MMRP for the project attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Prior Conditions of Approval.** The Conditions of Approval contained in this Motion No. XXXX supersede all previous Conditions of Approval.

DESIGN

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Street Trees & Streetscape Plan.** Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a streetscape plan, complying with the Better Streets Plan and in general conformity with the streetscape described in plans dated May 11, 2015, and stamped "Exhibit B" included in the docket for Case No. 2011.1323MTZCUA to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided, and in general . The Project includes new construction on approximately 466 linear feet of frontage along Mission Street and approximately 382 linear feet of front along Avalon Street. Therefore, the Project is required to provide 42 street trees along Mission and Avalon Streets, of which 12 trees already exist and 30 new trees can be planted. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of Section 428 may be modified or waived by the Zoning Administrator to the extent necessary. The Project Sponsor will be required to pay an in-lieu fee for the remaining five trees that cannot be planted.

For information about compliance, contact Code Enforcement, Planning Department at 415-558-6378, www.sf-planning.org

9. **Landscape Plans.** The landscape plans are described in the plans dated May 11, 2015 and stamped "Exhibit B" included in the docket for Case No. 2011.1323. The final landscape plans shall be submitted to the Department prior to Planning approval of the building permit application and shall include the proposed hardscape, landscape, proposed street species, public right-of-way improvements, bicycle racks, and street furnishings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

10. **Glazing.** Mirrored glass or deeply tinted glass shall not be permitted on the building. Glass orientation and coatings shall be designed to substantially avoid/reduce solar glare on neighboring properties. All glazing shall comply with Planning Code Section 139 and the Standards for Bird-Safe Buildings.

For information about compliance, contact Code Enforcement,, Planning Department at 415-558-6378, www.sf-planning.org

11. **Rooftop Mechanical Equipment.** Pursuant to Planning Code Section 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application for each building. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact Code Enforcement, Planning Department at 415-558-6378, www.sf-planning.org

12. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact Code Enforcement, Planning Department at 415-558-6378, www.sf-planning.org.

13. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

1. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
 2. On-site, in a driveway, underground;
 3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
 4. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
 5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
 6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
 7. On-site, in a ground floor façade (the least desirable location).
- Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

For information about compliance, contact the Code Enforcement, Planning Department at 415-558-6378, www.sf-planning.org.

PARKING AND TRAFFIC

14. **Parking.** The Project shall provide no more than 224 automobile parking spaces. Any additional spaces above 224 shall require Conditional Use Authorization pursuant to Planning Code Section 157. Valet assistance shall be permitted to access the mechanically assisted/stacker spaces and such valet assistance shall be in addition to the special event valet parking below for special events.

For information about compliance, contact the Code Enforcement, Planning Department at 415-558-6378, www.sf-planning.org.

15. **Valet Parking.** The project may provide up to 50 additional parking spaces on special occasions, occurring no more than two times per month, or 24 times per year. Valet parking spaces shall be fully contained within the project site, without spillover onto street parking within the adjacent neighborhood.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

16. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 25 Class 1 bicycle parking spaces and 14 Class 2 bicycle parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

17. **Transportation Demand Management.** The Project Sponsor shall include a Transportation Demand Management (TDM) program as part of the project, including elements such as last mile shuttles, transit fare subsidies, priced parking, bike facilities, on-site car share, on-site services, a TDM concierge, shuttle service to BART for facility staff, and carpool matching assistance.

For information about compliance, contact the Environmental Planner, Planning Department at 415-558-6378, www.sf-planning.org

18. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

19. **Effective Date.** This approval is contingent on and will be of no further force until the date that the ordinances approving the proposed Special Use District and General Plan Amendment are effective and operative.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

20. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

21. **Retail.** The project sponsor shall devote up to 4,600 sf or ground floor space along Mission Street to active uses as defined by Planning Code Section 145.1. Buildings IA and 1B include approximately 6,000 gross square feet (gsf) of space along the entire length of the Mission Street frontage that has been designed in a "storefront" style with transparent facades, ceiling heights and other features that activate the street ("Active Street Space"). The Home shall devote 1,800 gsf of this Active Street Space located at the Mission/Avalon corner to retail ("Retail Space"). The Home may use 1,400 gsf of ground floor frontage located adjacent to the plaza across from Tingley for administrative space or RCFE or RCFE Support uses ("Admin Space"). The Home shall devote the remaining 2,800 gsf of space located between the Retail Space and the Admin Space to retail ("Contingent Retail Space") if economically feasible for the Home, under the terms as follows. For the period commencing with the start of excavation for the RCFE buildings and continuing for a period of nine (9) months thereafter, the Home shall undertake Good Faith Efforts as follows to market and lease the Contingent Retail Space for site- and/or neighborhood-serving retail use. The Home shall be deemed to have conclusively satisfied its Good Faith Efforts obligation if it does the following: (1) engages a broker with small-scale retail expertise, preferably in the Excelsior and/or surrounding areas, to undertake customary efforts to market the space pursuant to a Request for Proposals that includes criteria reasonably identified by the Home, including but not limited to a rental rate that will allow the Home to recover its costs in building and maintaining the Contingent Retail Space (2) gives consideration to any offers from site-or neighborhood-serving retail tenants that are responsive to and meet criteria set forth in the Request for Proposals ("Qualifying Tenants"); and (3) negotiates in good faith to conclusion with Qualifying Tenants a form of lease or other occupancy agreement on terms, including economic terms, that are acceptable to the Home in its reasonable discretion. If the Home undertakes these Good Faith Efforts and is unable to identify Qualifying Tenants or thereafter to reach agreement on lease terms with such Qualifying Tenants for all or a portion of the Contingent Retail Space ("Unleased Space"), then it shall be permitted to occupy any Unleased Space with Jewish Home administrative space or other RCFE or RCFE Support Uses.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

OPERATION

22. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>
23. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the tenant space and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>
24. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
*For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.
For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org.
For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org*
25. **Construction Management Plan.** Prior to issuance of a building permit to construct the Project and implement the approved use, the Project Sponsor shall produce a Construction Management Plan, which shall include general operating principals and commitments not otherwise included in these Conditions of Approval, along with operating principles during specific phases of work. This Plan shall be made available to the neighbors or interested parties, and a copy of said Plan shall be provided to the Department to include in the file for Case No. 2011.1323. A draft of the Construction Management Plan shall be made available to any interested party at least 10 days before the final draft is submitted to the Planning Department.

As an improvement measure to reduce potential conflicts between construction activities and pedestrians, transit and autos at the project site, the contractor shall add certain measures to the required traffic control plan for project construction. In addition to the requirements for a construction traffic control/management plan, the project shall include the following measures.
Limitation on Direction of Construction Traffic During Peak Hours – To minimize the construction-related disruption of the general traffic flow on adjacent streets during the AM and PM peak periods (and, specifically, to minimize any potential conflict with the nearby Mio Preschool’s drop-off and pick periods), the construction contractor shall include in the

Construction Management Plan methods to discourage truck movements and deliveries from arriving at the project site via Mission Street coming from the west (i.e. from the direction of Ocean Avenue and Geneva Avenue) during peak hours (generally 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m., or other times, as determined by SFMTA and its Transportation Advisory Staff Committee [TASC]). The above-cited morning and afternoon peak hours of limited truck delivery direction coincide with the nearby Mio Preschool's drop-off and pick-up time periods.

Carpool and Transit Access for Construction Workers –To minimize parking demand and vehicle trips associated with construction workers, the construction contractor shall include methods to encourage carpooling and transit access to the project site by construction workers in the Construction Management Plan.

Project Construction Updates for Adjacent Businesses and Residents – To minimize construction impacts on access for nearby institutions and businesses, the project sponsor shall provide nearby residences and adjacent businesses with regularly-updated information (typically in the form of website, news articles, on-site posting, mailing, etc.) regarding project construction, including a project construction contact person, construction activities, duration, peak construction activities (e.g., concrete pours), travel lane closures, and lane closures.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

26. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

27. **Lighting.** All Project lighting shall be directed onto the project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

28. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

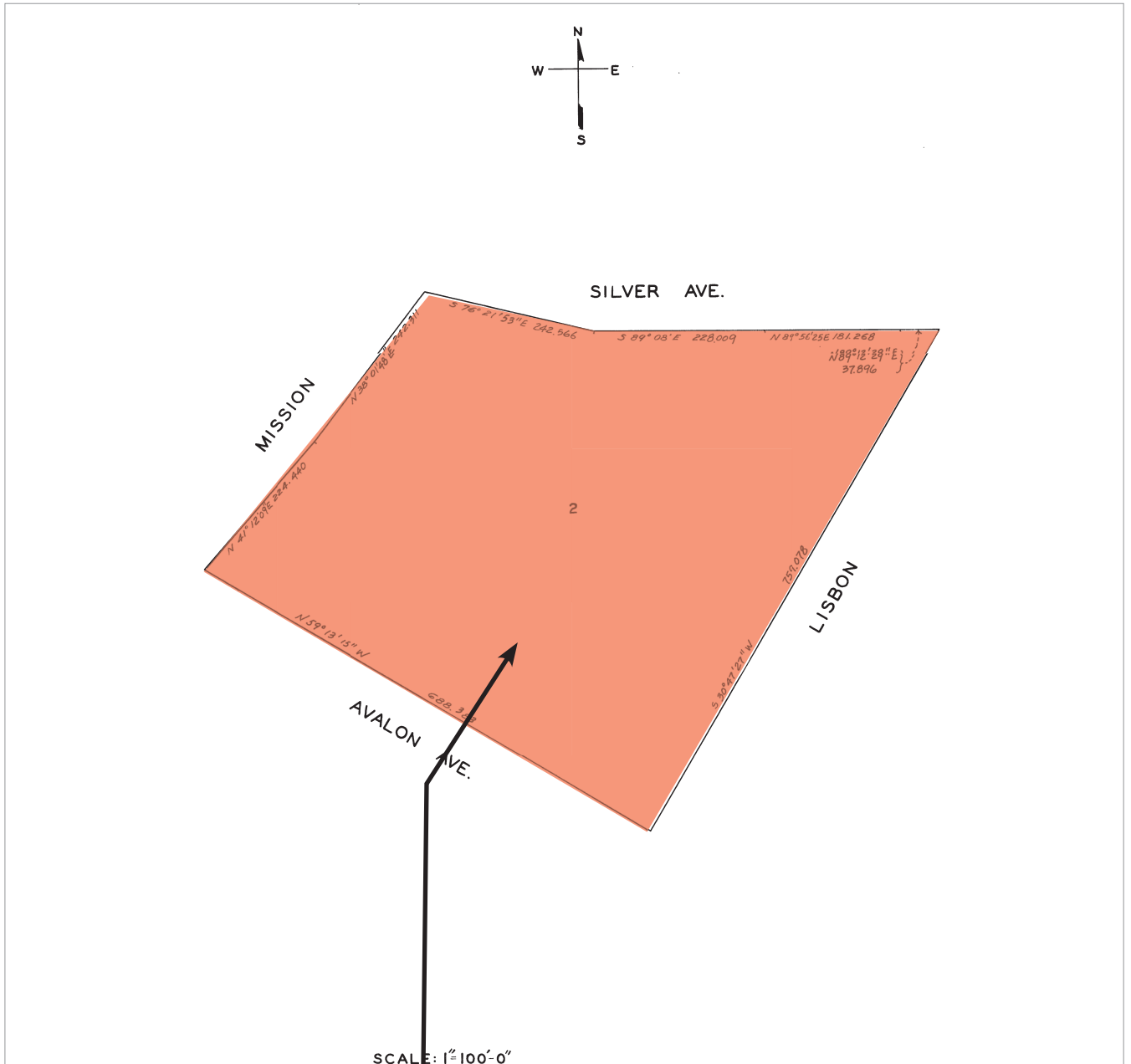
29. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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Exhibits

Parcel Map



Subject Parcel

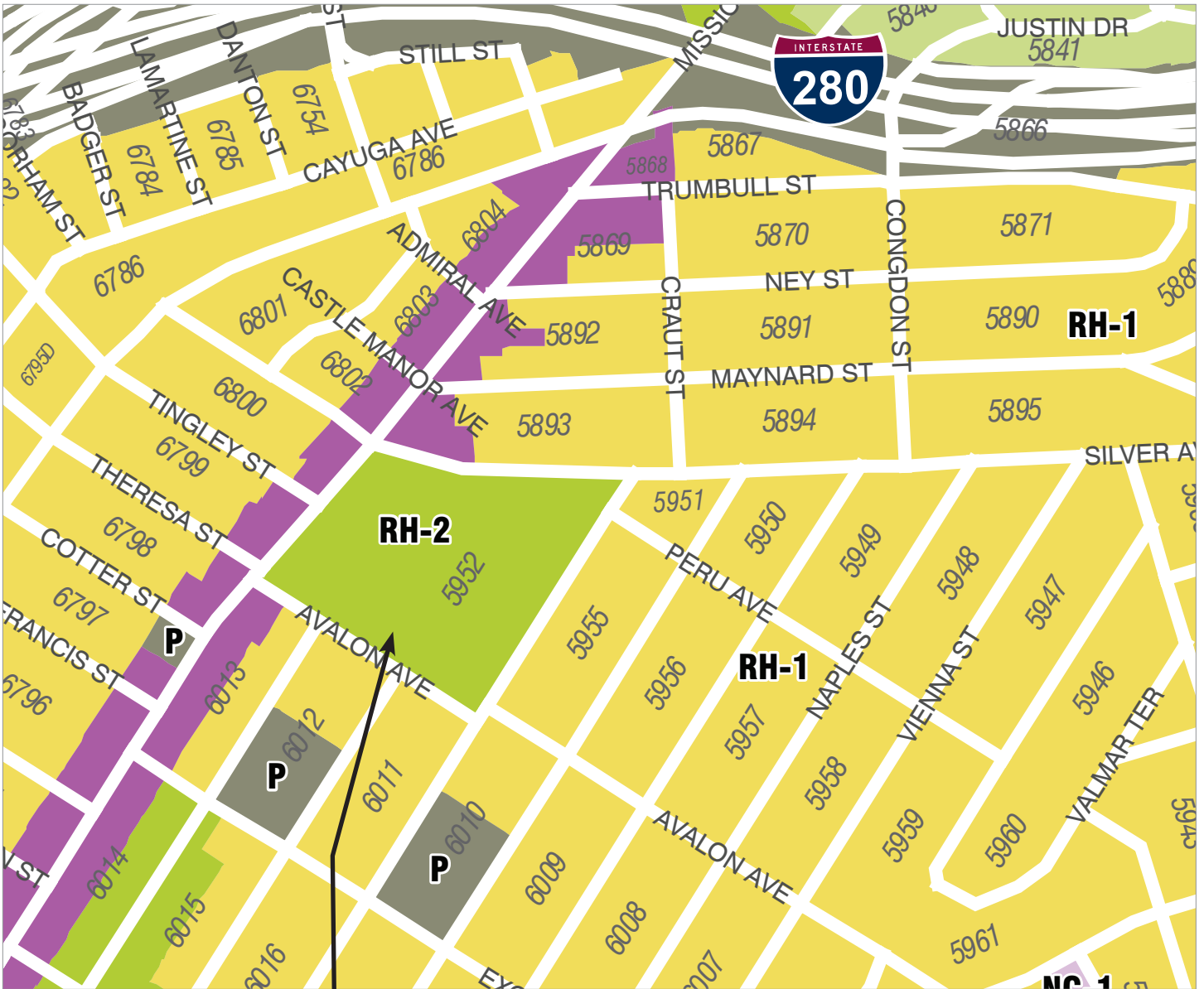
Sanborn Map



Subject Property

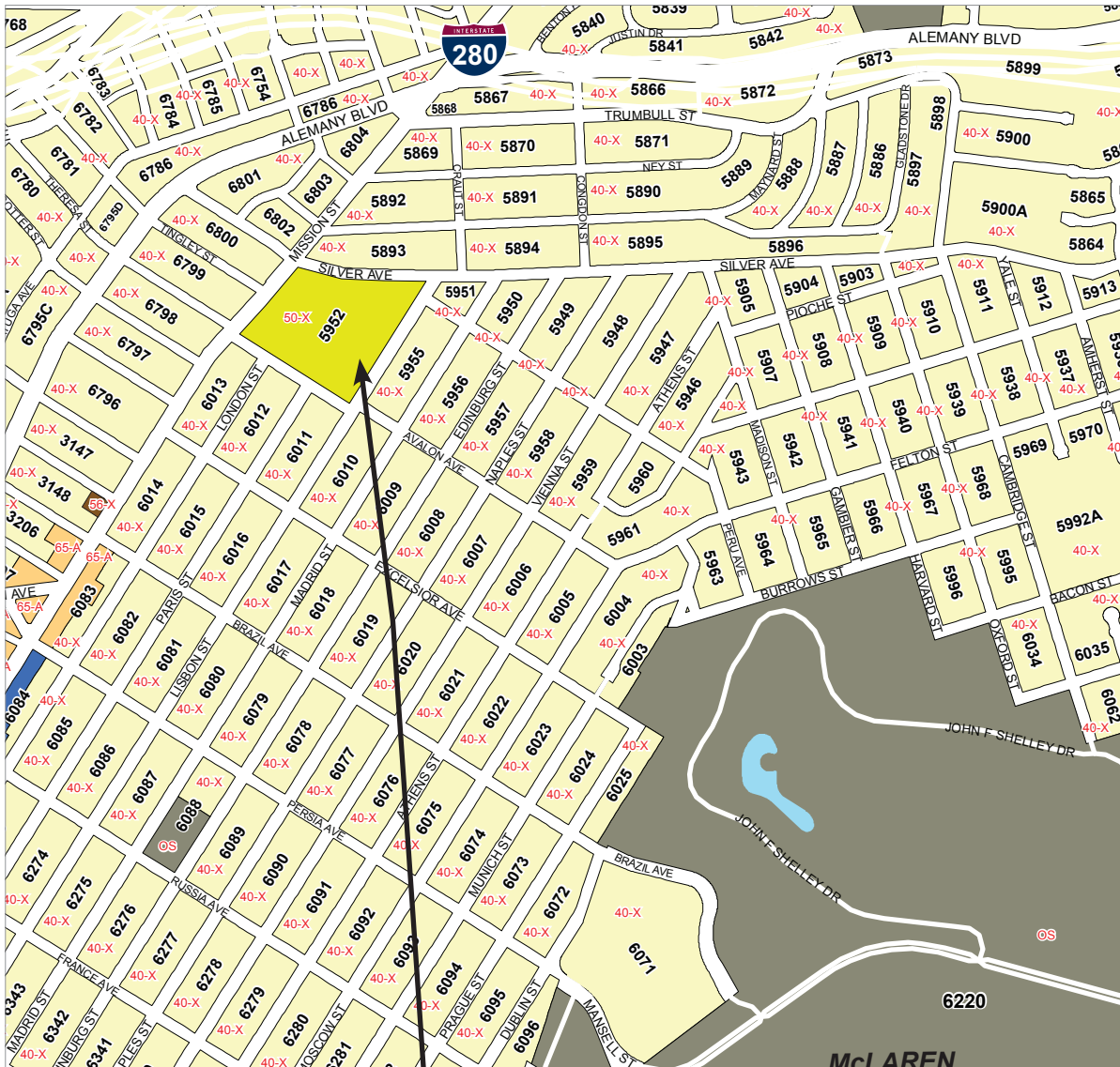
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Zoning Map



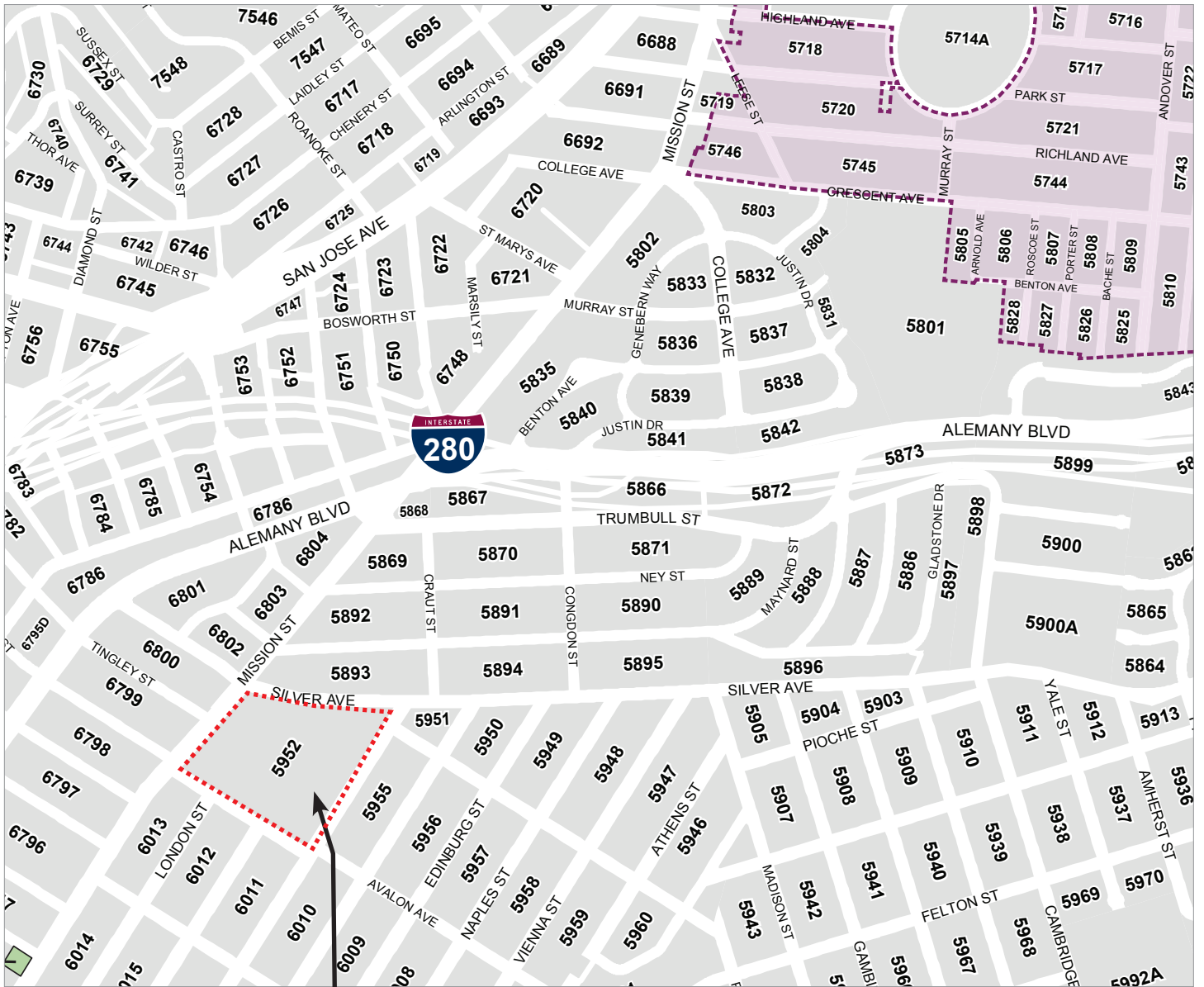
Subject Property

Height & Bulk District Map 11 (HT11)



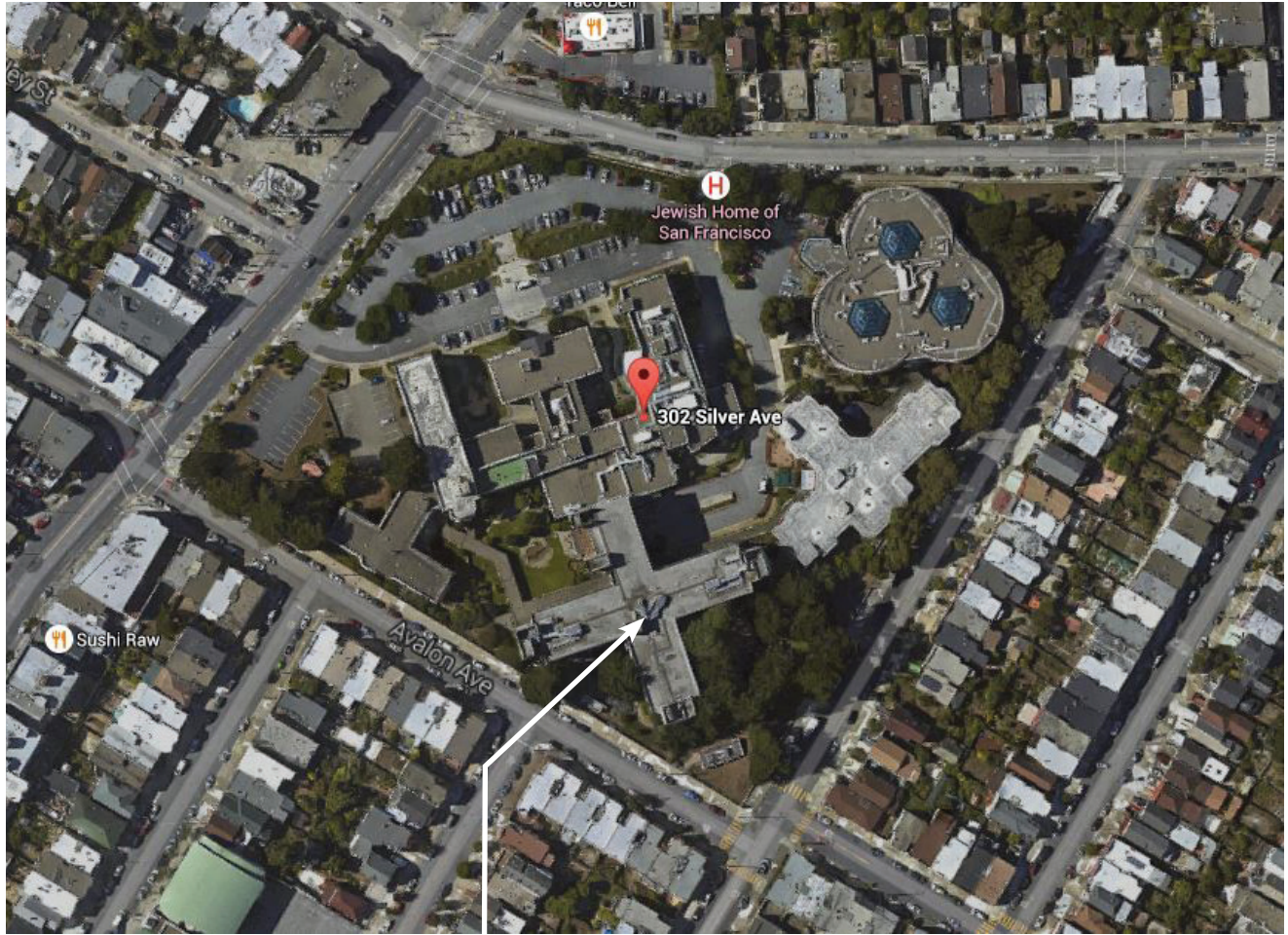
Subject Property

Special Use District Map 11 (SU11)



Proposed Special Use District Boundary

Aerial



Subject Property

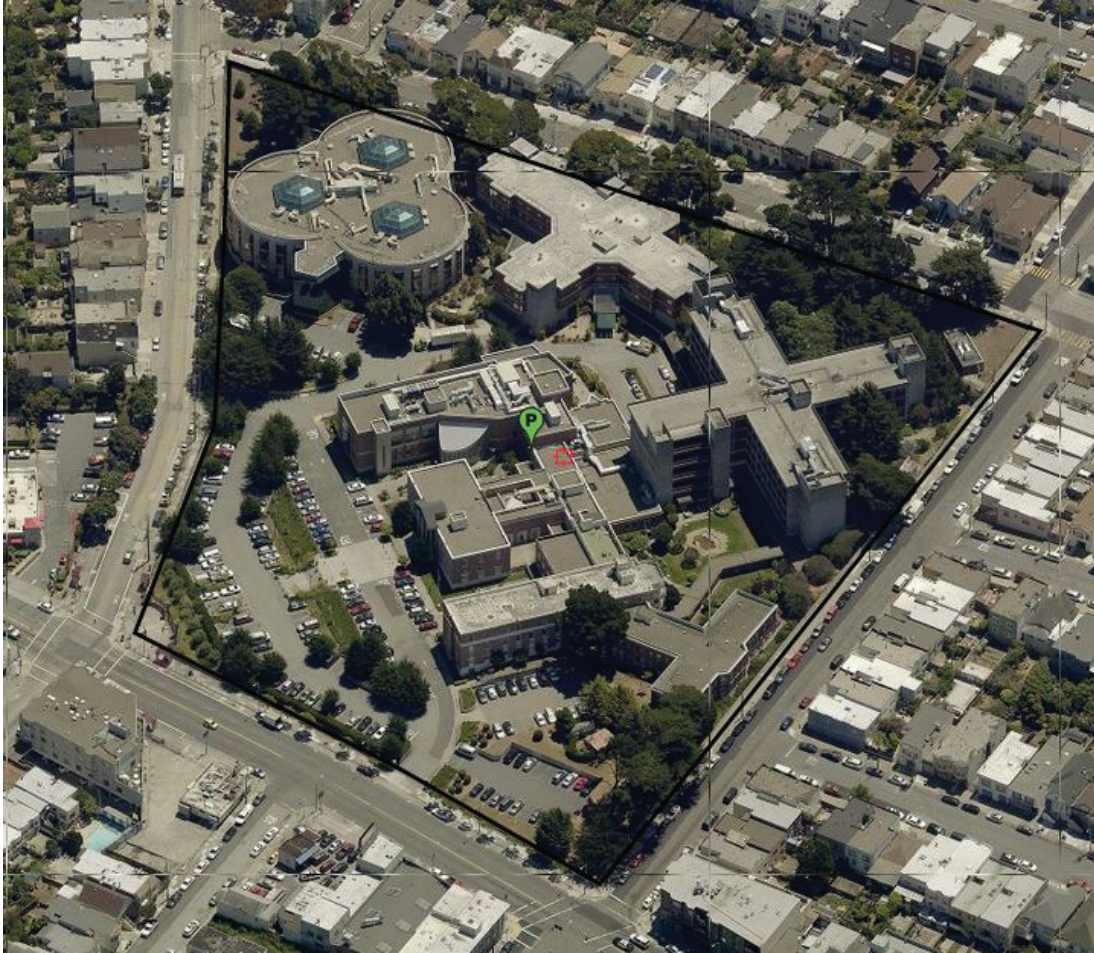
Site Photo - Looking South



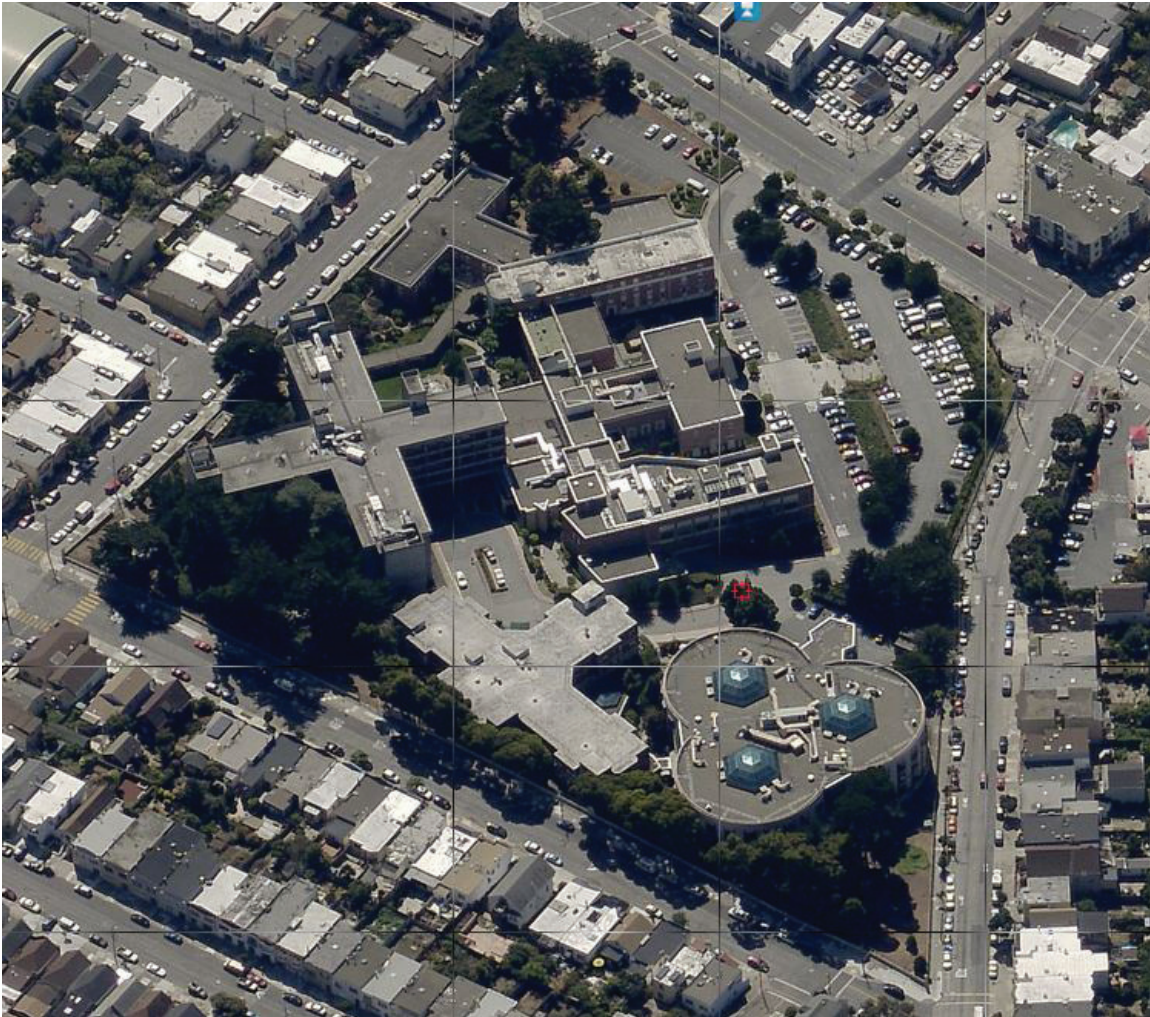
Site Photo - Looking North



Site Photo - Looking East



Site Photo - Looking West



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Exhibit B

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EXHIBIT B



EXHIBIT B



AVALON STREET ELEVATION
N.T.S.

EXHIBIT B



MISSION/AVALON STREET
N.T.S.

EXHIBIT B

VAN METER
WILLIAMS
POLLACK ^{LLP}

Ankrom Moisan



JEWISH HOME

Jewish Senior Living Group

MISSION STREET ELEVATION
N.T.S.

MAY 11, 2015

EXHIBIT B



MISSION STREET AERIAL
N.T.S.



SITE AERIAL (EXISTING CONDITION)

SITE PLAN

Main, West & Infirmary(E):
Auditorium, Admin. Offices

Rosenberg (E):
Admin/Common Facilities; 5-8K sf Clinic Space

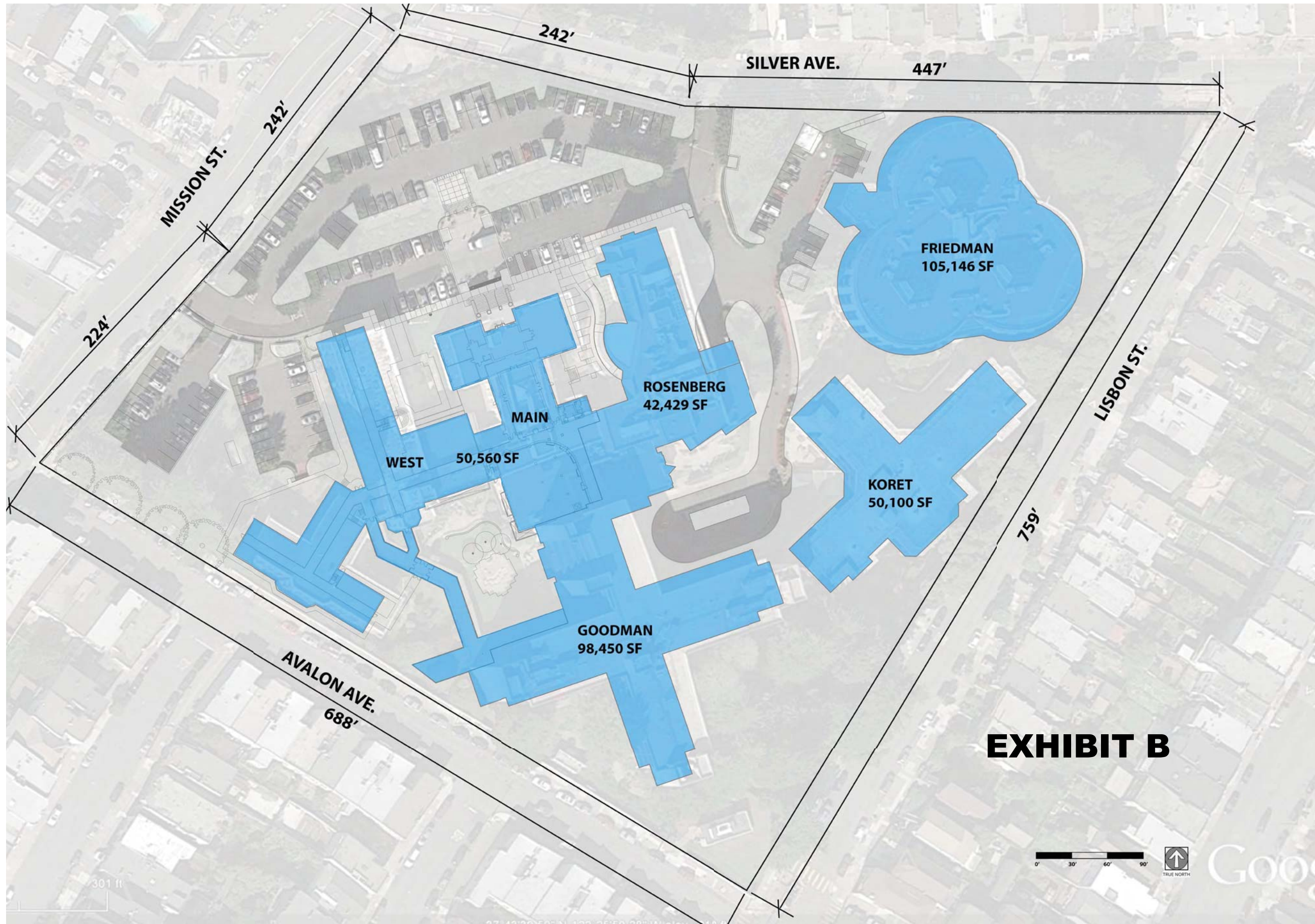
Goodman(E):
176 Skilled Nursing Facility (SNF) Beds

Koret(E):
78 SNF Beds

Friedman(E):
120 SNF Beds

EXHIBIT B

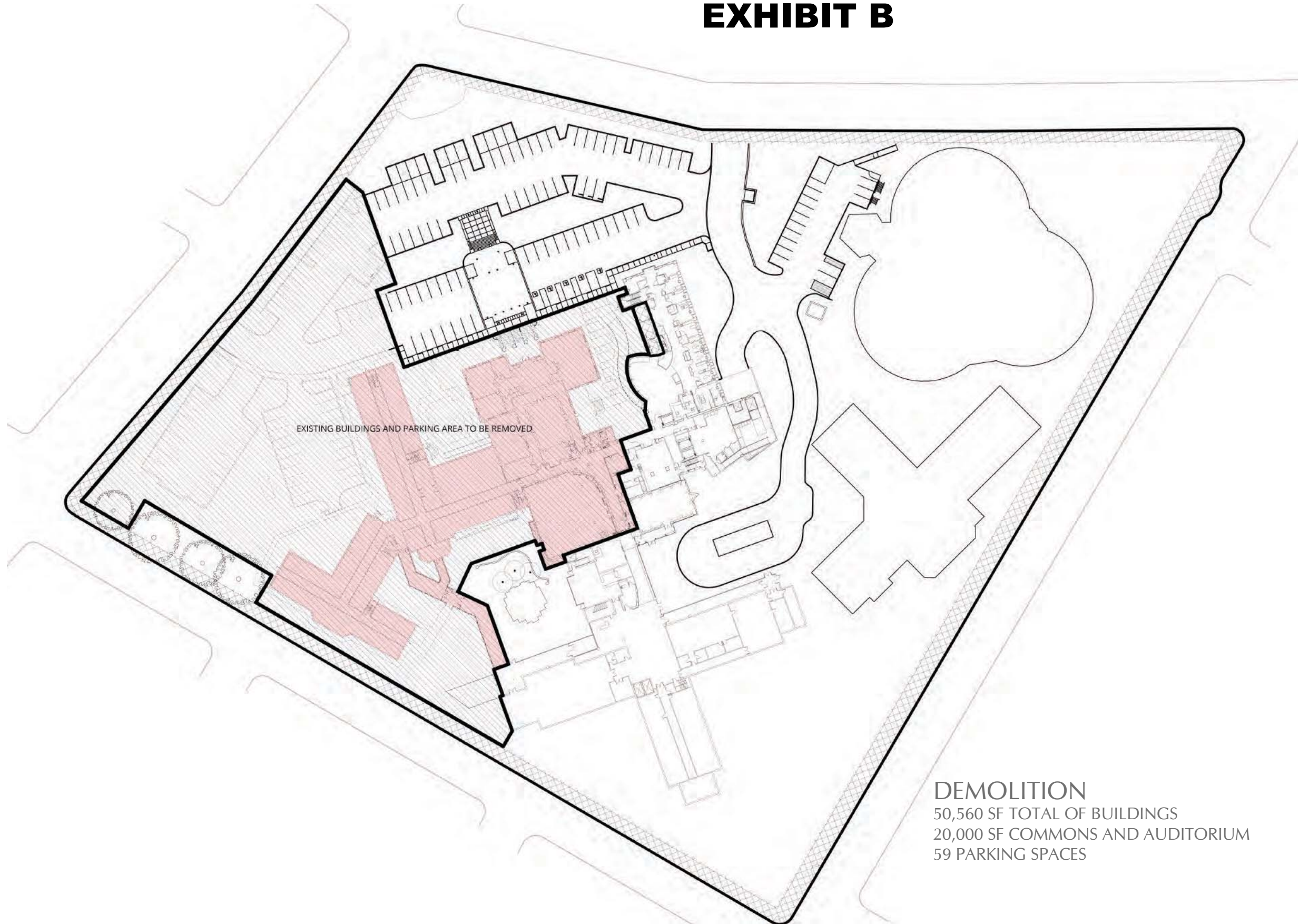




EXISTING SITE PLAN
1" = 30'-0"

EXHIBIT B

EXHIBIT B



EXISTING BUILDINGS AND PARKING AREA TO BE REMOVED

DEMOLITION
50,560 SF TOTAL OF BUILDINGS
20,000 SF COMMONS AND AUDITORIUM
59 PARKING SPACES

DEMO PLAN

EXHIBIT B



CAMPUS PROGRAM DIAGRAM

EXISTING BUILDING PROGRAM

Goodman

A six level, 98,450 sf building, including a basement containing 176 bed skilled nursing beds. The basement contains storage and mechanical, as well as, an employee cafeteria. The ground level located at elevation 177 msl contains a lobby area, physical therapy area, hair salon, a café, offices, and an aviary.

Koret

A three level 50,100 sf structure with 78 bed skilled nursing beds of which 12 are classified as Acute Psychiatric beds. The ground floor at elevation 177 msl contains offices, storage and mechanical equipment. The upper two levels, floors two and three contain the skilled nursing beds.

Rosenberg (Existing Program)

A three level, 42,429 sf building, including a basement area. The basement level contains the commercial kitchen that serves the entire campus. Food is transported underground from Rosenberg to Goodman and at grade to Koret and Friedman. Floor level one, located at 177 msl contains a lobby, medical clinic space, an art room and a synagogue. The second level contains administrative offices, a research clinic, and a board/meeting room

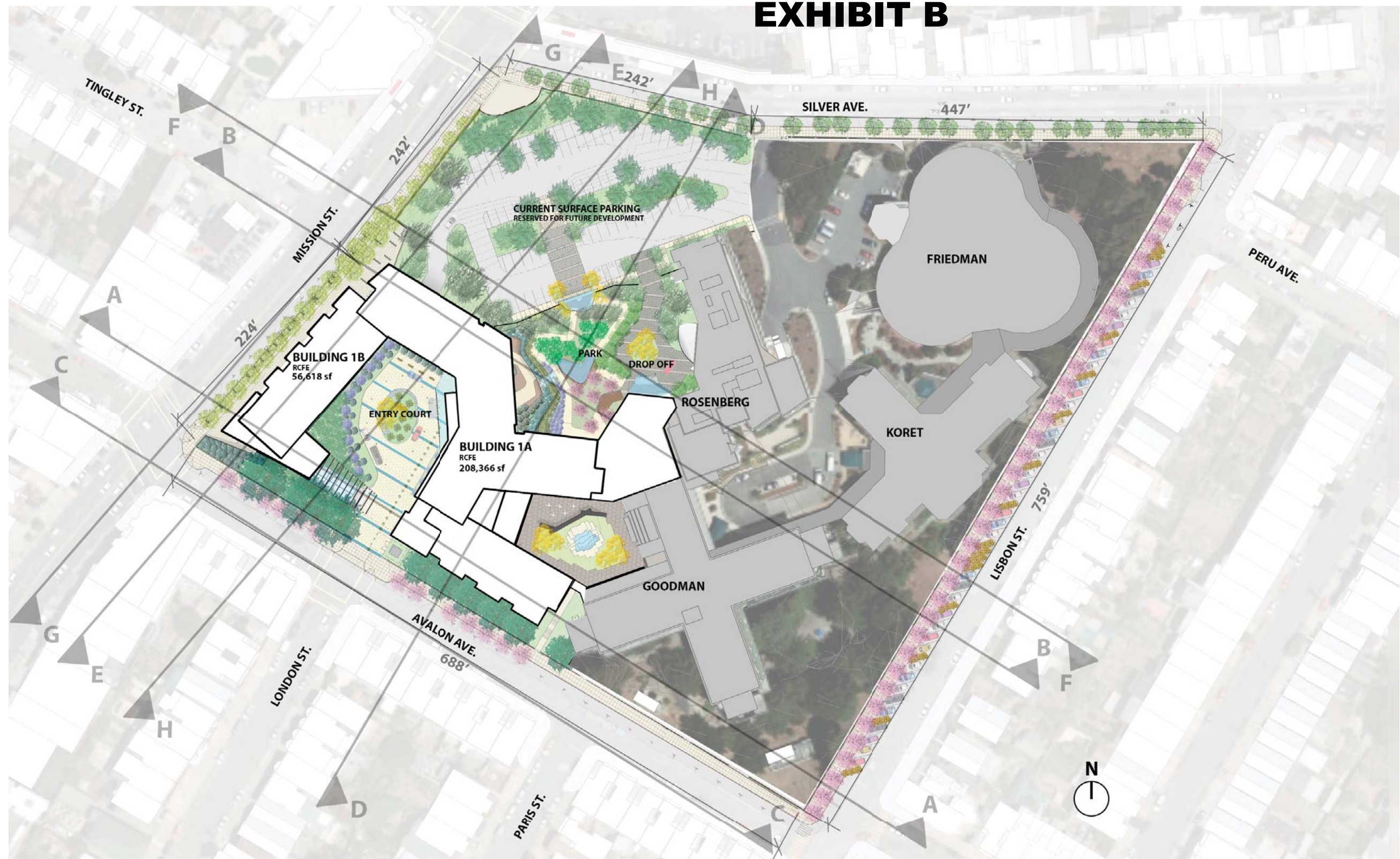
Friedman

A four level, 105,146 sf building including a basement. The basement area contains mechanical and storage areas. Floor levels 1 (at 177 msl), 2 and 3 contain 120 skilled nursing beds.

Main West and Infirmary (TO BE DEMOLISHED)

A three level 50,450 sf building including a partial basement area. Main, West and Infirmary are to be removed to make way for the RCFE campus to be built. The basement of Main is partially excavated and contains mechanical and storage. The first floor of the Main Building located at 177 msl, contains a lobby, administrative offices, a board room and the Frank Family Lounge which is a general purpose room for events. The second floor contains administrative offices. The Infirmary and West Buildings are a combination of two and three stories. It should be noted that no skilled residents reside in the Infirmary and West wings, as the skilled nursing facility wound down in 2012 and 2013.

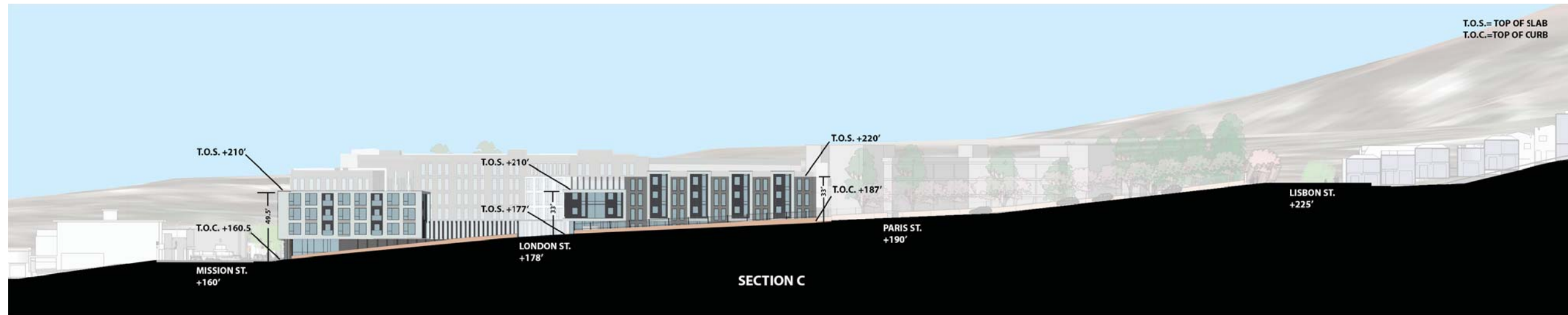
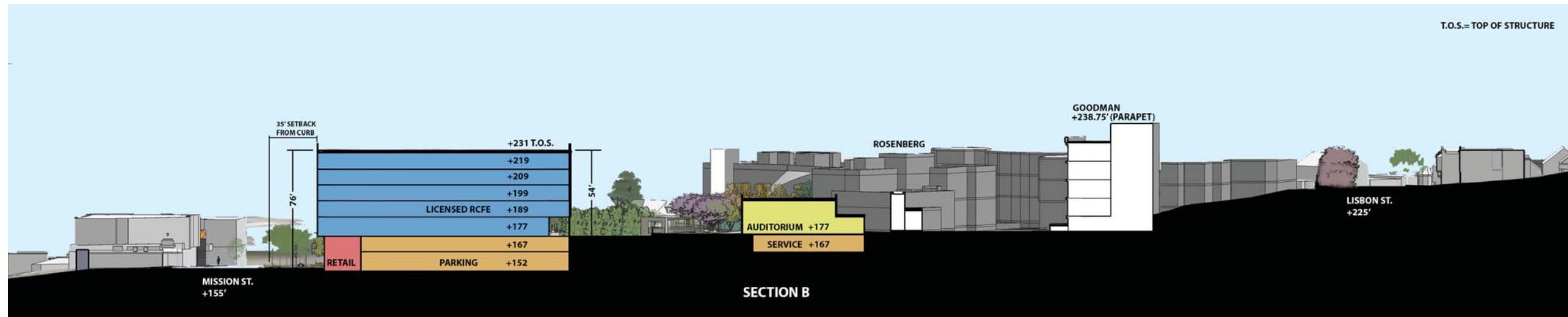
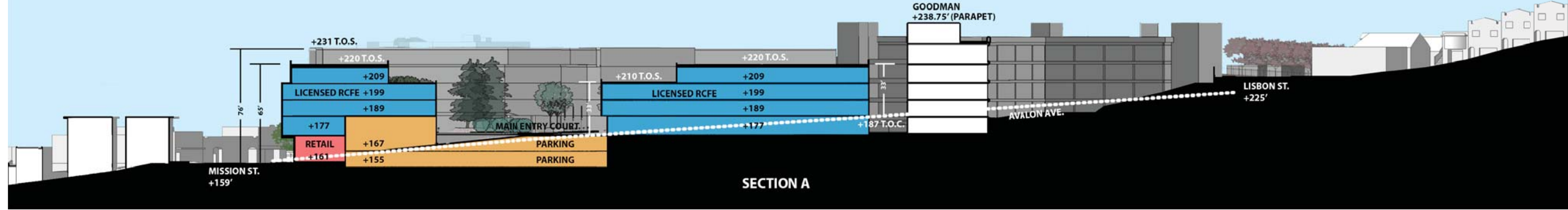
EXHIBIT B

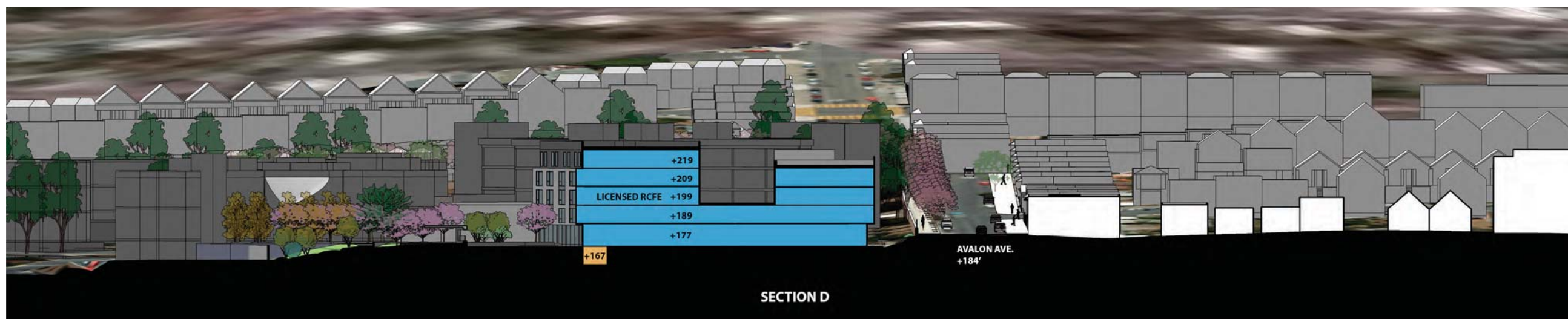


SITE/ SECTION KEY PLAN
N.T.S.

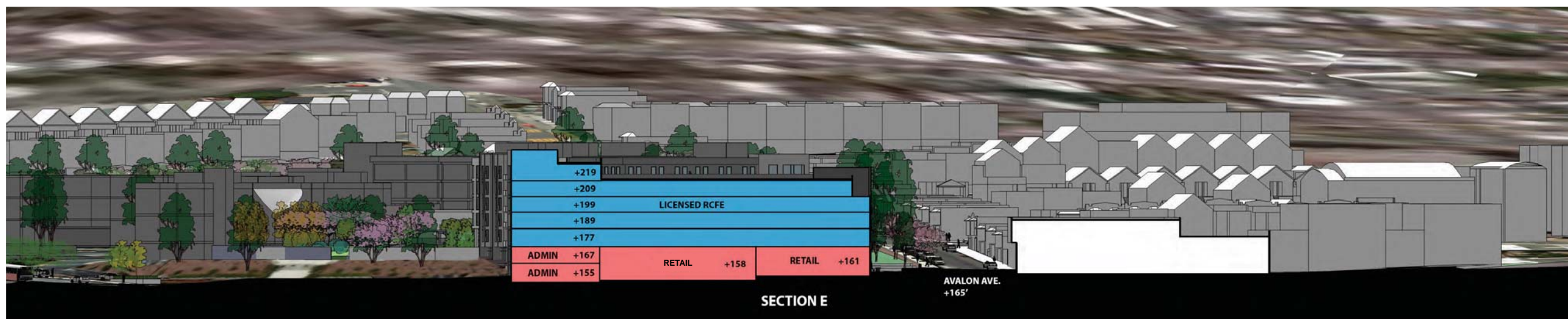
EXHIBIT B

T.O.S.= TOP OF STRUCTURE
T.O.C.= TOP OF CURB

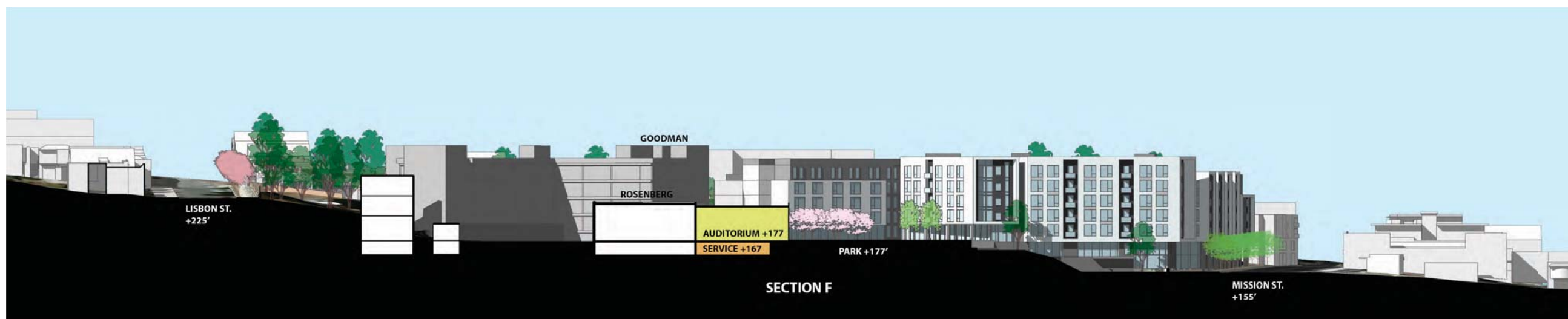




SECTION D



SECTION E

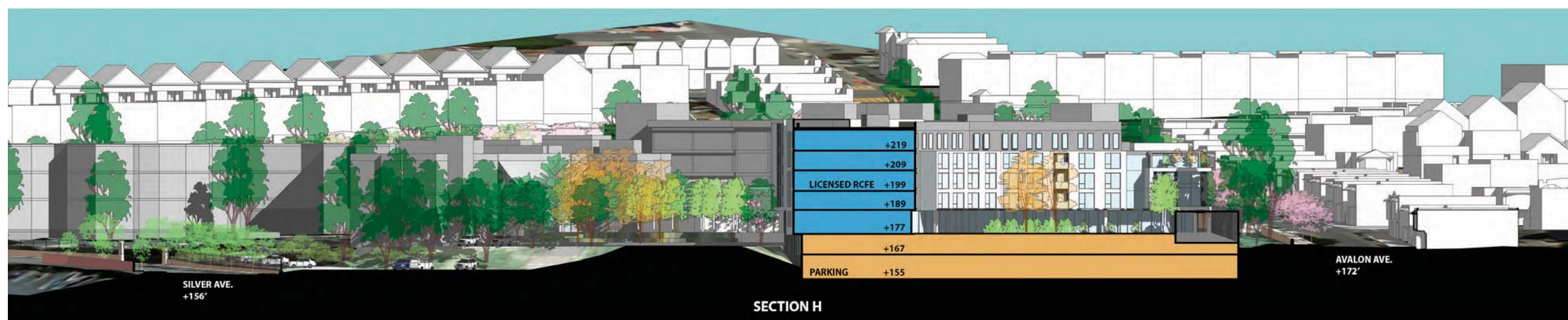


SECTION F

EXHIBIT B



SECTION G



SECTION H

SITE SECTIONS
N.T.S.

JEWISH HOME

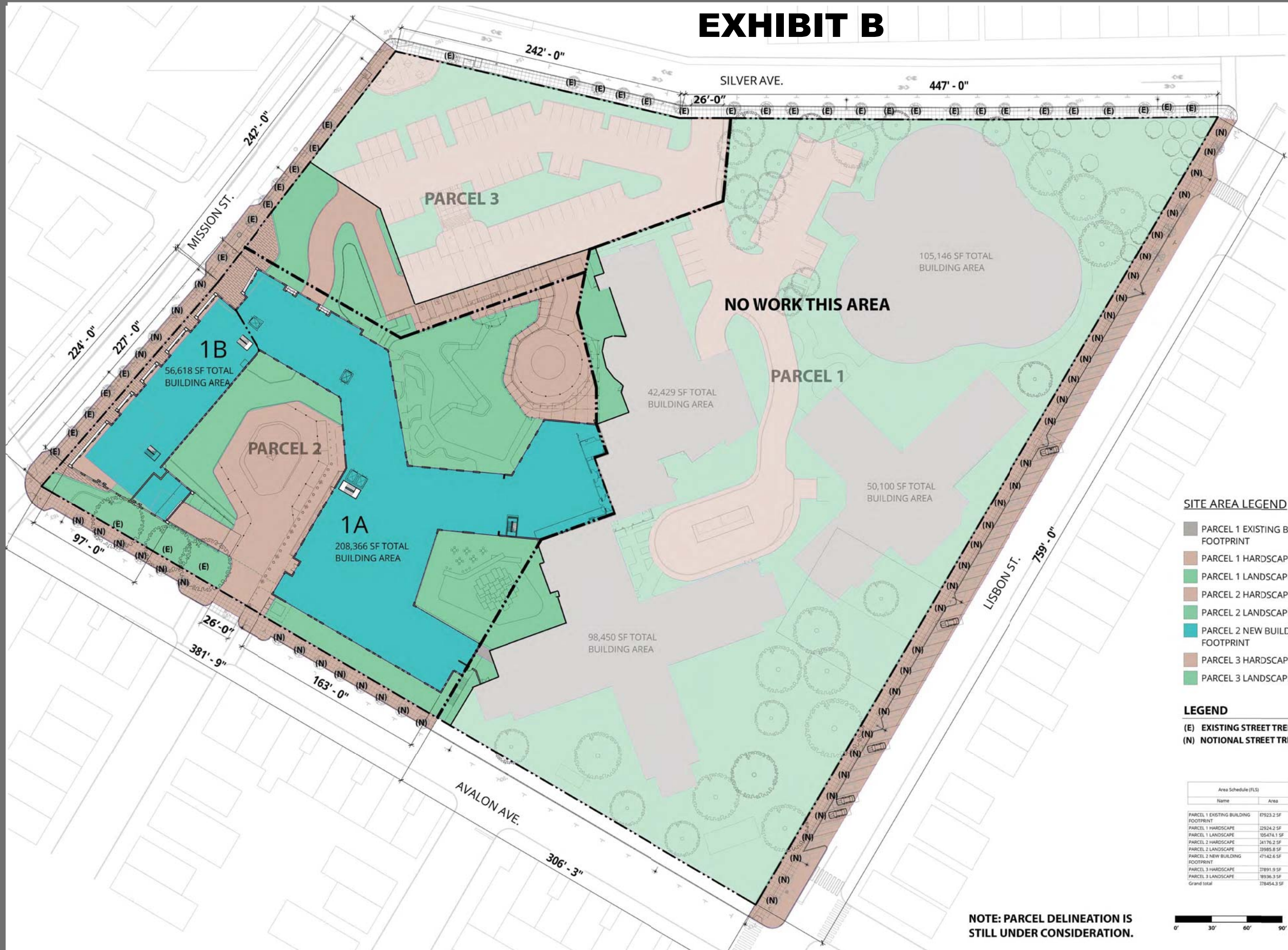
Jewish Senior Living Group



BUILDING ALIGNMENT
N.T.S.

EXHIBIT B

EXHIBIT B



SITE AREA LEGEND

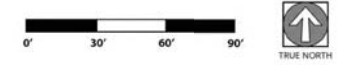
- PARCEL 1 EXISTING BUILDING FOOTPRINT
- PARCEL 1 HARDSCAPE
- PARCEL 1 LANDSCAPE
- PARCEL 2 HARDSCAPE
- PARCEL 2 LANDSCAPE
- PARCEL 2 NEW BUILDING FOOTPRINT
- PARCEL 3 HARDSCAPE
- PARCEL 3 LANDSCAPE

LEGEND

- (E) EXISTING STREET TREE
- (N) NOTIONAL STREET TREE

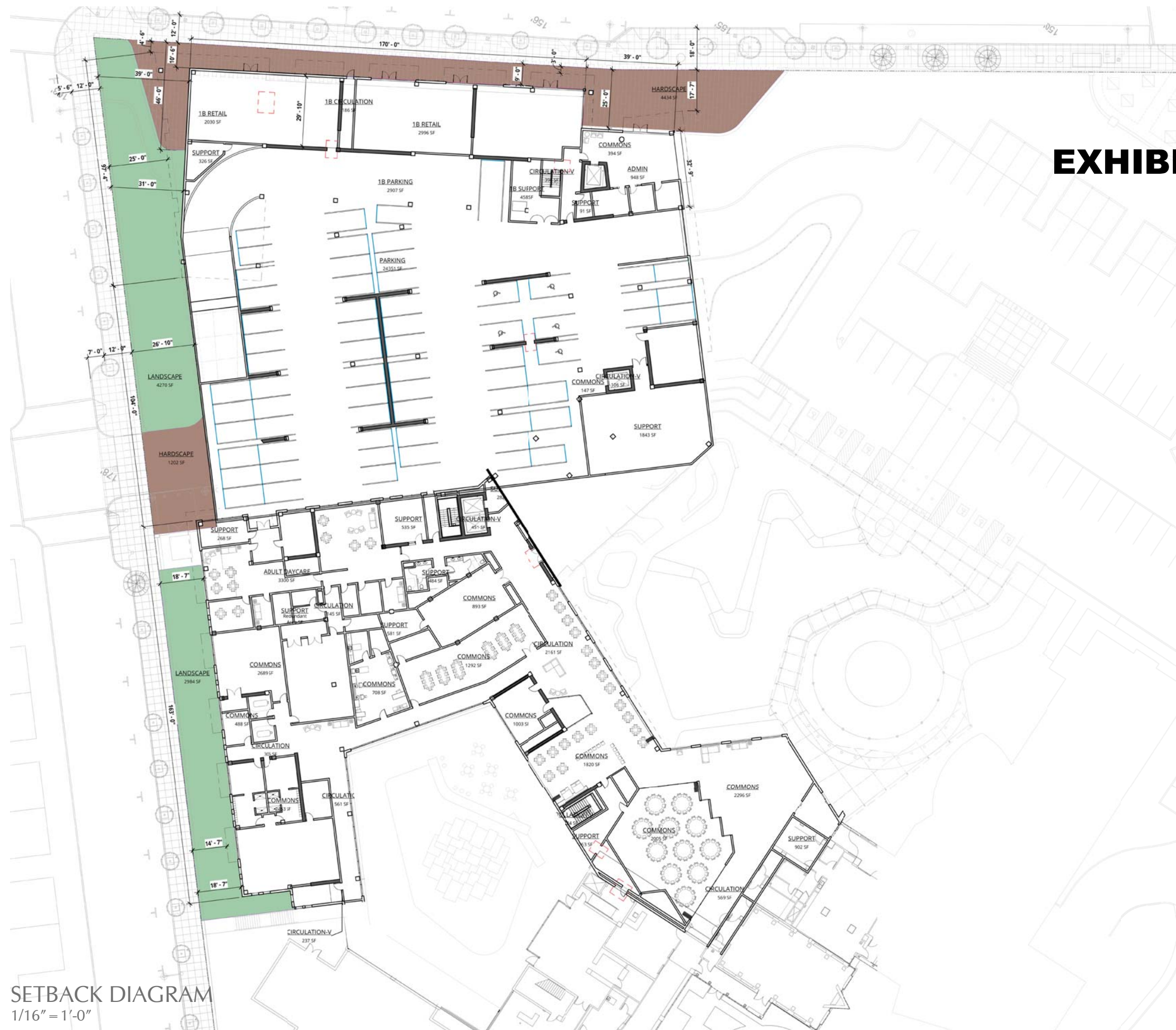
Area Schedule (PLS)	
Name	Area
PARCEL 1 EXISTING BUILDING FOOTPRINT	17923.2 SF
PARCEL 1 HARDSCAPE	22924.2 SF
PARCEL 1 LANDSCAPE	105474.1 SF
PARCEL 2 HARDSCAPE	25176.3 SF
PARCEL 2 LANDSCAPE	13985.8 SF
PARCEL 2 NEW BUILDING FOOTPRINT	47142.6 SF
PARCEL 3 HARDSCAPE	17891.9 SF
PARCEL 3 LANDSCAPE	19396.3 SF
Grand Total	378454.3 SF

NOTE: PARCEL DELINEATION IS STILL UNDER CONSIDERATION.



SITE AREA PLAN
1" = 30'-0"

EXHIBIT B



SETBACK DIAGRAM
1/16" = 1'-0"

JEWISH HOME

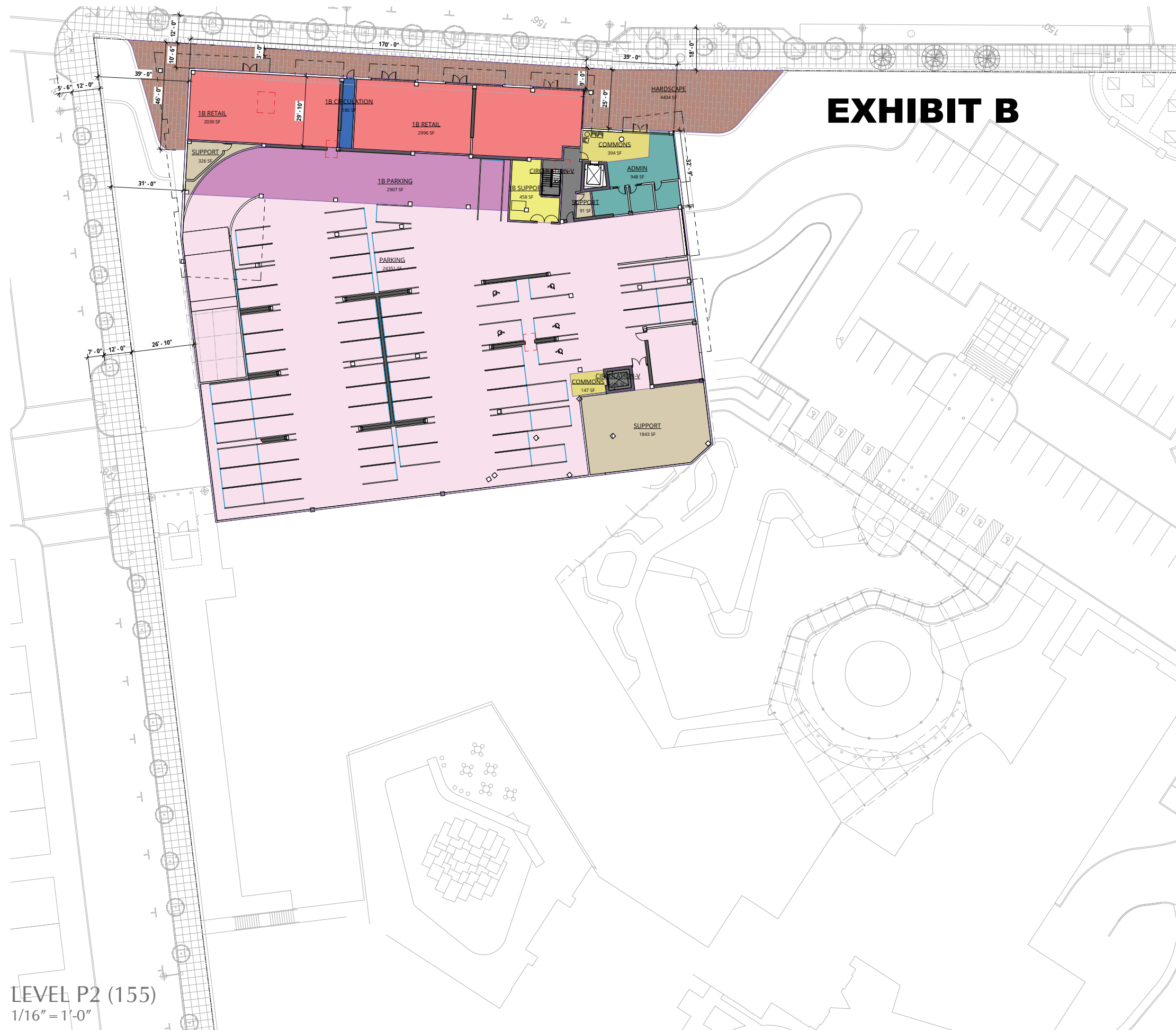
Jewish Senior Living Group

EXHIBIT B

RENTABLE AREA

- 1B CIRCULATION
- 1B PARKING
- 1B RETAIL
- 1B SUPPORT
- ADMIN
- CIRCULATION-V
- COMMONS
- HARDSCAPE
- PARKING
- SUPPORT

LEVEL P2 RENTABLE NET AREA	
Name	Area
1B CIRCULATION	186 SF
1B PARKING	2,907 SF
1B RETAIL	5,026 SF
1B SUPPORT	458 SF
ADMIN	948 SF
CIRCULATION-V	502 SF
COMMONS	541 SF
HARDSCAPE	4,434 SF
PARKING	24,351 SF
SUPPORT	2,260 SF
	41,613 SF



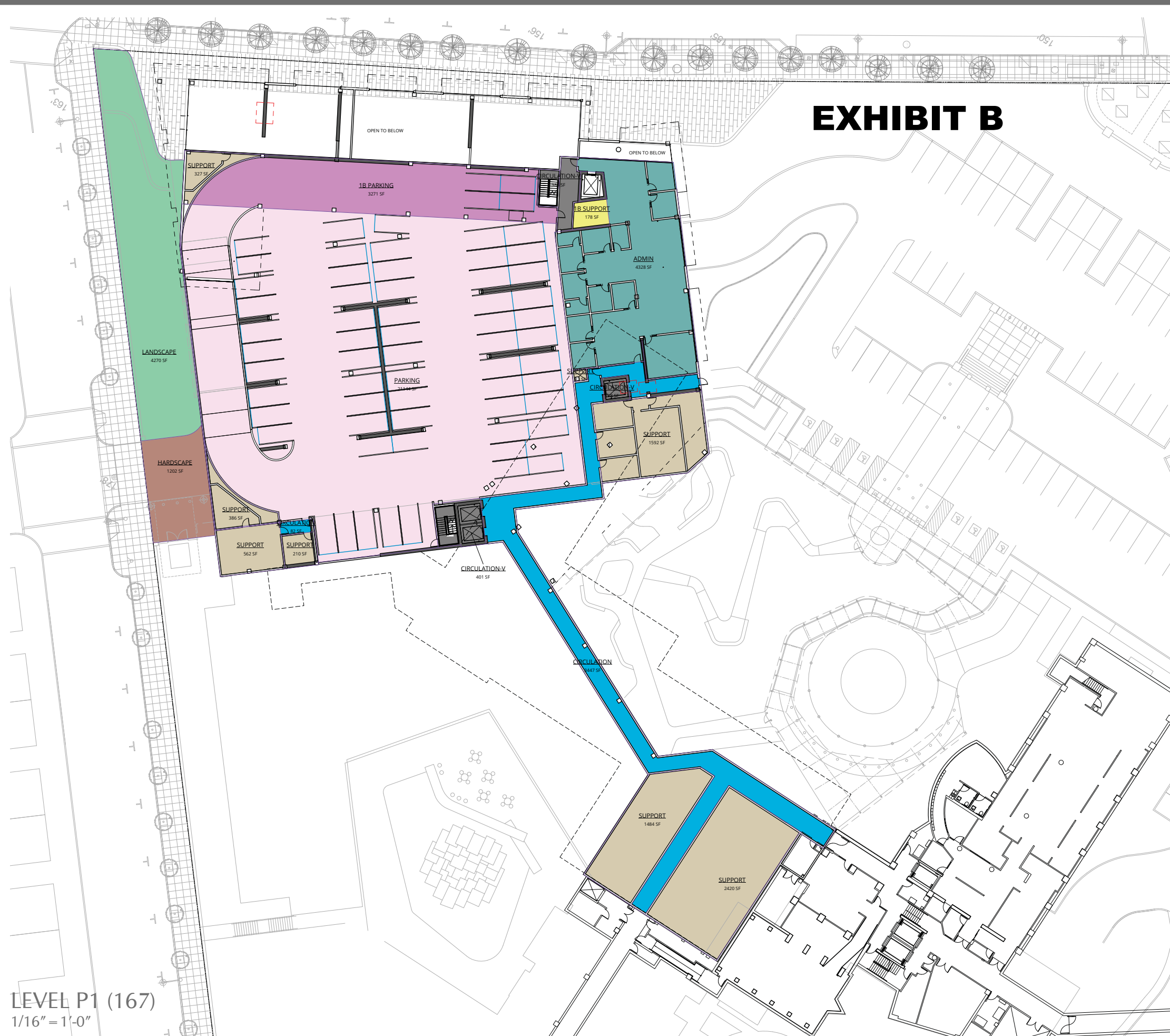
LEVEL P2 (155)
1/16" = 1'-0"

EXHIBIT B

RENTABLE AREA

- 1B PARKING
- 1B SUPPORT
- ADMIN
- CIRCULATION
- CIRCULATION-V
- HARDSCAPE
- LANDSCAPE
- PARKING
- SUPPORT

LEVEL P1 RENTABLE NET AREA	
Name	Area
1B PARKING	3,271 SF
1B SUPPORT	178 SF
ADMIN	4,328 SF
CIRCULATION	3,529 SF
CIRCULATION-V	906 SF
HARDSCAPE	1,202 SF
LANDSCAPE	4,270 SF
PARKING	21,144 SF
SUPPORT	7,012 SF
TOTAL	45,842 SF



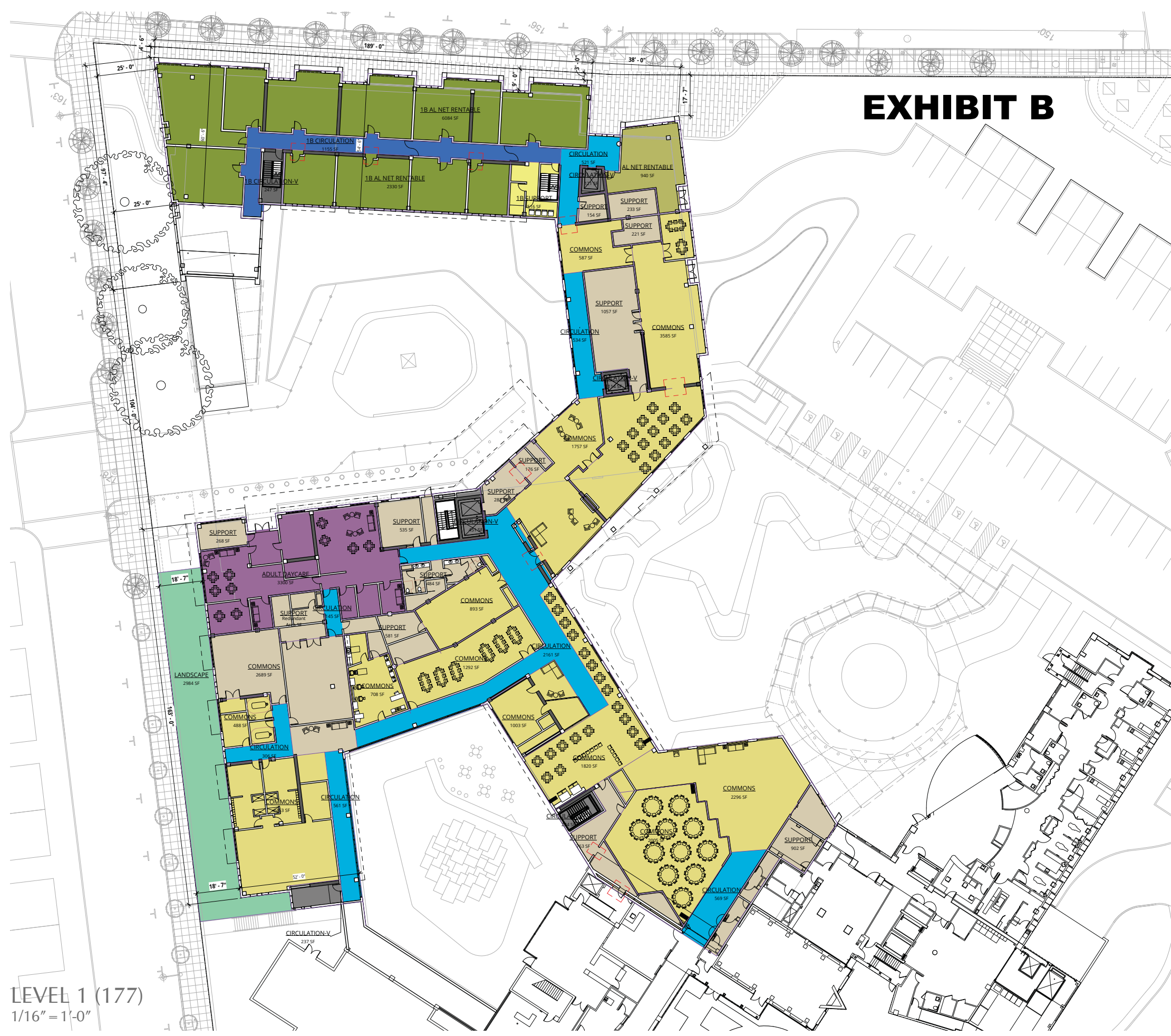
LEVEL P1 (167)
1/16" = 1'-0"

EXHIBIT B

RENTABLE AREA

- 1B AL NET RENTABLE
- 1B CIRCULATION
- 1B CIRCULATION-V
- 1B SUPPORT
- ADULT DAYCARE
- AL NET RENTABLE
- CIRCULATION
- CIRCULATION-V
- COMMONS
- LANDSCAPE
- SUPPORT

LEVEL 1 RENTABLE NET AREA	
Name	Area
1B AL NET RENTABLE	6,415 SF
1B CIRCULATION	1,155 SF
1B CIRCULATION-V	247 SF
1B SUPPORT	516 SF
ADULT DAYCARE	3,300 SF
AL NET RENTABLE	940 SF
CIRCULATION	4,797 SF
CIRCULATION-V	1,147 SF
COMMONS	21,586 SF
LANDSCAPE	2,984 SF
SUPPORT	5,656 SF
TOTAL	50,743 SF



LEVEL 1 (177)
1/16" = 1'-0"

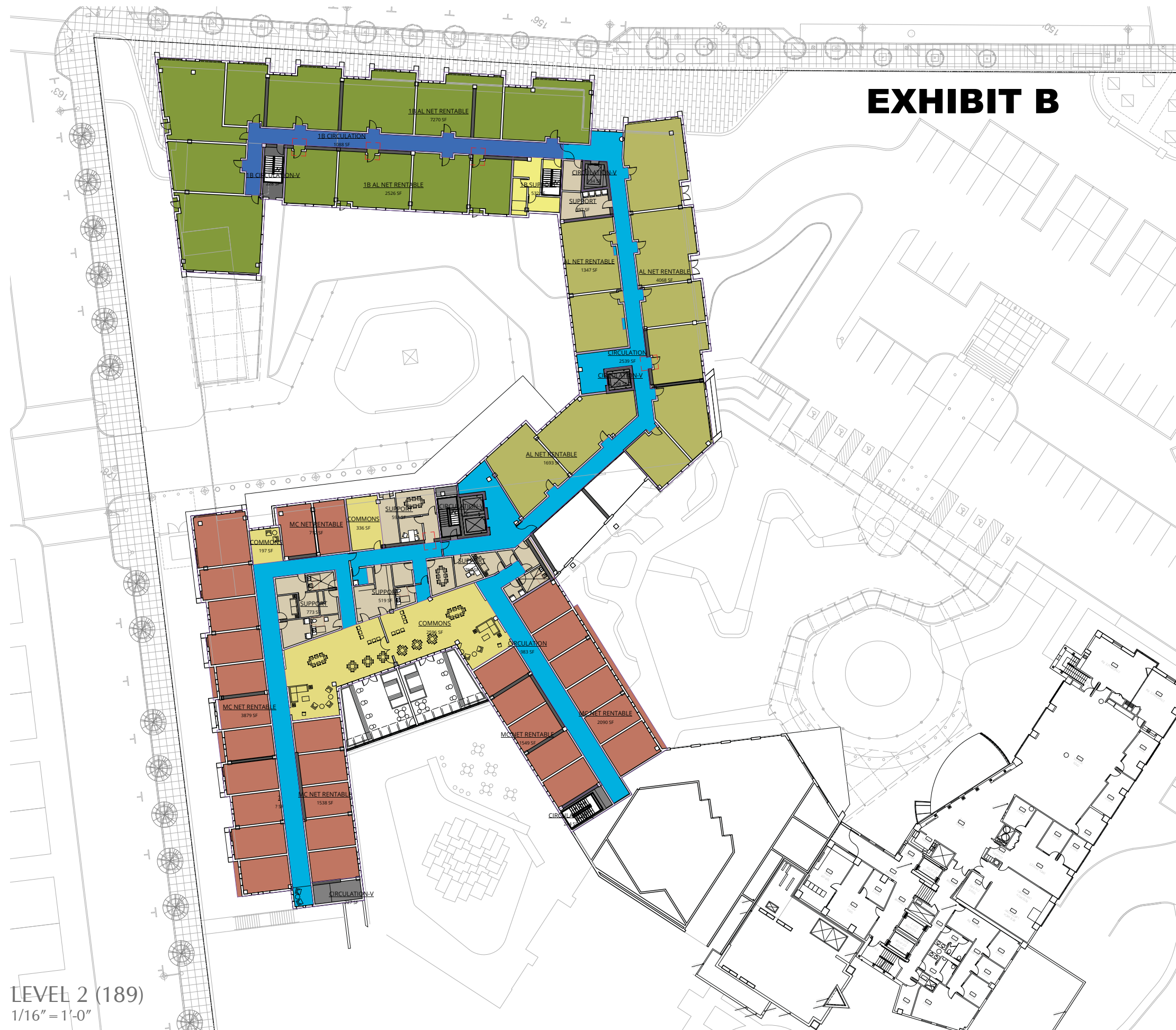
JEWISH HOME

Jewish Senior Living Group

EXHIBIT B

- RENTABLE AREA**
- 1B AL NET RENTABLE
 - 1B CIRCULATION
 - 1B CIRCULATION-V
 - 1B SUPPORT
 - AL NET RENTABLE
 - CIRCULATION
 - CIRCULATION-V
 - COMMONS
 - MC NET RENTABLE
 - SUPPORT

LEVEL 2 RENTABLE NET AREA	
Name	Area
1B AL NET RENTABLE	9,796 SF
1B CIRCULATION	1,088 SF
1B CIRCULATION-V	228 SF
1B SUPPORT	532 SF
AL NET RENTABLE	7,108 SF
CIRCULATION	5,508 SF
CIRCULATION-V	1,146 SF
COMMONS	3,128 SF
MC NET RENTABLE	9,768 SF
SUPPORT	3,045 SF
TOTAL	41,346 SF



LEVEL 2 (189)
1/16" = 1'-0"

JEWISH HOME

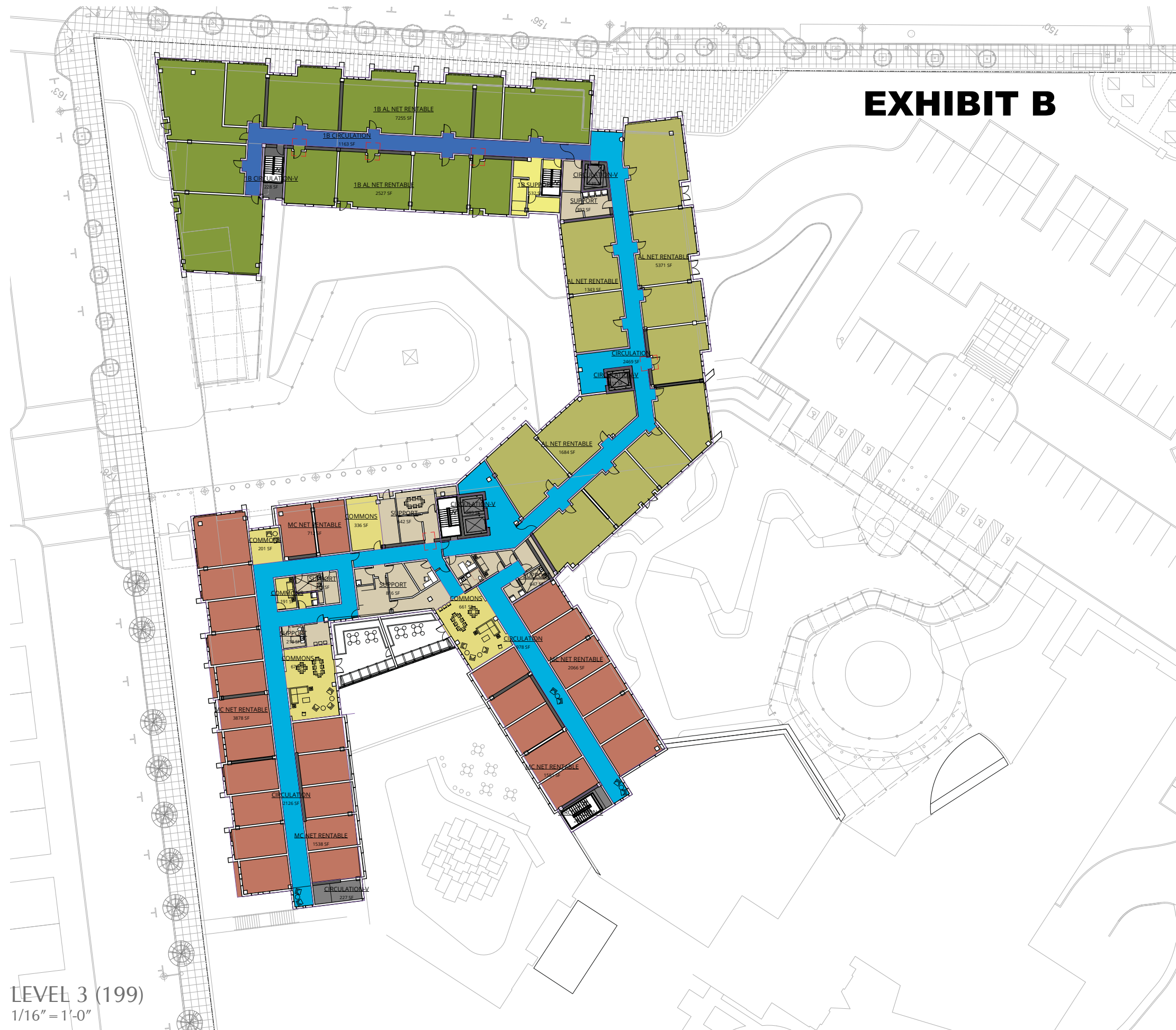
Jewish Senior Living Group

EXHIBIT B

RENTABLE AREA

- 1B AL NET RENTABLE
- 1B CIRCULATION
- 1B CIRCULATION-V
- 1B SUPPORT
- AL NET RENTABLE
- CIRCULATION
- CIRCULATION-V
- COMMONS
- MC NET RENTABLE
- SUPPORT

LEVEL 3 RENTABLE NET AREA	
Name	Area
1B AL NET RENTABLE	9,781 SF
1B CIRCULATION	1,143 SF
1B CIRCULATION-V	228 SF
1B SUPPORT	532 SF
AL NET RENTABLE	8,399 SF
CIRCULATION	5,573 SF
CIRCULATION-V	1,185 SF
COMMONS	2,067 SF
MC NET RENTABLE	9,744 SF
SUPPORT	2,833 SF
TOTAL	41,526 SF



LEVEL 3 (199)
1/16" = 1'-0"

JEWISH HOME

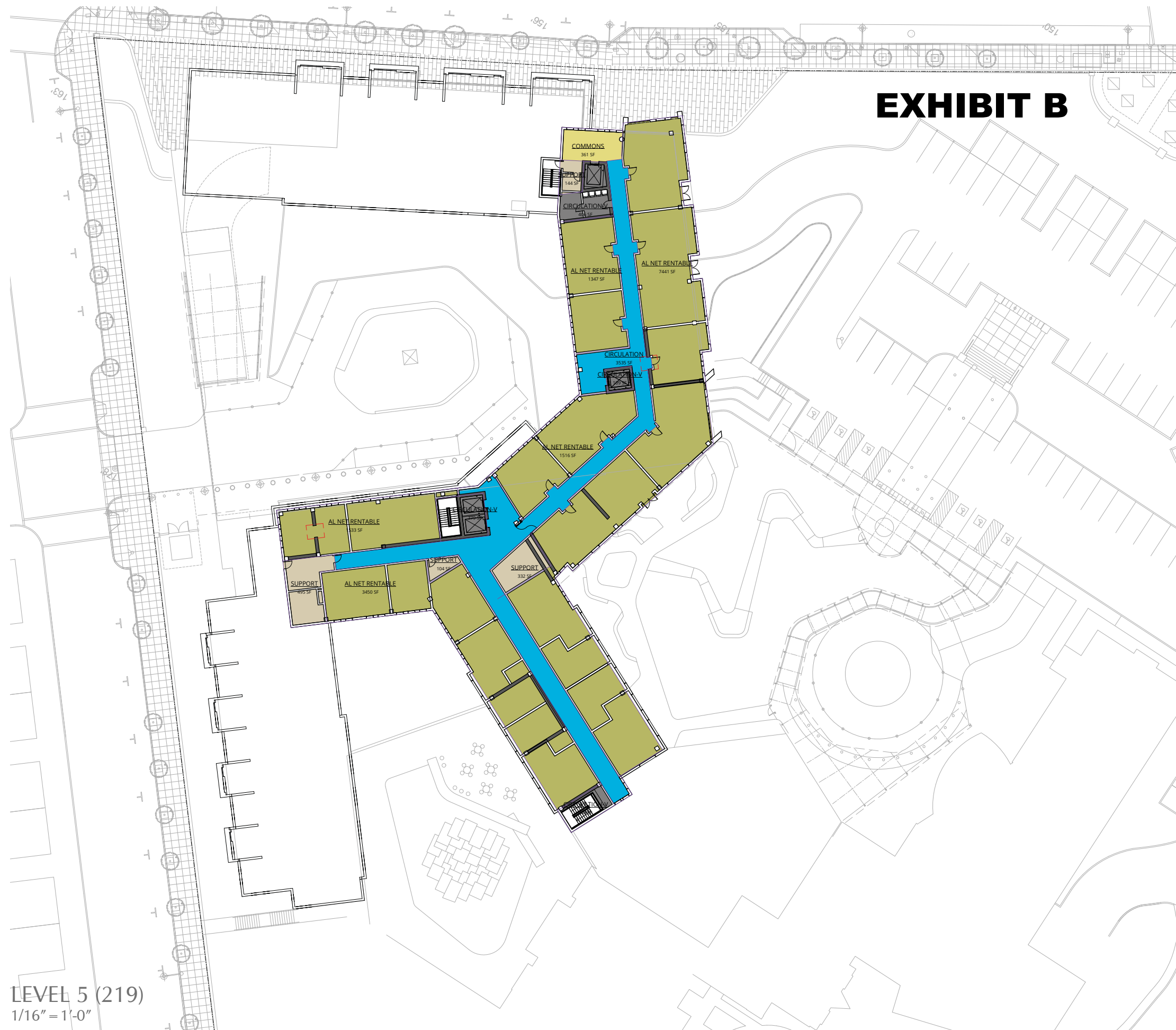
Jewish Senior Living Group

EXHIBIT B

RENTABLE AREA

- AL NET RENTABLE
- CIRCULATION
- CIRCULATION-V
- COMMONS
- SUPPORT

LEVEL 5 RENTABLE NET AREA	
Name	Area
AL NET RENTABLE	15,287 SF
CIRCULATION	3,535 SF
CIRCULATION-V	1,139 SF
COMMONS	361 SF
SUPPORT	1,076 SF
	21,397 SF



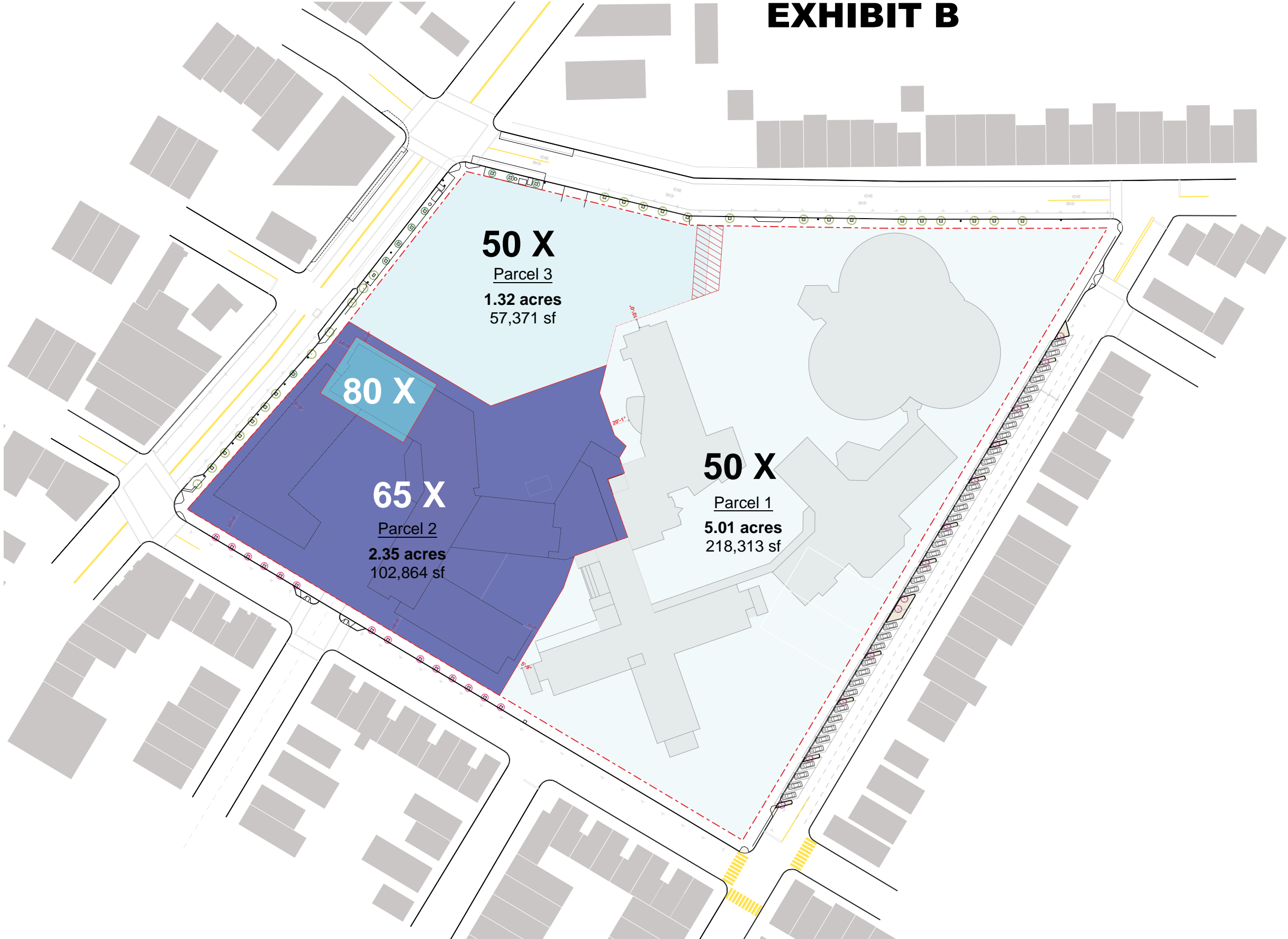
LEVEL 5 (219)
1/16" = 1'-0"

EXHIBIT B



HEIGHT PLAN
1" = 30'-0"

EXHIBIT B



ZONING HEIGHT MAP

JEWISH HOME

Jewish Senior Living Group

MAY 11, 2015

PLANTING	
	EXISTING TREE, PROTECT IN PLACE
	STREET TREE TYPE 1 36" BOX
	STREET TREE TYPE 2 36" BOX
	STREET TREE TYPE 3 36" BOX
	TREE TYPE 1 36" BOX
	TREE TYPE 2 36" BOX
	TREE TYPE 3 36" BOX
	TREE TYPE 4 36" BOX
	TREE TYPE 5 36" BOX
	TREE TYPE 6 36" BOX
	TREE TYPE 7 60" BOX
	TREE TYPE 8 36" BOX
	SHRUB TYPE 1 24" BOX
	SHRUB TYPE 2 15 GALLON
	SHRUB TYPE 3 15 GALLON
	SHRUB TYPE 4 15 GALLON
	LAWN FROM SOD
	GROUNDCOVER TYPE 1 1 GALLON @ 10" O.C.
	GROUNDCOVER TYPE 2 1 GALLON @ 14" O.C.
	GROUNDCOVER IN PLANTERS ON STRUCTURE 1 GALLON @ 10" O.C.
	RAIN GARDEN IN R.O.W. 1 GALLON @ 12" O.C.
	GREEN ROOF TRAYS, 14" OF SOIL ON STEEL STRUCTURE OVER GARAGE ENTRY RAMP

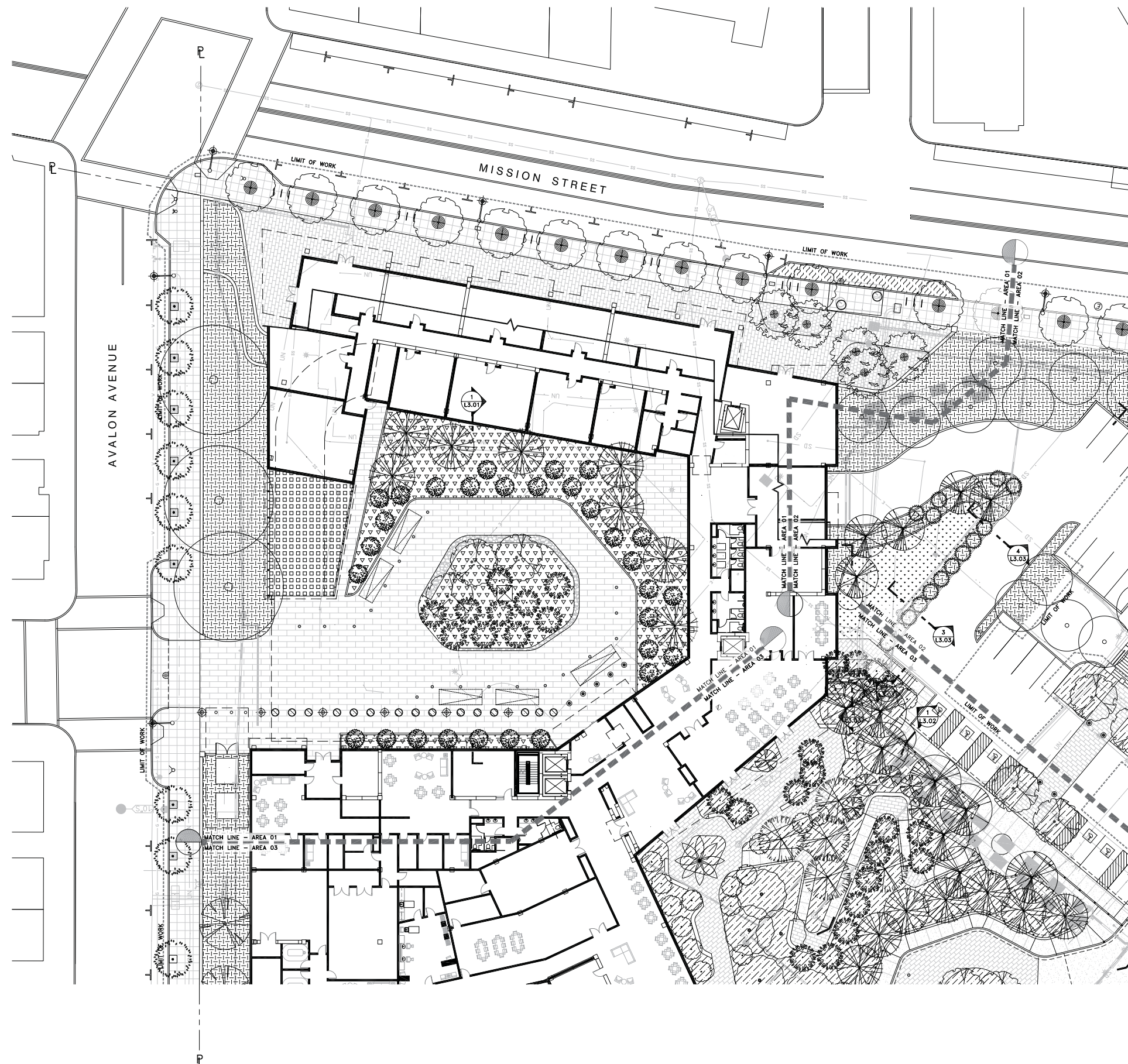
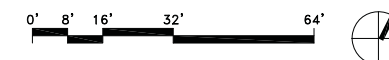


EXHIBIT B

LANDSCAPE PLAN
1/16" = 1'-0"



JEWISH HOME

Jewish Senior Living Group

MAY 11, 2015

PLANTING	
	EXISTING TREE, PROTECT IN PLACE
	STREET TREE TYPE 1 36" BOX
	STREET TREE TYPE 2 36" BOX
	STREET TREE TYPE 3 36" BOX
	TREE TYPE 1 36" BOX
	TREE TYPE 2 36" BOX
	TREE TYPE 3 36" BOX
	TREE TYPE 4 36" BOX
	TREE TYPE 5 36" BOX
	TREE TYPE 6 36" BOX
	TREE TYPE 7 60" BOX
	TREE TYPE 8 36" BOX
	SHRUB TYPE 1 24" BOX
	SHRUB TYPE 2 15 GALLON
	SHRUB TYPE 3 15 GALLON
	SHRUB TYPE 4 15 GALLON
	LAWN FROM SOD
	GROUNDCOVER TYPE 1 1 GALLON @ 10" O.C.
	GROUNDCOVER TYPE 2 1 GALLON @ 14" O.C.
	GROUNDCOVER IN PLANTERS ON STRUCTURE 1 GALLON @ 10" O.C.
	RAIN GARDEN IN R.O.W. 1 GALLON @ 12" O.C.
	GREEN ROOF TRAYS, 14" OF SOIL ON STEEL STRUCTURE OVER GARAGE ENTRY RAMP

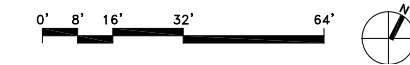


EXHIBIT B

LANDSCAPE PLAN
1/16" = 1'-0"

EXHIBIT B



JEWISH HOME

Jewish Senior Living Group

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EXHIBIT C: MITIGATION MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				Status/ Date Completed
	Responsibility for Implementation	Schedule	Monitoring/ Reporting Responsibility		
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR					
CULTURAL AND PALEONTOLOGICAL RESOURCES					
<p>Mitigation Measure M-CP-2: Accidental Discovery of Archeological Resources.</p> <p>The following measures shall be implemented should construction activities result in the accidental discovery of a cultural resource:</p> <p>The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p> <p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.</p> <p>If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant, based on standards developed by the Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p>	Project sponsor/contractor.	Prior to any soil-disturbing activities on the project site.	Project sponsor to provide a signed affidavit to the ERO.	Date affidavit submitted: _____	
	Project sponsor/contractor.	During soil-disturbing activities on the project site.	ERO shall be notified and determine what measures should be taken.	Date ERO notified (if applicable): _____	
	Project sponsor/archeological consultant at the direction of the ERO.	Prior to re-commencement of soils-disturbing activity.	Archeologist shall advise ERO regarding recommendations for what action, if any, is warranted.	Date archaeological consultant hired: _____ Date archaeological consultant provides final recommendations to ERO: _____	

EXHIBIT C: MITIGATION MONITORING AND REPORTING PROGRAM (Continued)

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Schedule	Monitoring/ Reporting Responsibility	Status/ Date Completed
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL AND PALEONTOLOGICAL RESOURCES (cont.)				
<p>Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p> <p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p> <p>Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound copy, one unbound copy and one unlocked, searchable PDF copy on CD three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.</p>	<p>Project sponsor/ archeological consultant at the direction of the ERO.</p>	<p>Prior to re-commencement of soils-disturbing activity.</p>	<p>Archeological consultant shall submit FARR to ERO for review and approval.</p>	<p>Date FARR submitted: _____</p> <p>ERO determination of significant archeological resource present? Y N</p> <p>Would resource be adversely affected? Y N</p> <p>Additional mitigation to be undertaken by project sponsor? Y N</p>

EXHIBIT C: MITIGATION MONITORING AND REPORTING PROGRAM (Continued)

		MONITORING AND REPORTING PROGRAM			
Adopted Mitigation Measures	Responsibility for Implementation	Schedule	Monitoring/ Reporting Responsibility	Status/ Date Completed	
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR					
CULTURAL AND PALEONTOLOGICAL RESOURCES (cont.)					
<p>Mitigation Measure M-CP-3: Accidental Discovery of Paleontological Resources. The following measures shall be implemented should construction result in the accidental discovery of paleontological resources:</p> <p>To reduce the potential for the proposed project to result in a significant impact on paleontological resources, the project sponsor shall arrange for a paleontological training by a qualified paleontologist regarding the potential for such resources to exist in the project site and how to identify such resources. The training could consist of a recorded presentation that could be reused for new personnel. The training shall also include a review of penalties for looting and disturbance of these resources. An alert sheet shall be prepared by the qualified paleontologist and shall include the following:</p> <ol style="list-style-type: none"> 1. A discussion of the potential to encounter paleontological resources; 2. Instructions for reporting observed looting of a paleontological resource; and instructions that if a paleontological deposit is encountered within a project area, all soil-disturbing activities in the vicinity of the deposit shall cease within 50 feet and the ERO shall be notified immediately; and, 3. Who to contact in the event of an unanticipated discovery. <p>If potential fossils are discovered by construction crews, all earthwork or other types of ground disturbance within 50 feet of the find shall stop immediately until the qualified professional paleontologist can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the fossil. The paleontologist may also propose modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site. If treatment and salvage is required, recommendations shall be consistent with Society of Vertebrate Paleontology guidelines (1995) and currently accepted scientific practice, and shall be subject to review and approval by the ERO or designee. If required, treatment for fossil remains may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, and may also include preparation of a report for publication describing the finds. The project sponsor shall be responsible for ensuring that</p>	<p>Project sponsor/ paleontological consultant at the direction of the ERO.</p>	<p>Prior to soils-disturbing activity.</p>	<p>ERO</p>	<p>Date training completed: _____ Date alert sheet posted to site: _____</p>	
<p>If potential fossils are discovered by construction crews, all earthwork or other types of ground disturbance within 50 feet of the find shall stop immediately until the qualified professional paleontologist can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the fossil. The paleontologist may also propose modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site. If treatment and salvage is required, recommendations shall be consistent with Society of Vertebrate Paleontology guidelines (1995) and currently accepted scientific practice, and shall be subject to review and approval by the ERO or designee. If required, treatment for fossil remains may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, and may also include preparation of a report for publication describing the finds. The project sponsor shall be responsible for ensuring that</p>	<p>Project sponsor/ paleontological consultant at the direction of the ERO.</p>	<p>During soils-disturbing activities</p>	<p>The project sponsor shall be responsible for ensuring that treatment is implemented and reported to the San Francisco Planning Department.</p>	<p>Date potential fossils are discovered: _____ Date recommendations provided: _____</p>	

EXHIBIT C: MITIGATION MONITORING AND REPORTING PROGRAM (Continued)

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Schedule	Monitoring/ Reporting Responsibility	Status/ Date Completed
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL AND PALEONTOLOGICAL RESOURCES (cont.)				
<p>treatment is implemented and reported to the San Francisco Planning Department. If no report is required, the project sponsor shall nonetheless ensure that information on the nature, location, and depth of all finds is readily available to the scientific community through university curation or other appropriate means.</p> <p>Mitigation Measure M-CP-4: Accidental Discovery of Human Remains. The following measures shall be implemented should construction activities result in the accidental discovery of human remains and associated cultural materials: The treatment of human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activities shall comply with applicable state laws. This shall include immediate notification of the coroner of the county within which the project is located and, in the event of the coroner's determination that the human remains are Native American, notification of the California Native American Heritage Commission, which shall appoint a most likely descendant (MLD) (PRC Section 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5[d]). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. The PRC allows 24 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, the project sponsor shall follow Section 5097.98(b) of the PRC, which states that "the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."</p>	<p>Project sponsor/ archeological consultant in consultation with the San Francisco Coroner, NAHC, and MLD.</p>	<p>In the event human remains and/or funerary objects are found.</p>	<p>Project sponsor/ archeological consultant to monitor (through-out all soil disturbing activities) for human remains and associated/ unassociated funerary objects and, if found, contact the San Francisco Coroner, NAHC/MLD.</p>	<p>Human remains and associated/ unassociated funerary objects found? Y N Date: _____ Persons contacted: Name: _____ Date: _____ Name: _____ Date: _____</p>

EXHIBIT C: MITIGATION MONITORING AND REPORTING PROGRAM (Continued)

		MONITORING AND REPORTING PROGRAM			
Adopted Mitigation Measures		Responsibility for Implementation	Schedule	Monitoring/ Reporting Responsibility	Status/ Date Completed
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR					
AIR QUALITY					
<p>Mitigation Measure M-AQ-4. Permitting of Diesel Generators.</p> <p>The project sponsor shall ensure that the proposed new backup generator at the project site meets or exceeds one of the following emission standards for particulate matter: (1) Tier 4 certified engine, or (2) Tier 2 or Tier 3 certified engine that is equipped with a California Air Resources Board (ARB) Level 3 Verified Diesel Emissions Control Strategy (VDECS). A non-verified diesel emission control strategy may be used if the filter has the same particulate matter reduction as the identical ARB verified model and if the Bay Area Air Quality Management District (BAAQMD) approves of its use. The project sponsor shall also ensure that all existing generators at the project site either meet one of the above standards or are within the BAAQMD single-source threshold of 10 in one million cancer risk. Such revisions may include, as necessary to bring emissions below the threshold(s) noted herein, actions such as retrofitting and/or replacement of one, two, or all three of the existing generators. The project sponsor shall submit documentation of compliance with the BAAQMD New Source Review permitting process (Regulation 2, Rule 2, and Regulation 2, Rule 5) and the emission standard requirement of this mitigation measure, with respect to the new generator, and shall submit documentation of compliance with the emission standard requirement of this mitigation measure, with respect to the existing generators, to the Planning Department prior to issuance of a Certificate of Occupancy for the first new building to be constructed.</p>		Project sponsor.	Prior to issuance of permit for backup diesel generator from City agency.	Submittal of plans and specifications detailing compliance with the mitigation measure and documentation of compliance with BAAQMD Regulation 2, Rules 2 and 5.	Project sponsor and the ERO.
<p>NOISE</p> <p>Mitigation Measure NO-2: General Construction Noise Control Measures.</p> <p>To ensure that the noise from project construction activities is minimized to the maximum extent feasible, the project sponsor shall undertake the following:</p> <ul style="list-style-type: none"> The project sponsor shall require the general contractor to ensure that equipment and trucks used for project construction utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible). The project sponsor shall require the general contractor to locate stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as possible, to muffle such noise sources, and to construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as five dBA. To further 		Project sponsor / general contractor.	During construction activities.	Department of Building Inspection (DBI)	Date of building permit issuance: _____

EXHIBIT C: MITIGATION MONITORING AND REPORTING PROGRAM (Continued)

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Schedule	Monitoring/ Reporting Responsibility	Status/ Date Completed
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
reduce noise, the contractor shall locate stationary equipment in pit areas or excavated areas, if feasible.				
NOISE (cont.)				
<ul style="list-style-type: none"> The project sponsor shall require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA. The project sponsor shall include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to, performing all work in a manner that minimizes noise to the extent feasible; use of equipment with effective mufflers; undertaking the most noisy activities during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible. Prior to the issuance of each building permit, along with the submission of construction documents, the project sponsor shall submit to the Planning Department and Department of Building Inspection (DBI) a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include (1) a procedure and phone numbers for notifying DBI, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) signs posted along all frontages of the project site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) designation of an on-site construction complaint and enforcement manager for the project; and (4) notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities (defined as activities generating noise levels of 90 dBA or greater) about the estimated duration of the activity. 				

EXHIBIT C: MITIGATION MONITORING AND REPORTING PROGRAM (Continued)

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM			
	Responsibility for Implementation	Schedule	Monitoring/ Reporting Responsibility	Status/ Date Completed
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
HAZARDS AND HAZARDOUS MATERIALS				
<p>Mitigation Measure M-HZ-2: Hazardous Building Materials Abatement. The project sponsor shall ensure that any area of the Jewish Home planned for demolition or renovation is surveyed for hazardous building materials including PCB-containing electrical equipment, fluorescent light ballasts containing polychlorinated biphenyls (PCBs) or bis(2-ethylhexyl) phthalate (DEHP), and fluorescent light tubes containing mercury vapors. These materials shall be removed and properly disposed of prior to the start of demolition or renovation. Light ballasts that are proposed to be removed during renovation shall be evaluated for the presence of PCBs and in the case where the presence of PCBs in the light ballast cannot be verified, they shall be assumed to contain PCBs, and handled and disposed of as such, according to applicable laws and regulations. Any other hazardous building materials identified either before or during demolition or renovation shall be abated according to federal, state, and local laws and regulations.</p>	Project sponsor / contractor	Prior to and during demolition	Department of Building Inspection	Date(s) surveys completed: _____

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SAN FRANCISCO PLANNING DEPARTMENT

Agreement to Implement Mitigation Measure(s)

Case No.: 2011.1323E
Project Title: Jewish Home of San Francisco
302 Silver Avenue
Zoning: Residential – House, Two Family (RH-2)
50-X Height and Bulk District (50-X)
Block/Lot: 5952/002
Lot Size: 377,477 Square Feet
Project Sponsor: Jewish Home of San Francisco
Daniel Ruth, druth@jewishseniorlivinggroup.org
Lead Agency: San Francisco Planning Department
Staff Contact: Michael Jacinto – (415) 575-9033
michaeljacinto@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

MITIGATION MEASURES

M-CP-2: Accidental Discovery of Archeological Resources

The following measures shall be implemented should construction activities result in the accidental discovery of a cultural resource:

The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.

Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant, based on standards developed by the Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound copy, one unbound copy and one unlocked, searchable PDF copy on CD three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

M-CP-3: Accidental Discovery of Paleontological Resources

The following measures shall be implemented should construction result in the accidental discovery of paleontological resources:

To reduce the potential for the proposed project to result in a significant impact on paleontological resources, the project sponsor shall arrange for a paleontological training by a qualified paleontologist regarding the potential for such resources to exist in the project site and how to identify such resources. The training could consist of a recorded presentation that could be reused for new personnel. The training shall also include a review of penalties for looting and disturbance of these resources. An alert sheet shall be prepared by the qualified paleontologist and shall include the following:

1. A discussion of the potential to encounter paleontological resources;
2. Instructions for reporting observed looting of a paleontological resource; and instructions that if a paleontological deposit is encountered within a project area, all soil-disturbing activities in the vicinity of the deposit shall cease within 50 feet and the ERO shall be notified immediately; and,
3. Who to contact in the event of an unanticipated discovery.

If potential fossils are discovered by construction crews, all earthwork or other types of ground disturbance within 50 feet of the find shall stop immediately until the qualified professional paleontologist can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the fossil. The paleontologist may also propose modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site. If treatment and salvage is required, recommendations shall be consistent with Society of Vertebrate Paleontology guidelines (1995) and currently accepted scientific practice, and shall be subject to review and approval by the ERO or designee. If required, treatment for fossil remains may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, and may also include preparation of a report for publication describing the finds. The project sponsor shall be responsible for ensuring that treatment is implemented and reported to the San Francisco Planning Department. If no report is required, the project sponsor shall nonetheless ensure that information on the nature, location, and depth of all finds is readily available to the scientific community through university curation or other appropriate means.

M-CP-4: Accidental Discovery of Human Remains

The following measures shall be implemented should construction activities result in the accidental discovery of human remains and associated cultural materials:

The treatment of human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activities shall comply with applicable state laws.

This shall include immediate notification of the coroner of the county within which the project is located and, in the event of the coroner's determination that the human remains are Native American, notification of the California Native American Heritage Commission, which shall appoint a most likely descendant (MLD) (PRC Section 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of human remains and associated or unassociated funerary objects (CEQA Guidelines Section 15064.5[d]). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. The PRC allows 24 hours to reach agreement on these matters. If the MLD and the other parties do not agree on the reburial method, the project sponsor shall follow Section 5097.98(b) of the PRC, which states that "the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."

M-AQ-4. Permitting of Diesel Generators

The project sponsor shall ensure that the proposed new backup generator at the project site meets or exceeds one of the following emission standards for particulate matter: (1) Tier 4 certified engine, or (2) Tier 2 or Tier 3 certified engine that is equipped with a California Air Resources Board (ARB) Level 3 Verified Diesel Emissions Control Strategy (VDECS). A non-verified diesel emission control strategy may be used if the filter has the same particulate matter reduction as the identical ARB verified model and if the Bay Area Air Quality Management District (BAAQMD) approves of its use. The project sponsor shall also ensure that all existing generators at the project site either meet one of the above standards or are within the BAAQMD single-source threshold of 10 in one million cancer risk. Such revisions may include, as necessary to bring emissions below the threshold(s) noted herein, actions such as retrofitting and/or replacement of one, two, or all three of the existing generators. The project sponsor shall submit documentation of compliance with the BAAQMD New Source Review permitting process (Regulation 2, Rule 2, and Regulation 2, Rule 5) and the emission standard requirement of this mitigation measure, with respect to the new generator, and shall submit documentation of compliance with the emission standard requirement of this mitigation measure, with respect to the existing generators, to the Planning Department prior to issuance of a Certificate of Occupancy for the first new building to be constructed.

NO-2: General Construction Noise Control Measures

To ensure that the noise from project construction activities is minimized to the maximum extent feasible, the project sponsor shall undertake the following:

The project sponsor shall require the general contractor to ensure that equipment and trucks used for project construction utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible).

The project sponsor shall require the general contractor to locate stationary noise sources (such as compressors) as far from adjacent or nearby sensitive receptors as possible, to muffle such noise sources, and to construct barriers around such sources and/or the construction site, which could reduce construction noise by as much as five dBA. To further The project sponsor shall require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools, which could reduce noise levels by as much as 10 dBA.

The project sponsor shall include noise control requirements in specifications provided to construction contractors. Such requirements could include, but not be limited to, performing all work in a manner that minimizes noise to the extent feasible; use of equipment with effective mufflers; undertaking the most noisy activities during times of least disturbance to surrounding residents and occupants, as feasible; and selecting haul routes that avoid residential buildings inasmuch as such routes are otherwise feasible.


Prior to the issuance of each building permit, along with the submission of construction documents, the project sponsor shall submit to the Planning Department and Department of Building Inspection (DBI) a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include (1) a procedure and phone numbers for notifying DBI, the Department of Public Health, and the Police Department (during regular construction hours and off-hours); (2) signs posted along all frontages of the project site describing noise complaint procedures and a complaint hotline number that shall be answered at all times during construction; (3) designation of an on-site construction complaint and enforcement manager for the project; and (4) notification of neighboring residents and non-residential building managers within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities (defined as activities generating noise levels of 90 dBA or greater) about the estimated duration of the activity.

M-HZ-2: Hazardous Building Materials Abatement

The project sponsor shall ensure that any area of the Jewish Home planned for demolition or renovation is surveyed for hazardous building materials including PCB-containing electrical equipment, fluorescent light ballasts containing polychlorinated biphenyls (PCBs) or bis(2-ethylhexyl) phthalate (DEHP), and fluorescent light tubes

containing mercury vapors. These materials shall be removed and properly disposed of prior to the start of demolition or renovation. Light ballasts that are proposed to be removed during renovation shall be evaluated for the presence of PCBs and in the case where the presence of PCBs in the light ballast cannot be verified, they shall be assumed to contain PCBs, and handled and disposed of as such, according to applicable laws and regulations. Any other hazardous building materials identified either before or during demolition or renovation shall be abated according to federal, state, and local laws and regulations.

I agree to implement the above mitigation measure(s) as a condition of project approval.



Property Owner or Legal Agent Signature

6/15/15

Date

Pamela S. Duffy
D 415.772.5721
pduffy@coblentzlaw.com

July 20, 2015

Rodney Fong, President
San Francisco City Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Jewish Home / Appeal of Preliminary Mitigated Negative Declaration

Dear President Fong and Commissioners:

We write in support of the Planning Department's determination to issue a Mitigated Negative Declaration for the Jewish Home proposal and to urge your rejection of its appeal. There is absolutely no evidence, much less any contrary evidence, to overrule the determination that the project does not have a significant adverse effect on the environment. The Mitigated Negative Declaration is an exhaustive 154 page presentation of the Department's careful analysis. It is accurate, adequate and complete. Indeed, the California Environmental Quality Act unequivocally directs the conclusion reached by the Department to issue the Mitigated Negative Declaration. See, e.g., CEQA Guidelines §15070.

The Jewish Home has been a part of the San Francisco community since 1871. It is a critical non-profit institution providing key opportunities and services to the elderly population of our city. It now seeks simply to continue to do so consistent with contemporary standards, medicine and a pressing and expanding need.

The suggestion the Jewish Home project would have or could have a significant effect on the environment or that the analysis presented by the Planning Department is flawed is unsupported. We urge you to uphold the Department's determination that the

Rodney Fong, President
San Francisco City Planning Commission
July 20, 2015
Page 2

proposed project could not have a significant effect on the environment and affirm the decision to issue the Mitigated Negative Declaration.

Respectfully submitted,

COBLENTZ PATCH DUFFY & BASS LLP

By: 

Pamela S. Duffy

PSD:ple

cc: Cindy Wu, Commission Vice President
Michael Antonini, Commissioner
Rich Hillis, Commissioner
Christine D. Johnson, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
Sarah Jones, Environmental Review Officer
Jonas P. Ionin, Commission Secretary
Michael Jacinto, Department of City Planning
Tina Chang, Department of City Planning

JEWISH HOME



June 15, 2015

VIA EMAIL

Rodney Fong, President and Members
San Francisco Planning Commission
1660 Mission Street, 4th Floor
San Francisco, CA 94103

Re: June 25, 2015 Approvals Hearing; 302 Silver Avenue

Dear President Fong and Commissioners:

After many years of planning, it is with great pleasure that we prepare to appear before you on June 25th for the Jewish Home of San Francisco's project approval hearing. The Jewish Home has been a proud resident and a prominent employer of the Excelsior community for over 90 years. As I shared with you at the initiation hearing on May 21st, we are proposing a plan to transform our campus in a way that will better serve our City and our region's aging population, as well as their caregivers and family members.

At the Planning Commission hearing on June 25th, we will present our major project objectives. Together with the project architects, we will also provide an overview of our program and project design, including the neighborhood planning context. In advance of the hearing, I wanted to summarize our community outreach efforts and provide you with highlights from the Health Care Services Master Plan (HCSMP) consistency determination process.

In January of this year, we held a public community meeting to share the details of our current plans and receive input from our neighbors. Since then, we have been visiting neighborhood groups and holding meetings to gain additional community feedback. Our formal outreach to community groups includes the following:

Excelsior Action Group General Membership: March 2, 2015 and June 1, 2015

Excelsior Action Group Steering Committee: May 3, 2012 and April 29, 2015

Excelsior District Improvement Association: April 28, 2015

Oceanview, Merced Heights, Ingleside – Neighbors in Action: April 26, 2012 and February 26, 2015

Outer Mission Merchants & Residents Association: May 1, 2012 and March 3, 2015

We have also maintained an extensive outreach list and are in ongoing dialogue with many individual members of the community about their interests and concerns.

A beneficiary of Jewish Home & Senior Living Foundation and the San Francisco-based Jewish Community Federation.

302 Silver Avenue San Francisco, CA 94112 415.334.2500 jhsf.org

Live. Grow. Flourish.

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In response to what we have heard from our neighbors since originally introducing our plans in 2012, we have made many changes to the project, including the following which were included in a recent mailing to the community:

- **Reduced Size** – Our original plan included 350,000 square feet of independent living units, memory care, and assisted living units plus upgrades to our existing structures. After hearing community feedback, and revising our own internal plans in favor of a more secure financial model, we have reduced our plan to 265,000 square feet of assisted living units, memory care, and project upgrades.
- **Reduced Height** – In 2012, we proposed building heights from 4 to 7 stories, but our current plan calls for building heights of 3 to 6 stories.
- **Retail** – In order to activate and enliven the street and neighborhood, we are planning to expand the proposed ground floor retail space along Mission Street from 1,800 square feet to 4,600 square feet (an increase of 2,800 square feet), provided we can find appropriate financially strong retail tenants.
- **Landscaping** – We are now proposing new landscaping and sidewalk improvements, with additional street trees and a replanting plan for the exposed hillside near Lisbon and Avalon Streets, and two new plazas adjacent to the sidewalk areas at the corner of Avalon Avenue and Mission Street and across from Tingley Street.
- **Employee Parking** – We will implement a program to incentivize onsite parking during the afternoon and evening shifts and have developed a robust Transit Demand Management Plan that will promote the use of public transportation, shuttle service, and carpooling to decrease the overall need for parking.
- **Community Space** – In response to neighbor requests, we will create a program to make space available for community meetings and activities.

Please find attached letters of support from the Excelsior District Improvement Association and the Excelsior Action Group. We expect other community members to speak in support of our project during public comment at the hearing.

We have also been in close contact with the Department of Public Health throughout the planning process. The Home is proud that the project was deemed by the Health Commission

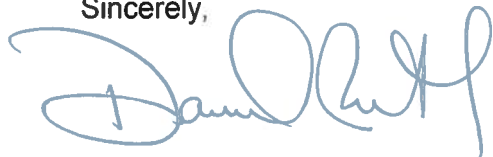
Rodney Fong, President and Members
June 15, 2015
Page 3

to be consistent with the HCSMP, and eligible for incentives due to its strong alignment with the HCSMP's policies. The Health Commission found that the project will improve accessibility and availability of primary care to the City's vulnerable aging population, expand community-based behavioral health services, promote a continuum of long-term care and support services, and provide transportation options for low-income communities to access health services.

I am also attaching both the Health Commission's Resolution and a letter of support from Barbara Garcia, Director of the Department of Public Health.

Thank you for your consideration. This project is tremendously important to the Jewish Home's mission and we respectfully request your support.

Sincerely,



Daniel Ruth
President and Chief Executive Officer

cc: John Rahaim, Planning Director
Tina Chang, Planner



San Francisco Department of Public Health

Barbara A. Garcia, MPA
Director of Health

City and County of San Francisco
Edwin M. Lee
Mayor

June 1, 2015

President Rodney Fong, Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

President Fong,

Ordinance No. 300-10 became effective on January 2, 2011, which required the creation of a Health Care Services Master Plan (HCSMP) that would analyze the current and projected needs for, and locations of, health care services throughout San Francisco, as well as contain recommendations on how to achieve these goals. The HCSMP was adopted by the Board of Supervisors in December 2013 and has served as the guide for the Department and Health Commission in the review and approval of health services. This plan requires that certain land use projects that fall under 'Medical Use' be reviewed for consistency with the plan and the city's goals.

On October 17, 2014, the Jewish Home submitted an application for a Consistency Determination with the HCSMP for proposed modifications to their existing facilities located at 302 Silver Avenue in San Francisco. The proposal consists of changes to their existing acute psychiatric and skilled nursing services, including the construction of new residential care facilities, and the addition of a new community-based service hub called The Square.

The Health Commission reviewed the Jewish Home's application at their December 2, 2014 meeting and passed Resolution No. 14-16 (copy attached) with a finding of Consistent and Recommended for Incentives. In particular, the Health Commission found that the Jewish Home's project will increase the availability and accessibility of primary care among San Francisco's vulnerable aging population, expand community-based behavioral health services, promote a continuum of long term support and services, and provide transportation options from low-income areas to health facilities.

Consistent with the Health Commission's findings, the Department of Public Health supports the Jewish Home's project at 302 Silver Avenue.

Sincerely,

A handwritten signature in black ink, appearing to read "BAG", written over a white background.

Barbara A. Garcia, MPA
Director of Health

cc: Planning Commission
Jonas Ionin, Planning Commission Secretary

enc. Health Commission Resolution 14-16

**HEALTH COMMISSION
RESOLUTION NO. 14-17**

RECOMMENDING THAT THE HEALTH CARE SERVICES MASTER PLAN CONSISTENCY DETERMINATION FOR JEWISH HOME'S PROPOSED PROJECT BE CONSIDERED CONSISTENT AND RECOMMENDED FOR INCENTIVES

WHEREAS, San Francisco Ordinance No. 300-10 required the creation of a Health Care Services Master Plan (HCSMP) intended to identify the current and projected needs for – and locations of – health care services within San Francisco while setting forth recommendations on how to achieve and maintain an appropriate distribution of health care services with a focus on access; and

WHEREAS, The HCSMP, adopted by the Board of Supervisors and enacted December 17, 2013, requires that certain land use projects that fall under the Medical Use sections of the Planning Code and meet certain size thresholds be compared for consistency against the HCSMP; and

WHEREAS, On October 17, 2014, Jewish Home submitted a HCSMP Consistency Determination Application for their proposed project, which includes changes to their existing acute psychiatric and skilled nursing services, and the addition of a new community-based service hub, called The Square, that will provide support for a wide range of older adults and their caregivers; and

WHEREAS, SFDPH reviewed the Consistency Determination and determined that Jewish Home's proposed project addresses the following HCSMP recommendations and/or guidelines:

HCSMP Guideline	Jewish Home's Proposed Project
<p><u>Guideline 3.1.2:</u> Increase the availability and accessibility of culturally competent primary care among vulnerable subpopulations including but not limited to Medi-Cal beneficiaries, uninsured residents, limited English speakers, and populations with documented high rates of health disparities.</p>	<p>Jewish Home currently provides primary care services to a vulnerable, low-income, and aging population. The proposed expansion of services at Jewish Home will increase the availability of primary care services for seniors in San Francisco.</p> <p>Jewish Home provides 5,000 primary care visits annually both at bedside and in their existing clinic space, using between 12 and 15 primary care providers. Jewish Home will expand primary care services using their existing underutilized clinic space. Primary care will be expanded to serve members of The Square and residents in the new assisted living and memory care centers. They anticipate offering close to 7,000 primary care appointments annually. The Square will add four physicians and one nurse practitioner for primary care services.</p> <p>Jewish Home cares for a largely older adult, low-income, limited English speaking population. Specifically, 77 percent of Jewish Home's residents are between the ages of 76 and 100, and 95 percent of Jewish Home's long-term care residents are low-income, Medi-Cal beneficiaries.</p> <p>Approximately 43 percent of Jewish Home's residents speak Russian as their primary language. Jewish Home has over 80 employees who are designated as capable translators to the elderly. If a specific translator is not available when needed, Jewish Home staff use a language telephone company, a communications board which visually displays the basic 24 ADL's, and family members to communicate with patients.</p>

HCSMP Guideline	Jewish Home's Proposed Project
<p><u>Guideline 3.1.6:</u> Increase the availability and accessibility of dental care among vulnerable subpopulations.</p>	<p>Jewish Home's proposed project will increase dental services for the senior population.</p> <p>Jewish Home's 270 long-term care residents use an in-house dental clinic and access approximately 700 dental appointments annually. In the future, Jewish Home plans to greatly increase the use of their three-suite dental clinic for members of The Square as well as assisted living and memory care residents. Jewish Home estimates that dental services will double to 1,400 visits annually.</p>
<p><u>Guideline 3.1.10:</u> Promote projects that demonstrate the ability and commitment to deliver and facilitate access to specialty care for underserved populations.</p>	<p>Jewish Home's proposed project will continue to facilitate access to specialty care for underserved populations</p> <p>Jewish Home's 270 long-term care residents use specialty care on and off campus. In 2013, campus clinic visits totaled 3,140 and off campus visits totaled 864. Jewish Home has a van and employs a driver, providing 900 trips annually free of charge. In addition, Jewish Home contracts with an outside transportation provider for an additional 150 rides a year. In the future, Jewish Home plans to have a transportation coordinator(s) for all residents, patients and members of The Square that have transportation needs and will coordinate with Para transit, their own shuttle service, taxi, taxi alternatives, caregivers and MUNI.</p>
<p><u>Guideline 3.2.4:</u> Support expansion of community-based behavioral health services.</p>	<p>Jewish Home's proposed project will expand community-based behavioral health services for the senior population.</p> <p>Jewish Home is located in the southeast sector where fewer behavioral health services exist compared to other sectors of San Francisco. Jewish Home's long-term care residents are supported by an assigned social worker and additional behavioral health services are available to them when needed. Jewish Home's short stay rehabilitation unit utilizes two social workers that focus on transitioning patients successfully to home. Social workers handle care at home, helping to determine necessary home improvements, alternative living situations, therapies, social services, and community-based services. Jewish Home's Acute Psychiatric Unit is staffed 2 psychiatrists and serves 10 to 12 acute psychiatric patients daily.</p> <p>In addition to care for its residents, Jewish Home plans to provide new behavioral health services to members of The Square. At a minimum, a case manager will be assigned to each member of The Square. In addition, Jewish Home will employ at least one mental health professional who will be able to offer an estimated 750 appointments each year. Further, Jewish Home anticipates providing more than 650 support groups annually, facilitated by either a case manager or mental health professional.</p>

HCSMP Guideline	Jewish Home's Proposed Project
<p>Guideline 3.3.2 Work In collaboration with the Department of Aging and Adult Services – and in alignment with the Long-Term Care Integration Plan – to promote a continuum of community-based long-term supports and services, such as home care to assist with activities of daily living, home-delivered meals, and day centers. Such services should address issues of isolation as well as seniors' basic daily needs</p>	<p>Jewish Home's proposed project promotes a continuum of community-based long-term supports and services to meet seniors' daily needs and reduce social isolation.</p> <p>Jewish Home will be using their existing underutilized resident clinic space on the first floor of their Rosenberg building for all medical services. Jewish Home will also repurpose the second floor of Rosenberg, and/or other space on site, for non-medical purposes for The Square. Those purposes may include professional services such as case management, patient advocacy, and financial planning, and other wellness services. The remainder of the space will be in and around the core of Jewish Home and all spaces will be shared with residents and patients.</p> <p>The Square is envisioned to be a place that will engage a wide range of partners to deliver a continuum of programs, services, and resources that provide older adults, families, and caregivers with the innovative age-in-place alternatives they need and demand. Utilizing approximately 30,000 plus square feet of space in a combination of existing and new buildings on the Jewish Home campus, Jewish Home will provide services for older adults under one roof: medical care and wellness programs in their existing clinic; counseling and support groups; adult day care; a café; a site-serving pharmacy; social programs, education, and entertainment; other retail offerings; and additional resources – potentially legal, case management, advocacy. It is intended to be a bustling site of service, support, and community, with the centerpiece being preventative care and care management.</p> <p>Home-dwelling seniors are just one community segment The Square will serve. Family members and caregivers will also find a support system at The Square: adult day care for their loved one, memory care and mental health services, counselors, professionals to provide advice and respite, and ease the pressures of caregiving.</p>
<p>Guideline 3.5.4: Provide transportation options from low-income areas and areas with documented high rates of health disparities to health care facilities</p>	<p>Jewish Home will provide transportation options to its campus for Square members.</p> <p>Jewish Home has a van and employs a driver, providing 900 trips annually to and from its facility free of charge. In addition, Jewish Home contracts with an outside transportation provider for an additional 150 rides a year. Jewish Home has committed to coordinating transportation to their campus for Square members via para-transit, shuttle service, taxi, alternative taxi services and MUNI from many parts of the city, including those with low-income and documented high rates of health disparities and transportation barriers. Jewish Home is currently undertaking extensive transportation research to determine how best to meet the needs of their future residents, patients, and clients.</p>

HCSMP Guideline	Jewish Home's Proposed Project

WHEREAS, SFDPH staff, upon review of Jewish Home's Consistency Determination Application, recommended to the Health Commission a finding of "Consistent and Recommended for Incentives"; now

THEREFORE BE IT RESOLVED, That the San Francisco Health Commission commends Jewish Home's efforts to address the health and wellness needs of San Francisco's older adult population; and be it

FURTHER RESOLVED, That Jewish Home has demonstrated a long history of providing health and behavioral health services to San Francisco's vulnerable aging population; and be it

FURTHER RESOLVED, That the San Francisco Health Commission recommends to Planning that Jewish Home's proposed project be considered Consistent and Recommended for Incentives; and be it

FURTHER RESOLVED, That the San Francisco Health Commission encourages Planning to partner with Jewish Home to determine what incentives are best suited to the proposed project based on its anticipated health care benefits to the community; and be it

FURTHER RESOLVED, That the Health Commission requests that Jewish Home report back to the Health Commission one year following the completion of the project to report on its progress in meeting the recommendations and guidelines outlined in their application.

I hereby certify that the San Francisco Health Commission at its meeting on December 2nd, 2014 adopted the foregoing resolution.



Mark Morewitz
Health Commission Secretary

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35 San Juan Avenue | San Francisco CA 94112 | Telephone 415.585.0110 | Fax 415.585.0170 | www.eagsf.org

June 4, 2015

Mr. Rodney Fong
Commission President, San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414
Cc: San Francisco Board of Supervisors
San Francisco City Administrator, Naomi M. Kelly
The Office of Mayor Edwin M. Lee

Dear Mr. Fong:

I am writing on behalf of the Excelsior Action Group (EAG) to express our support for the Jewish Home's expansion and urge the City to approve this important project. For over 90 years, the Jewish Home has been a proud resident of the Excelsior. Serving some of the city's most vulnerable and frail seniors, the Jewish Home has provided a welcoming environment and experienced care. As our population grows and ages, it is critical that we retain and expand these types of services and service-providers.

Additionally, the proposed project will improve the Excelsior in a meaningful and notable way. As an organization that has continuously worked to improve the Excelsior's commercial corridor for the past 13 years, EAG can attest that the proposed buildings, retail space, streetscape improvements and landscaping will be a welcomed addition to the commercial corridor. Moreover, we recognize the Jewish Home's robust outreach efforts to local community members and neighborhood organizations. We are encouraged to see how community feedback has been incorporated in their design-from increasing the square footage of retail space to activating and beautifying the plaza space on Mission and Silver, known locally as "pigeon plaza". We greatly value and stress the importance of continued efforts to work with the neighbors to create a cohesive neighborhood where everyone feels supported, and look forward to working with the Jewish Home to assist in this process.

We are looking forward to this project coming to fruition and that it sets a positive precedent for future developments along the commercial corridor. Please support the Jewish Home project and the improvements it will bring to the Excelsior.

Thank you very much.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephanie Cajina', written in a cursive style.

Stephanie Cajina
Executive Director
Excelsior Action Group

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**EXCELSIOR DISTRICT IMPROVEMENT ASSOCIATION
P.O. BOX 12005
SAN FRANCISCO, CA 94112-0005
Message Phone: 415-294-0503 FAX: 415-295-3034
edia-info@yahoo.com**

June 1, 2015

**Me. Rodney Fong
San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103-2414**

Re: Jewish Home

Dear Commissioner Fong:

Over 90 years ago, the Jewish Home expressly chose to build here before there was a neighborhood. The Excelsior neighborhood grew up around this institution and now it is ready to expand and serve the surrounding community with retail spaces, open spaces, improved streetscapes and landscaping to create a more inviting appearance to a very heavily used intersection of Silver Avenue and Mission Street.

The Excelsior District Improvement Association oversees the quality of life issues of our residents, and we are excited with the plans presented to expand the Jewish Home's capacity to serve seniors.

We hope you will view their application favorably, so that our award winning, Neighborhood Empowerment Network Awards (NEN), neighborhood continues to improve for our residents as well as all who travel to our area for school, work and pleasure.

Sincerely,

**May Wong
President**

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UNITED HEALTHCARE
WORKERS WEST
SERVICE EMPLOYEES
INTERNATIONAL
UNION, CLC

Dave Regan - President
Stan Lyles - Vice President

560 Thomas L. Berkley Way
Oakland, CA 94612
510-251-1250
FAX 510-763-2680

5480 Ferguson Drive
Los Angeles, CA 90022
323-734-8399
FAX 323-721-3538

June 15, 2015

Mr. Rodney Fong
Commission President, San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414
Cc: San Francisco Board of Supervisors
San Francisco City Administrator, Naomi M. Kelly
The Office of Mayor Edwin M. Lee

Dear Mr. Fong:

The Service Employees International Union – United Healthcare Workers strongly supports the Jewish Home' expansion and requests that the City approve this critical project. From our understanding, the Jewish Home has been a proud resident of the Excelsior and an excellent neighbor for the past 90 years. Serving some of the city's most vulnerable and frail seniors, the Jewish Home has provided a welcoming environment and experienced care. As the population grows and ages, it is critical that the city retain and expand these types of services and service-providers.

It has been shared with SEIU- UHW, that the proposed project will improve the Excelsior and bring much needed jobs to the area. This project is expected to generate up to 200 weekday and weekend full-time and part-time positions, in addition to the many construction jobs. Not only will there be an overwhelming positive impact on the economy in general, but these workers – including those employed by the architects, engineers, and other consultants who are engaged in the project, as well as those in factories and local fabrication shops – will impact the Excelsior district's economy in positive ways. The majority of these positions and all of the construction will be union jobs with opportunities for local hires within the Excelsior community.

We strongly urge you to approve the Jewish Home project.

Thank you very much.

Sincerely,

Norma Gutierrez
SEIU-UHW Director

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District 11 Council

127 Granada Ave.
San Francisco, CA 94112

July 24, 2015

Mr. Rodney Fong
Commission President, San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414
Cc: San Francisco Board of Supervisors
San Francisco City Administrator, Naomi M. Kelly
The Office of Mayor Edwin M. Lee

Dear Mr. Fong:

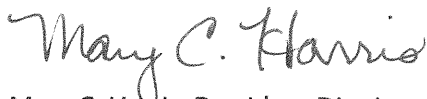
The District 11 Council strongly supports the Jewish Home' expansion and urges the City to approve this important project. For over 90 years, the Jewish Home has been a proud resident of the Excelsior and an excellent neighbor. Serving some of the city's most vulnerable and frail seniors, the Jewish Home has provided a welcoming environment and experienced care. As our population grows and ages, it is critical that we retain and expand these types of services and service-providers.

The proposed project will improve the Excelsior in a meaningful and notable way. The proposed buildings, retail, streetscape improvements and landscaping will be a welcome addition to our neighborhood. Additionally, Jewish Home has consistently reached out to their neighbors, merchants and neighborhood-serving associations like ours. Their thoughtful to community outreach and involvement is just one of many reasons we are eager to support this project.

Please support the Jewish Home project and the improvements it will bring to the Excelsior.

Thank you very much.

Sincerely,



Mary C. Harris, President District 11 Council

127 Granada Avenue, San Francisco, CA 94112

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**EXCELSIOR COMMUNITY
FOOD PANTRY** 

July 13, 2015

Mr. Rodney Fong
Commission President, San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Cc:
San Francisco Board of Supervisors
San Francisco City Administrator, Naomi M. Kelly
The Office of Mayor Edwin M. Lee

Dear Mr. Fong:

The Jewish Home has become an incredible partner in our service to Excelsior families. For the past five years, the Excelsior Community Food Pantry has been serving several hundred Excelsior residents each week at a local church. When the Jewish Home learned that the pantry had lost its host location, the Home stepped in and offered itself as a replacement site. Through the partnership with the Jewish Home, Mission Bay Community Church, and the San Francisco Marin Food Bank, 300 families have been able to continue receiving healthy groceries every Saturday. Since we relocated to the Jewish Home campus in September 2014, the generosity and care that the Jewish Home gives to its own residents has clearly been extended to our food pantry leadership, volunteers, and participants. Jewish Home has welcomed us into their family in so many ways: staff and family of residents have become regular volunteers, snacks are provided for volunteers every week, facilities staff help with compost and recycling every week, senior directors have brainstormed on how to help pantry run smoothly, and the rabbi and residents welcomed us into their Saturday morning service.

The Excelsior Community Food Pantry strongly supports the Jewish Home's plan for expansion. The Jewish Home has been an excellent Excelsior neighbor and partner to our pantry. Serving some of the city's most vulnerable and frail seniors, the Jewish Home has provided a welcoming environment and experienced care. As our population grows and ages, it is critical that we retain and expand these types of services and service-providers. We believe that the care and generosity that Jewish Home has extended to the food pantry is just one example of the kinds of additional services that they will be able to support in our community because of the expansion.

We strongly support the Jewish Home project and the improvements it will bring to the Excelsior, and sincerely hope the City will approve this important project. Thank you!

Sincerely,

Excelsior Community Food Pantry Steering Committee

Hayley Lam
Kristin Tatum
Marcus Jung
Morgan Meyers
Amelia Zimmerman-Wolff
Denise Kendall
Kelli Hall
Dawn Hyde

**EXCELSIOR COMMUNITY
FOOD PANTRY**



Mr. Rodney Fong
Commission President, San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Cc: Tina Chang, Planner, San Francisco Planning Department
Jan Reicher, Director of Strategic Projects, Jewish Home
San Francisco Board of Supervisors
San Francisco City Administrator, Naomi M. Kelly
The Office of Mayor Edwin M. Lee

Dear Mr. Fong, Ms. Chang et al:

The Session of Mission Bay Community Church, located in the Excelsior district of San Francisco, strongly supports the Jewish Home's expansion and urges the City to approve this important project.

The Jewish Home provides important care to some of the most frail of our community, seniors, which as the baby boomers age, will become a larger portion of the population in years to come. Their goals to enlarge their facilities to provide additional living facilities on site as well as supplemental services for seniors still able to live in their own homes, is admirable, and important to maintaining a diverse, healthy population in the city. The expanded facilities will also provide important additional jobs for our community.

We have reviewed their proposed plans for expansion and believe this is an ideal site for this project as it is on a major public transportation line. The scale of the project is in keeping with similar for profit and affordable housing developments recently approved and built along Ocean Avenue, which aligns with the City's goals to increase density along transit corridors. The designers have carefully screened the façade along the residential street on Avalon Avenue, created a large outdoor open space on this side, and kept the height lower on this side to address the concerns of the immediate neighbors. The neighbors at the rear on Lisbon do not seem to be affected.

For over 90 years, the Jewish Home has been a proud resident of the Excelsior and an excellent neighbor. Besides serving some of the city's most vulnerable and frail seniors with a welcoming environment and experienced care, they also partner with our church to distribute groceries through the Excelsior Community Food Pantry that feeds over 300 families every week. The Jewish Home is an important part of the Excelsior and the City of San Francisco.

We urge to you support the Jewish Home project and the improvements it will bring to the Excelsior. Thank you very much.

Sincerely,
Mission Bay Community Church

Reverend Dawn Hyde, Pastor

Mark Jung, Clerk of Session

Chris Abreu Rosario, Elder

Christine Boles, Elder

Ellen Burroughs, Elder

Joel Bylsma, Elder

Natalie Donnell, Elder

Will Fischer, Elder

Hayley Lam, Elder

Sam Lundquist, Elder

Tom Pack, Elder

Aaron B. Goodman
25 Lisbon St.
San Francisco, CA 94112
T: 415.786.6929
E: amgodman@yahoo.com

Michael Jacinto
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, California, 94103
E: michael.jacinto@sfgov.org / cc: Tina.chang@sfgov.org

January 29, 2015

EIR Case No.: 2011.1323E – [302 Silver Avenue, Jewish Home of San Francisco]

We would like to submit the following questions for study in the EIR regarding the project proposal.

- 1) The site and bulk maps show Parcel 1, 2, 3 with Parcel 3 shown as 50X. The original presentation was for a larger future development of the site on Parcel 3. During the developer's presentation it was noted that they were not looking currently at the development of this other portion of the site. What will the requirements or limits on development in the future, or trade-off requirements be in any future home development to tear-down an existing building to be given the development rights for these other un-touched parcels in the future?
- 2) It was noted that the street elevation along Mission Street should develop to the Mission/Silver corner of the site, if this was to happen in a future proposal, would there be any requirement to provide open-space by demolition of another building on the site, such as possibly Building K as identified in the presentation drawings. Or a provision for a re-skinning of the Friedman building F which although most recent in development, is an ugly building visually in the community and lacking maintenance and cleaning.
- 3) The proposal possibly affects a historic resource, in the older administration building, and gardens by renowned landscape designer Laurence Halprin. Will there be any preservation component review, or proposal to ensure that this feature is protected?
- 4) Traffic, Parking and Transportation are critical issues identified by the neighborhood in the meetings to date. Parking is a very big problem in the surrounding streets with many employee's parking off-site vs. on-site. We would request that a formal survey of the staff at the home and study of their commuting methods be determined to lessen impacts on the congestion in the neighborhood. If parking were zone fee based, or metered, the impacts would increase across the street on residential neighborhoods adjacent to the facility. It would also impact the worker's who use the side streets daily for free parking. Improved shuttle systems to BART, and Caltrains would help alleviate the impacts on the community and should be assessed.

- 5) A discussion on parking featured 45 degree parking along Lisbon Street, with additional tree's planted along the length and water retention planters. We would request that they look at repairing the problems at the lower end of Peru along Lisbon where water collects and pools and becomes fetid during the summer months. The drainage at the Peru/Lisbon "T" intersection on the JHSF side of the street is a consistent water drainage issue that has not been properly resolved to eliminate the ponding of water at the curbside. We noted that neighbors would be supportive of tree's and possibly help pay for the costs of some of the tree-planting through FUF, in exchange for a well designed street improvement along the eastern side, that allows for staff and community members to walk the perimeter of the site with better lighting, and proper and adequate maintenance by the JHSF along with SFDPW.
- 6) Landscape and Site Maintenance has been a consistent issue with neighbors, as tree's were not maintained, and the perimeter of the site is consistently strewn with litter within the fence-line and outside on the curbside areas. Adequate maintenance and cleaning is needed as part of the future plans to help maintain the neighborhood visual cleanliness and adequate programs and money available for site and landscape maintenance.
- 7) Power – Blower's – we have raised prior as a concern in how landscape maintenance occurs on site, with blower's being used during high-pollination periods of tree's on site, leading to allergies and increased neighbor concerns impact (sounds, and debris being sprayed about) about the timeliness and appropriate methods/equipment used in the work.
- 8) We asked about any public amenities (fee based) such as a public pool, or swim facility, or possibly gym facility as part of the project.
- 9) Water retention and Solar were requested to be part of the project requirements and proposal to help lessen the environmental impacts of the project.
- 10) Traffic speeds on Lisbon St. are excessive and the speed-bumps do not slow down car and motorcycle's along this street. What methods will be implemented to slow down traffic along this side street?
- 11) The Avalon Lisbon corner and the Lisbon Silver corners are under-utilized and poorly maintained, will they be part of the project to improve garden and walking areas for residents or the neighborhood community? Improved street lighting and maintenance and planting of these areas to provide a better visual connection for the community?
- 12) Increased traffic load on Silver Ave will affect muni 44 bus route, and impact traffic. A study should show a drive in still along mission at Tingley street for vehicles only to still allow an intersection and crossing point mid-block to slow traffic in the vicinity.
- 13) The corner of Mission and Silver has been poorly maintained and under-utilized by the JHSF and is a dumping ground for the local newspapers and debris from the neighborhood. What changes will be proposed to provide for a better corner "neighbor" inclusive of seating areas, for the senior community, and ensuring that proper maintenance and cleaning will occur for this area that was discussed as a future "green-space" for the community?
- 14) As I walk consistently along Silver to reach transit, there is a concern with deliveries and the access and egress of trucks and vehicles at the Silver side of the JHSF, besides the noisy alarm warning horns used in downtown areas, what other methods or systems can be used to be

installed on both the London, and Silver sides or even on any future Mission street access points, to help alleviate or reduce possible pedestrian injury at these locations?

- 15) The initial presentations focused on “active” senior living in the same vein as Del-Web communities, and Rossmoor housing in Walnut Creek, what % of the housing will be affordable to the existing community pricing wise, and quantity wise, and will there be a lower initial entry age for the facility in the future? 55 and over?
- 16) Increased Ambulance and Fire Station response typically occurs at an enlargement of a senior facility due to increased occurrences of medical issues. In what way will the JHSF help to alleviate the need for off-site medical staffing and services, and provide a local small scale ER clinic for the community as part of the amenities being developed for the site program?
- 17) The community was soundly in support of a Jewish Deli, restaurant to provide a food related establishment (due to the recent loss of Joe’s Burgers) . What amount of retail will be required for such a restaurant to be located at the corner of Silver and Mission as an alternative, and also at the Avalon and Mission corner?
- 18) How many new union related jobs will be created with the new expansion, and will the construction and labor for the new facility be locally sourced to provide jobs for the community?
- 19) Lighting around the perimeter of the site needs to be a part of the security and improved visual aesthetics of the site, what improvements and maintenance of the existing fencing and perimeter security systems will be a part of the changes in the proposed project. Will security staffing patrol the exterior perimeter of the site, and help in neighborhood safety and vandalism issues such as car-break-ins that occur regularly around the site due to staff leaving belongings in their vehicles?
- 20) Lastly due to blocked driveway issues on Lisbon street, I requested that the JHSF have a number to call to check on cars blocking neighborhood driveways so that the staff can be alerted to the issue and have the person move the vehicle versus towing or ticketing. The future staffing needs will undoubtedly affect neighborhood parking, so methods to improve parking issues off-site should be improved, to ensure that there is a contact number and way of getting a hold of staff members parked improperly. A list of vehicles and names/numbers managed by the JHSF facility to check on if staff has parked off-site improperly.

Overall we were pleased to see the elevation changes and design changes implemented to date on the project by the developer and architect team and look forward to further development of the project proposal.

Sincerely

Aaron Goodman

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BONACKER ASSOCIATES

*17 Van Buren Street / San Francisco / CA / 94131
tel: 415.584.4300 / bruce@bonacker.com*

2.5.15

Mr. Delvin Washington
Southeast Quadrant Director
San Francisco Planning Department
1550 Mission Street
San Francisco, CA 94103-2479

re: Jewish Home of San Francisco, Mission Street @ Silver

Mr. Washington:

I attended the presentation that the Jewish Home's project design team made at the Jewish Home a couple of weeks ago and, as a resident of a proximate neighborhood [Glen Park] and as someone interested in the future of the Excelsior District [former member of the Excelsior Planning Collaborative (more recently the Excelsior Collaborative) representing the Friends of the Geneva Car barn], and speaking only for myself, I was generally impressed with the current design of the project. It appears to broaden the diversity of residences types for seniors in the neighborhood and to capitalize on its proximity to numerous transit lines, including MUNI buses and Metro, as well as BART. It can encourage personal independence further into the residents' senior years. Its design reflects incremental growth and, while it's larger than the other buildings in the area, I don't see the scale change as jarring.

The design has one aspect that I found disappointing, but I expect that it can be addressed relatively easily. During the presentation, the architect indicated that there would be only one commercial space at sidewalk level... at the corner of Avalon and Mission, the size of which I don't recall exactly, but I believe it was in the range of 1200sf. The rest of the sidewalk level space in the new building along Mission, a distance of about 200' to 300' [half the City block] is planned to be the administrative offices for the Jewish Home. I believe that this would be an urban design mistake and, in the interest of the greater community, I want to encourage you to give it some further thought.

Other residential buildings constructed in San Francisco's less successful commercial and mixed use areas which have been built by non-profit agencies have over the past 20 to 30 years placed their administrative offices at the sidewalk level and the result is to permanently prevent the blocks they occupy from ever becoming lively contributions to the neighborhood. The project sponsors, while often providing windows at the street, invariably place blinds and draperies at the windows to provide privacy for the office staff and the sidewalks in front of these glazed "storefronts" quickly become deadly voids of non-activity. I refer you to the blocks flanking the SF Armory and of affordable housing projects built along 3rd Street in the Bayview over the past two decades.

I understand the reasoning for the Jewish Home leaders to want to assign this space to their administrative offices because the commercial market is not healthy in that location at this time. But if they occupy this space with their own administrative operation, once there, the incentive to move in the future when the economy of the neighborhood improves [in part because of their own investment] and enables replacement with real storefronts that provide active street life will, assuredly, be killed. Once ensconced, the building owner and its staff will not want to move, even if there were a financial incentive to lease the space to retail businesses.

I'd like to suggest a couple of conditions in the interest of livability in the Excelsior for you to consider in the approval formula you present to the Planning Commission:

- A. Require a floor to ceiling height at the sidewalk level of at least 10' [14' would be preferable if it can be done w/o losing a floor of occupancy]. This would enable effective tenant retail use of the entire sidewalk level of the Mission Street face of the building either now or in the future.
- B. If the sidewalk level is to be designated at this time for non-retail or non-walk-in customer based uses such as back office, religious or appointment based health facilities, prescribe that it NOT be the administrative offices of the Jewish Home or any version of the property owner. Their administrative offices could be located in some other portion of the site or in a second level of a building on Mission that is proximate to the facility. This approach would enable the Jewish Home to obtain rent from the sidewalk level space from the potential tenants of today... professional businesses, service businesses, doctors offices, insurance offices, etc. for the short term [leases that last the normal 5 years], enabling turnover to retail uses at a future time [5, 10 or 15 years] when the neighborhood economy reflects a demand for such.

This combination of conditions would meet the best practices of urban design / city planning and it would both enable and provide an incentive for the Jewish Home to convert the entire sidewalk level to retail uses as soon as possible while, at the current time, not requiring them to leave the space empty and for lease, waiting for the retail market in the Excelsior to catch up with their land development decisions.

If you'd like to discuss this idea with me, please give me a ring.

Sincerely,

Bruce Bonacker

Chang, Tina (CPC)

From: Aaron Goodman <amgodman@yahoo.com>
Sent: Sunday, May 31, 2015 9:17 AM
To: Jacinto, Michael (CPC)
Subject: Jewish Home of SF - 2011.1323E / Notification (Signage) and post on SF Planning Department Map.

Michael,

Received the notice on the PMND for the Jewish Home of SF in the mail Friday and noted the recent posters near/along the JHSF street frontage on Silver and Mission.

My first concern was that although they posted a "BIG" poster at the driveway entrance along Silver, they only placed a small notice near the 44 bus stop, and zero notice at the 14 line bus stop. There is a large sign at the corner that is for another street related project, but there should be a large sign or (2) poster size signs at the corner of Mission and Silver (where the newspaper racks are there is a decent amount of flat fencing to post the notices.

This will help especially if translated in Spanish and Chinese, Russian and Vietnamese (which is I believe standard public availability for construction projects)

There is a large Spanish and Chinese speaking proportion of people living in the excelsior, so translation of documents is critical.

It would also be super important to also have VISUAL information on the proposal (a poster from the JHSF, Architect, and Developer/Financier) for the project if they can place a decent sized poster sign at the corner to inform the public of the proposed project and its visual impact and community benefits discussed to date along the Silver/Mission and other street views.

The only other issue related to the posting online (SF Planning Dept. website, was that the map did not show any EIR link.? Maybe was forgotten in the busy time getting notices out.

Thank you for placing a couple larger signs (translated if possible) at the corner of Mission/Silver

Sincerely

Aaron Goodman
D11
25 Lisbon St. SF, CA 94112

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Chang, Tina (CPC)

From: Grace DAnca <mabear08@sbcglobal.net>
Sent: Sunday, May 31, 2015 7:02 PM
To: Jacinto, Michael (CPC)
Subject: RE: Jewish Home Initiation Hearing

Hello Michael,

In addition to the questions I have below, I would like to know if notice to the immediate neighbors of the Jewish Home was required for the Initiation Hearing described below on the Jewish Home website. We are immediate neighbors and did not receive notice about this. Thanks.

The San Francisco Planning Commission will hold a hearing this Thursday, May 21, 2015 (see details below), to consider the initiation of amendments to the General Plan, Planning Code, and Zoning Map for the Jewish Home project, to allow the Commission to consider these approvals at a public hearing on or after June 25, 2015. Initiation does not involve a decision on the substance of the amendments; it merely begins a required 20-day notice period, after which the Commission may hold a hearing and take action on the amendments.

Initiation Hearing

Planning Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco
12:00 p.m., Thursday, May 21

More information: www.sf-planning.org/index.aspx?page=4173

The Commission hearing on all the items on the agenda begins at 12:00 p.m., but the initiation is listed as items 12a and 12b on the agenda and we do not have an exact time as to when the initiation item will be heard. We will continue to update the website to reflect the additional hearing dates for the amendments and other project approvals once the dates are confirmed.

Posted: May 19, 2015

--- On Sun, 5/31/15, Grace DAnca <mabear08@sbcglobal.net> wrote:

> From: Grace DAnca <mabear08@sbcglobal.net>
> Subject: Jewish Home mitigated negative declaration notice
> To: michael.jacinto@sfgov.org
> Date: Sunday, May 31, 2015, 6:46 PM
> Hello Michael,
>
> As an immediate neighbor of the Jewish Home at 302 Silver Avenue, we
> received a Notice of Availability and Intent to Adopt a Mitigated
> Negative Declaration this past Friday in the mail. The notice says
> that an appeal to the "determination of no significant effect on the
> environment"
> can be made by letter specifying the ground for such an appeal
> accompanied by a \$547 check by 5 pm on 5/17.

- >
- > This is a very quick turn around for any community member to go over a
- > 162 page document and come up with \$547.
- > This process seems unfair to ordinary members of the members of the
- > Excelsior community who are stake holders in this construction issue.
- > Also the notice we received was in English - unlike the notice of the
- > public hearing on 6/25. Were multi-lingual notices about the Mitigated
- > Neg Dec sent to immediate neighbors in Spanish and Chinese?
- >
- > What is the process to request an extension for immediate neighbors to
- > appeal the Intent to Adopt A Mitigated Negative Declaration? And why
- > is the 6/17 deadline for the appeal before the hearing on 6/25? That
- > would be a more accessible and no-cost way for immediate neighbors to
- > voice their concerns and questions. This process does not equitable to
- > ordinary tax payers.
- >
- > When can reach you by phone to talk about this since you are listed as
- > staff contact on the notice.
- >
- > Thank you.
- >
- > Grace D'Anca
- >

Aaron Goodman
25 Lisbon St.
San Francisco, CA 94112
Tel: 415.786.6929
Email: amgodman@yahoo.com

Attn: Michael Jacinto
SF Planning Department
1650 Mission St. Suite 400
San Francisco, CA 94103-2479

June 1, 2015

RE: Case No. 2011.1323E – Jewish Home of San Francisco 302 Silver Avenue

I am submitting recommendations for amending the text of the document of the PMND to correct statements and include relevant issues that more than one neighbor brought up at the community held meetings at the JHSF in regards to the project.

I submitted a memo on January 29, 2015 in regards to the EIR and questions on the project which I include for reference to the issues raised prior. I live adjacent to the eastern side of the JHSF on Lisbon St. since 2010 (marked with a red arrow on the map below) and frequently walk around the neighborhood specifically the entire block of the JHSF on a regular basis, and as an architect have raised some concerns to the JHSF about the original design (scale/color/materials) initially proposed for their project, which they have responded to date rather admirably on in terms of the projects architect and the managers of the JHSF in addressing many issues raised, in the design, and looking at scaling the project initially to a more digestable and financially feasible alternative initially.

Concerns about the overall future long-term planning of the overall facility (masterplan) and age of existing buildings, also brings into question the other buildings on the site, and if the intention is to continue further on other buildings in the near future, especially the intersection at Silver and Mission, design and urban planning wise, since the existing parking lot, and landscape along with the prime corner site, will be under pressure in the future to build up, and what can be done if zoning is changed, to ensure that any future work done on the site be inclusive of a full EIR/EIS to ensure that alternatives and issues raised by the community are not ignored in any PMND in the future due to cummalative effect of multiple phased projects.

There are however other concerns that have **not** been so well addressed to date in their project proposal, and the issues on the site dealing primarily with maintenance and landscaping due to their budget concerns and longevity issues of the institution as a whole.



- a) The Existing landscape is poorly maintained, with added density and increased proposed population of the site and staffing increases, garbage and maintenance regular issues will increase. These are significant concerns on how they are to maintain, keep clean the neighborhood streets surrounding the site, and adequately restore the landscape portions of the site, especially the remainder areas between buildings, and some areas that are left un-kept and lacking in new trees, or plantings for the enjoyment of the inhabitants of the project, and the neighbors adjacent. Many areas are not cleaned of debris and garbage, and often areas are non-plantable due to pine needles, and general lack of landscape care and maintenance.
- b) We have raised issue with the use of “leaf-blowers” especially due to heavy pollinating trees on the eastern edge. We have also raised concerns about the amount of garbage left in the surrounding perimeter of the site, and their use of blowers to blow refuse onto the streets often not in coincidence with street sweeping days leading to debris blowing across the street into neighbors areas.
- c) The South West corner will be replaced with the proposed buildings, however the other three corners have large areas of unkept landscape that should be required to be addressed in terms of visual improvement for the community. It was noted that one of the internal gardens was designed by Lawrence Halprin, and we would highly suggest that the JHSF follow up with landscape modern plantings and improved tree-scape and peripheral designed green areas surrounding their site.
- d) The Tree Plantings done prior with FUF (Friends of the Urban Forrest) along the northern edge Silver Ave. have been poorly maintained consistently, lacking adequate watering (or “gator-bags” for filling consistently) and the majority of trees lean due to wind damage and have not been re-staked or adjusted as needed for aesthetic and visual improvement. Part of the project should include replanting these tree’s and include a paid-for tree maintenance program as part

of the project. We suggested also that neighbors be allowed to voluntarily pay or assist in planting single or multiple tree's to assist in a group effort along all the side tree streets for a neighborhood improvement along the JHSF perimeter. This can include green-landscaped curb areas, along the perimeter to reduce water run-off, and bioswales on specific sites around the perimeter to help promote natural areas for a walking path around the sites perimeter.

- e) Portions of these corner sites should be "public" accessible to improve the connectivity and future vitality of the important transfer location at Silver and Mission, and the need to improve the entrance to the Excelsior aesthetically and visually. Changes in street surface texture/pattern/color on the sidewalks similar to the Glen Park Station should be included in the corner design at the former entrance area, which has been ignored by the JHSF prior in terms of maintenance and cleanliness.
- f) It was discussed a possible street parking change along Lisbon St. to one where 45 degree parking may increase availability, this untrue, as there will continually be an increase in demand for parking in the area due to its proximity to Glen Park BART, and the many employee's that commute to the site from out of the city vicinity. We are very concerned about the parking situation, and would like to see as much mass-transit improvement as possible be a part of the changes proposed. Inclusive of a shuttle system to the Glen Park BART station, and increased frequency and capacity of bus lines 44, 14, 14L 49, 52 servicing the area directly.
- g) The elimination of an access point on the Mission Street side, will affect directly the 44 Bus route and compound the access issues and delays along Silver and the south side of the facility on London st. Improved parking (underground) should be a part of the design, and maximizing underground parking on site under proposed new buildings where feasible. The NW corner Intersection in any future proposed build-out should require a 3-4 story parking garage under any future building on that corner of the site to service the community.
- h) We would like to see any "pool" or physical therapy facilities like a weight-room or exercise facility be made a part of the community improved amenities in the district. Fee-based, or through public maintenance and provision for access to neighborhood residents. This is due to under-sized pool facilities in the district (even with renovations, both Coffman and Balboa do not serve the existing community adequately.)
- i) We suggested a Deli, or similar restaurant facility due to the loss of Joe's burgers, and suggested looking into Sauls Deli (in Berkeley) as an example of a good neighborhood delicatessen that can provide a local gathering space for families, and seniors, and a place to pick up food goods and meals.
- j) We suggested ensuring that adequate meeting space for community organizations be made available for a nominal fee for 501(3)c's and community serving organizations in the area on a reservation basis and deposit.
- k) We would like to see community "art-work" as part of the corners of the site in a similar vein to the WPA public Arts program, possibly with local artists assisted by members of the Senior Community to visualize the ideas of the community, and their interaction and spaces between the building, landscape grounds, and neighbors to make a more interactive and vital link between the community and people that will be cared for in the facility.

- l) We would like to encourage community/neighborhood events with the JHSF to ensure that staff, and surrounding neighbors feel welcome, and encouraged to interact so as not to isolate the JHSF from the surrounding home-owners and business interests.
- m) Lighting / Security Cameras – along the perimeter lighting along the surrounding streets should be improved especially along Silver and Lisbon for safety.
- n) Utility Undergrounding should be a part of the investigation on improved street-scape design.
- o) Side Curb Landscape features (to break up the car-parking) should be part of the perimeter design like parklettes to ensure that if cars are parked at 45 degrees that a green landscape planter and curbed bioswale and a tree be placed every 4-5 cars to ensure that diversity is encouraged along street-frontage.
- p) Large Trucks should be limited and restricted in their ability to park along Silver and Lisbon. The trucks should be required to move consistently, and/or be limited in parking areas along the perimeter to prevent storing of large vehicles on the streets surrounding.
- q) Small retail should be encouraged around the site developed to make a “village” feel around the Mission street side, and encourage window-shopping and not (poster displays only). Retail should be vetted by the community and neighborhood group (EAG, and EDIA to ensure vital new business ideas and proposed shops are included, and adequately address the issue of refuse generation from these facilities.
- r) Speeds of traffic on Lisbon need to be slowed down, with increased height or bumps installed to prevent speeding due to children in the area.
- s) The Silver/Lisbon intersection needs to have improved street-crossing safety markings to reduce possible accidents due to drivers ignoring the stop signs in the east/west directions along Silver.
- t) Lastly I want to point to the black arrow that hits the east side, at Peru, where water collects during rains and run-off, and is a significant non-connected street sewer point and drainage issue adjacent to the West side of Lisbon at the “T” intersection down to Silver. Water pooling is typically “fetid” and breeds mosquitoes in the hotter months. We would request that a proper drain and connection be installed to prevent water overflow at this area. This has been reported repeatedly to 311 and needs to be addressed as part of the community improvements around the perimeter of the site in coordination with the DPW, and SFPUC.

Thank you for taking this issues into consideration in the discussion of the proposed project.

Sincerely

Aaron Goodman