



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Large Project Authorization & Conditional Use Authorization

HEARING DATE: MAY 19, 2016

AMENDED

*Date:* May 12, 2016  
*Case No.:* 2013.0677CUA & 2013.0677X  
*Project Address:* 2000-2070 BRYANT STREET  
*Zoning:* UMU (Urban Mixed Use) Zoning District  
68-X Height and Bulk District  
*Block/Lot:* 4022/001, 002 and 021  
*Project Sponsor:* Nick Podell, Nick Podell Company  
22 Battery Street, Ste. 404  
San Francisco, CA 94111  
*Staff Contact:* Richard Sucre – (415) 575-9108  
[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

The Project includes demolition of the six existing buildings on the project site (collectively measuring approximately 68,690 square feet), and new construction of a six-story, 68-ft tall, mixed-use building (approximately 203,656 square feet) with 199 dwelling units, ground floor retail/trade shop spaces along 18<sup>th</sup> Street and Florida Street (collectively measuring 7,007 square feet, which are divided into three separate spaces), 3,938 square feet of ground floor PDR space, 1 car-share parking space, 84 off-street parking spaces, 128 Class 1 bicycle parking spaces, and 18 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of 80 two-bedroom units, 89 one-bedroom units, and 30 studio units. The Project also incorporates one off-street freight loading space within the private mid-block alley. The Project includes common open space (approximately 15,920 square feet) via two interior courtyards and a roof terrace. The Project would also include a lot merger and subdivision of Lots 001, 002 and 021 on Block 4022.

### SITE DESCRIPTION AND PRESENT USE

The proposed project is located on three lots (with a lot area of approximately 65,000 square feet), which are bounded by Florida, 18<sup>th</sup> and Bryant Streets, which have approximately 325-ft of frontage along Florida Street, and 325-ft of frontage along Bryant Street, and 200-ft of frontage along 18<sup>th</sup> Street. Currently, the subject lot contains six buildings, including: 2000 Bryant Street, a two-story mixed-use building with a ground floor commercial space and a dwelling unit on the second floor; 2010-2012 Bryant

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Street, a two-story arts activity building; 2028 Bryant Street, a two-story residential building with two dwelling units; 2815 18<sup>th</sup> Street, a two-story office building; 611 Florida Street, a one-to-two-story warehouse and automotive repair building; and 2044-2070 Bryant Street, a one-to-two-story warehouse/light industrial/arts activity building.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located within the UMU Zoning Districts in the Mission Area Plan. The immediate context is mixed in character with mixed residential, commercial and industrial development along 18<sup>th</sup>, Bryant and Florida Streets. The immediate neighborhood includes a three-to-four-story former industrial building, two-story commercial properties, and a four-to-five-story larger-scale residential development. To the south of the project site on the same block, the adjacent buildings include two-to-three-story and six-story multi-family dwellings. The project site has three street frontages: 18<sup>th</sup> Street, which is 66-ft wide with parallel parking on either side of the street; Bryant Street, which is 80-ft wide with parallel parking on either side of the street and Florida Street, which is also 80-ft wide with perpendicular parking on the east side of the street bordering the project site. Other zoning districts in the vicinity of the project site include: RH-2 (Residential, House, Two-Family) and PDR-1-G (Production, Distribution, Repair-General).

## **ENVIRONMENTAL REVIEW**

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on May 12, 2016, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Area Plan Final EIR. Since the Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.

## **AMENDED HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	April 29, 2016	April 29, 2016	20 days
Posted Notice	20 days	April 29, 2016	April 29, 2016	20 days
Mailed Notice	20 days	April 29, 2016	April 29, 2016	20 days

The proposal requires a Section 312 Neighborhood notification, which was conducted in conjunction with the required hearing notification for the Large Project Authorization & Conditional Use Authorization.

## PUBLIC COMMENT

As of May 12, 2016, the Department has numerous public correspondences regarding the proposed project. Much of this public correspondence has expressed opposition to the proposed project. In addition, the Department has received an electronic petition entitled "Turn the Beast on Bryant into a Beauty on Bryant." Copies of this correspondence are included in the Commission packet.

## ISSUES AND OTHER CONSIDERATIONS

- Large Project Authorization & Exceptions: Since the Project would construct more than 25,000 gross square feet within an Eastern Neighborhoods Mixed-Use District, the Project requires a Large Project Authorization from the Planning Commission. As part of the Large Project Authorization (LPA), the Commission may grant modifications from certain Planning Code requirements for projects that exhibit outstanding overall design and are complementary to the design and values of the surrounding area. The proposed project requests modifications from: 1) rear yard (Planning Code Section 134); 2) ground floor ceiling height for non-residential uses (Planning Code Section 145.1); 3) off-street freight loading (Planning Code Section 152.1); 4) horizontal mass reduction (Planning Code Section 270.1); and, 5) flexible units-modification of the accessory use provisions of Planning Code 803.3(b)(1)(c) (Planning Code Sections 329(d)(10)). Department staff is generally in agreement with the most of the proposed modifications given the overall project and its outstanding and unique design.

Since the public notice, the Project has modified the amount of on-site open space. The Project provides code-complying open space on the roof deck, and does not require an exception to residential useable open space, as defined in Planning Code Section 135.

- Conditional Use Authorization: Per Planning Code Sections 303 and 317, the Project requires Conditional Use Authorization from the Planning Commission for the removal of three dwelling units, which are located on the project site.
- Mission 2016 Interim Zoning Controls: Effective on January 14, 2016, the Planning Commission adopted interim zoning controls for the Mission, per Planning Resolution No. 19548. The Project is exempt from the Mission 2016 Interim Zoning Controls, since it provides a dedication of land to the Mayor's Office of Housing and Community Development (MOHCD), in amount equal to the equivalent of 33% units or greater as described in Table 419.5 under Planning Code Section 419.5.
- Inclusionary Affordable Housing: The Project has elected the on-site affordable housing alternative, identified in Planning Code Section 415.6 and 419.3, and the land dedication option outlined in Planning Code Section 419.6.

Per Planning Code Section 415.6 and 419.3, the Project will provide three on-site below-market rate (BMR) dwelling units for rent. As part of the project, the Project Sponsor will enter into a Costa-Hawkins Agreement with the City. A copy of this agreement will be provided at the Planning Commission Hearing.

Per Planning Code Section 419.6, the Project would satisfy the inclusionary affordable housing requirements by subdividing the existing lot (4022/021) and dedicating land to the Mayor's Office of Housing (MOH) for the purpose of developing affordable housing units. Based upon an initial density study, approximately 136 dwelling units could be created on the dedicated land. If

the Project were to pursue the on-site affordable housing alternative, the Project would be required to provide 16% or 32 affordable dwelling units on the project site. MOH has tentatively agreed to accept the dedicated land in fulfillment of the affordable housing requirements. Prior to the public hearing on May 19, the Commission will be provided a letter from MOH stating their acceptance of the land.

- Development Impact Fees: The Project would be subject to the following development impact fees, which are estimated as follows:

<b>FEE TYPE</b>	<b>PLANNING CODE SECTION/FEE</b>	<b>AMOUNT</b>
Eastern Neighborhoods Impact Fee (4,980 sq ft – Tier 1; Change in Use from Non-Residential to Non-Residential)	423 (@ \$0)	\$0
Eastern Neighborhoods Impact Fee (3,938 sq ft – Tier 1; Change in Use from PDR to PDR)	423 (@ \$0)	\$0
Eastern Neighborhoods Impact Fee (3,070 sq ft – Tier 1; Change in Use from Residential to Residential)	423 (@ \$0)	\$0
Eastern Neighborhoods Impact Fee (54,675 sq ft – Tier 1; Change in Use from PDR to Residential)	423 (@ \$6.37)	\$348,280
Eastern Neighborhoods Impact Fee (2,027 sq ft – Tier 2; Change in Use from PDR to Non-Residential)	423 (@ \$8.92)	\$18,081
Eastern Neighborhoods Impact Fee (122,972 sq ft – Tier 1; New Residential)	423 (@ \$10.19)	\$1,253,085
Transportation Sustainability Fee (TSF) [EE filed on 09/25/13 = Use TSF Rules – 50% Disc.] (58,613 gsf – Change in Use from PDR to Residential)	411A (@ \$0.13) x 50%	\$3,809
Transportation Sustainability Fee (TSF) [EE filed on 09/25/13 = Use TSF Rules – 50% Disc.] (66,714 gsf – New Residential, Up to 99 DU)	411A (@ \$7.74) x 50%	\$258,183
Transportation Sustainability Fee (TSF) [EE filed on 09/25/13 = Use TSF Rules – 50% Disc.] (67,384 gsf – New Residential, 99 DU to 199 DU)	411A (@ \$8.74) x 50%	\$294,468
Transportation Sustainability Fee (TSF) [EE filed on 09/25/13 = Use TIDF Rates – TSF Rules] (2,027 gsf – Change in Use from PDR to Retail)	411A (@ \$5.97)	\$12,102
Residential Child-Care Impact Fee (192,711 gsf – 10 Units or More)	414A (@ \$1.83)	\$352,661
	<b>TOTAL</b>	<b>\$2,540,669</b>

Please note that these fees are subject to change between Planning Commission approval and approval of the associated Building Permit Application, as based upon the annual updates managed by the Development Impact Fee Unit of the Department of Building Inspection.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant a Conditional Use Authorization to authorize the removal and replacement of three existing dwelling units, pursuant to Planning Code Sections 303 and 317, and a Large Project Authorization, pursuant to Planning Code Section 329, to allow the new construction of a six-story (68-ft tall) mixed use development (with approximately 203,656 square feet) with 199 dwelling units, approximately 7,007 gsf of ground floor retail, 3,938 gsf of ground floor PDR and to allow modifications to the requirements for: 1) rear yard (Planning Code Section 134); 2) ground floor ceiling height for non-residential uses (Planning Code Section 145.1); 3) off-street freight loading (Planning Code Section 152.1); 4) horizontal mass reduction (Planning Code Section 270.1); and, 5) flexible units-modification of the accessory use provisions of Planning Code 803.3(b)(1)(c) (Planning Code Sections 329(d)(10)).

## **BASIS FOR RECOMMENDATION**

The Department believes this project is approvable for the following reasons:

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan.
- The Project exhibits overall quality design, which relates to the surrounding context and neighborhood.
- The Project is located in zoning districts where residential, ground floor commercial and PDR uses are principally permitted.
- The Project produces a new mixed-use development with ground floor retail, ground floor PDR, and significant site updates, including landscaping, site furnishings, corner bulb outs and private and common open space.
- The Project is consistent with and respects the varied neighborhood character, and provides an appropriate massing and scale for the adjacent contexts.
- The Project complies with the First Source Hiring Program.
- The Project, as revised by the conditions of approval, is necessary and desirable, is compatible with the surrounding neighborhood, and would not be detrimental to persons or adjacent properties in the vicinity.
- The Project adds 199 new dwelling units to the City's housing stock, including 80 two-bedroom units, 89 one-bedroom units, and 30 studio units.
- In addition to 3 on-site BMR dwelling units, the Project would be using the Land Dedication Alternative to satisfy the inclusionary affordable housing requirements. This alternative provides a unique opportunity to develop more affordable housing units than would be required through the on-site affordable housing option.

- The Project will fully utilize the Eastern Neighborhoods Area Plan controls, and will pay the appropriate development impact fees.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

Draft Motion-Large Project Authorization (Revised)  
Draft Motion-Conditional Use Authorization (Revised)  
Parcel Map  
Sanborn Map  
Aerial Photograph  
Zoning Map  
Major Projects within .25 Radius  
Architectural Drawings  
Project Sponsor Submittal  
Affordable Housing Affidavit  
Costa-Hawkins Agreement (Pending)  
First Source Hiring Affidavit  
Anti-Discriminatory Housing Affidavit  
Letter from MOHCD  
Public Correspondence  
Community Plan Exemption

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary             | <input checked="" type="checkbox"/> Project Sponsor Submittal:  |
| <input checked="" type="checkbox"/> Draft Motion                  | Drawings: <u>Existing Conditions</u>  |
| <input checked="" type="checkbox"/> Zoning District Map           | <input checked="" type="checkbox"/> Check for Legibility  |
| <input checked="" type="checkbox"/> Height & Bulk Map             | Drawings: <u>Proposed Project</u>   |
| <input checked="" type="checkbox"/> Parcel Map                    | <input checked="" type="checkbox"/> Check for Legibility  |
| <input checked="" type="checkbox"/> Sanborn Map                   | <input checked="" type="checkbox"/> 3-D Renderings:   |
| <input checked="" type="checkbox"/> Aerial Photo                  | (New Construction or Significant Addition)  |
| <input checked="" type="checkbox"/> Site Photos                   | <input type="checkbox"/> Wireless Telecommunications Materials  |
| <input type="checkbox"/> Environmental Determination              | <input type="checkbox"/> Health Dept. Review of RF levels   |
| <input checked="" type="checkbox"/> First Source Hiring Affidavit | <input type="checkbox"/> RF Report  |
|   | <input type="checkbox"/> Community Meeting Notice   |
|   | <input checked="" type="checkbox"/> Housing Documents   |
|   | <input checked="" type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
|   | <input checked="" type="checkbox"/> Anti-Discriminatory Housing Affidavit                             |

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

RS  
Planner's Initials

RS: G:\Documents\Large Project Authorization\2013.0677X 2000-2070 Bryant St\ExecutiveSummary\_2000-2070 Bryant St.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. 414A)
- Other (EN Impact Fees, Sec 423; TSF, Sec 411A)

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## Planning Commission Draft Motion

HEARING DATE: MAY 19, 2016

Case No.: **2013.0677X**  
 Project Address: **2000-2070 BRYANT STREET**  
 Zoning: **UMU (Urban Mixed Use) Zoning District**  
**68-X Height and Bulk District**  
 Block/Lot: **4022/001, 002 and 021**  
 Project Sponsor: **Nick Podell, Nick Podell Company**  
**22 Battery Street, Ste. 404**  
**San Francisco, CA 94111**  
 Staff Contact: **Richard Sucre – (415) 575-9108**  
[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

**ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329, TO ALLOW EXCEPTIONS TO 1) REAR YARD PURSUANT TO PLANNING CODE SECTION 134, 2) GROUND FLOOR CEILING HEIGHT FOR NON-RESIDENTIAL USES PURSUANT TO PLANNING CODE 145.1, 3) OFF-STREET LOADING PURSUANT TO PLANNING CODE SECTION 152.1, 4) HORIZONTAL MASS REDUCTION PURSUANT TO PLANNING CODE SECTION 270.1 AND 5) FLEXIBLE UNITS-MODIFICATION OF THE ACCESSORY USE PROVISIONS OF PLANNING CODE SECTION 803.3(B)(1)(C) PURSUANT TO PLANNING CODE SECTIONS 329(D)(10), AND TO ALLOW CONSTRUCTION OF A NEW SIX-STORY, 68-FT TALL, MIXED-USE BUILDING (APPROXIMATELY 203,656 SQUARE FEET) WITH 199 DWELLING UNITS (CONSISTING OF 30 STUDIOS, 89 1-BEDROOM UNITS, AND 80 2-BEDROOM UNITS), 7,007 SQUARE FEET OF GROUND FLOOR RETAIL/TRADE SHOP SPACE, 3,938 SQUARE FEET OF GROUND FLOOR PDR SPACE, LOCATED AT 2000-2070 BRYANT STREET, LOTS 001, 002 AND 021 IN ASSESSOR’S BLOCK 4022, WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On June 12, 2014, Nick Podell and Linsey Perlov of Nick Podell Company (hereinafter "Project Sponsor") filed Application No. 2013.0677X (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization to construct a new six-story, 68-ft tall, mixed-use building with 199 dwelling units, 7,007 square feet of ground floor retail, and 3,938 square feet of ground floor PDR use, at 2000-2070 Bryant Street (Block 4022 Lots 001, 002 and 021) in San Francisco, California.



The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On May 11, 2016, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable

to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2013.0677X at 1650 Mission Street, Fourth Floor, San Francisco, California.

On May 19, 2016, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2013.0677X.

The Commission has 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 the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Large Project Authorization requested in Application No. 2013.0677X, subject to the conditions contained in "EXHIBIT A" 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. **Site Description and Present Use.** The proposed project is located on three lots (with a lot area of 65,000± square feet), which are bounded by Florida, 18<sup>th</sup> and Bryant Streets, which have approximately 325-ft of frontage along Florida Street, and 325-ft of frontage along Bryant Street, and 200-ft of frontage along 18<sup>th</sup> Street. Currently, the subject lot contains six buildings, including: 2000 Bryant Street, a two-story mixed-use building with a ground floor commercial space and a dwelling unit on the second floor; 2010-2012 Bryant Street, a two-story arts activity building; 2028 Bryant Street, a two-story residential building with two dwelling units; 2815 18<sup>th</sup> Street, a two-story office building; 611 Florida Street, a one-to-two-story warehouse and automotive repair building; and 2044-2070 Bryant Street, a one-to-two-story warehouse/light industrial/arts activity building.
3. **Surrounding Properties and Neighborhood.** The project site is located within the UMU Zoning Districts in the Mission Area Plan. The immediate context is mixed in character with mixed residential, commercial and industrial development along 18<sup>th</sup>, Bryant and Florida Streets. The immediate neighborhood includes a three-to-four-story former industrial building, two-story commercial properties, and a four-to-five-story larger-scale residential development. To the south of the project site on the same block, the adjacent buildings include two-to-three-story and six-story multi-family dwellings. The project site has three street frontages: 18<sup>th</sup> Street, which is 66-ft wide with parallel parking on either side of the street; Bryant Street, which is 80-ft wide with parallel parking on either side of the street and Florida Street, which is also 80-ft wide with

perpendicular parking on the east side of the street bordering the project site. Other zoning districts in the vicinity of the project site include: RH-2 (Residential, House, Two-Family) and PDR-1-G (Production, Distribution, Repair-General).

4. **Project Description.** The Project includes demolition of the six existing buildings on the project site (collectively measuring approximately 68,690 square feet), and new construction of a six-story, 68-ft tall, mixed-use building (approximately 203,656 square feet) with 199 dwelling units, ground floor retail/trade shop spaces along 18<sup>th</sup> Street and Florida Street (collectively measuring 7,007 square feet, which are divided into three separate spaces), 3,938 square feet of ground floor PDR space, 1 car-share parking space, 84 off-street parking spaces, 128 Class 1 bicycle parking spaces, and 18 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of 80 two-bedroom units, 89 one-bedroom units, and 30 studio units. The Project also incorporates one off-street freight loading space within the private mid-block alley. The Project includes common open space (approximately 15,920 square feet) via two interior courtyards and a roof terrace. The Project would also include a lot merger and subdivision of Lots 001, 002 and 021 on Block 4022.
5. **Public Comment.** The Department has numerous public correspondences regarding the proposed project. Much of this public correspondence has expressed opposition to the proposed project.
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. **Permitted Uses in UMU Zoning Districts.** Planning Code Sections 843.20, 843.45 and 843.78-843.87 states that residential, retail and industrial (PDR) uses are principally permitted use within the UMU Zoning District.

*The Project would construct new residential, retail and PDR uses within the UMU Zoning District; therefore, the proposed project complies with Planning Code Sections 843.20, 843.45, and 843.78-843.87.*

- B. **Floor Area Ratio.** Planning Code Section 124 establishes a FAR (Floor Area Ratio) of 5:1 for properties within the UMU Zoning District and a 68-X Height and Bulk District.

*The subject lot is 65,000 sq ft, thus resulting in a maximum allowable floor area of 325,000 sq ft for non-residential uses. The Project would construct approximately 7,007 sq ft of non-residential space and 3,938 square feet of PDR space, and would comply with Planning Code Section 124.*

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided at every residential level. The Project would merge the subject lots and subdivide the lot, so that the Project would be located on a lot measuring 206-ft by 200-ft (or 41,200 square feet). Therefore, the Project would have to provide a rear yard, which measures approximately 10,300 sq ft.

*Currently, the Project is designed to have full lot coverage on the ground floor level and does not provide a rear yard at the lowest level containing a dwelling unit. The Project provides open space through two interior courtyards and a roof terrace. The Project provides a total of 15,920 sq ft of code-complying open space. This amount of open space, which would have been provided through the required rear yard, is thus exceeded. Since the Project does not provide a code-complying rear yard, the Project is seeking an exception to the rear yard requirement as part of the Large Project Authorization.*

*The Project occupies the majority of the block bounded by 18<sup>th</sup>, Florida, 19<sup>th</sup> and Bryant Streets. The subject block does not possess a pattern of mid-block open space, since the majority of the project site is currently occupied by a one-to-two-story industrial building. By providing for two interior courtyards, the Project maintains the street wall along 18<sup>th</sup>, Bryant and Florida Streets, and provides sufficient dwelling unit exposure for all dwelling units.*

- D. Useable Open Space.** Planning Code Section 135 requires a minimum of 80 sq ft of open space per dwelling unit, if not publically accessible, or 54 sq ft of open space per dwelling unit, if publically accessible. Private useable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sq ft is located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sq ft if located on open ground, a terrace or the surface of an inner or outer court. Common useable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum are of 300 sq ft. Further, inner courts may be credited as common useable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 sq ft in area, and if the height of the walls and projections above the court on at least three sides is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.

*For the proposed 199 dwelling units, the Project is required to provide 15,920 sq ft of useable open space. Overall, the Project meets the open space requirements for the 199 dwelling units through a roof terrace, which measures 15,920 sq ft. Therefore, the Project complies with Planning Code Section 135.*

*In addition to the code-complying open space, the Project also includes two inner courtyards, which are 40-ft in width, but do not meet the dimensional requirements of Planning Code Section 135. This open space is in addition to the provided code-complying open space on the roof terrace.*

- E. Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires a streetscape plan, which includes elements from the Better Streets Plan, for new construction on a lot greater than a half-acre in size.

*The Project includes the new construction of a six-story mixed-use building on a lot with approximately 206-ft of frontage along Florida Street, 200-ft of frontage along 18<sup>th</sup> Street and approximately 206-ft of frontage along Bryant Street. Currently, the Project includes new streetscape elements, such as new concrete sidewalks, linear planters along the street edge, new street trees,*

*bicycle parking spaces, and corner bulb-outs. The Project would incorporate perpendicular on-street parking along Florida Street, parallel on-street parking on Bryant Street, and two on-street loading zones on 18<sup>th</sup> Street. Therefore, the Project complies with Planning Code Section 138.1.*

- F. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

*The subject lot is not located in close proximity to an Urban Bird Refuge. The Project meets the requirements of feature-related standards and does not include any unbroken glazed segments 24-sq ft and larger in size; therefore, the Project complies with Planning Code Section 139.*

- G. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, rear yard or other open area that meets minimum requirements for area and horizontal dimensions. To meet exposure requirements, a public street, public alley, side yard or rear yard must be at least 25 ft in width, or an open area (either an inner court or a space between separate buildings on the same lot) must be no less than 25 ft in every horizontal dimension for the floor at which the dwelling unit is located.

*The Project organizes the dwelling units to have exposure either on one of the public streets (18<sup>th</sup>, Florida, or Bryant Streets), within one of the two code-complying interior courtyards, or along the private alley, which measures 25-ft wide. Therefore, the Project complies with Planning Code Section 140.*

- H. **Street Frontage in Mixed Use Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 17 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

*The Project meets most of the requirements of Planning Code Section 145.1. At grade, the off-street parking is setback by more than 25-ft from the street. The Project has only one 11-ft wide garage entrance along Bryant Street. The Project features at-grade off-street parking, which is setback more than 25-ft from the street. The Project features active uses on the ground floor with residential amenities, a ground floor retail/trade shop use, walk-up dwelling units with direct, individual pedestrian access to a public sidewalk, flexible units along. Finally, the Project features appropriate street-facing ground level spaces, as well as the ground level transparency and fenestration requirements.*

*For the PDR and arts uses, the Project incorporates a ground floor ceiling height, which ranges from 18-ft to 19-ft 11-in. Due to the existing grade of the project site, the ground floor ceiling height for the non-residential varies from 17-ft tall along Florida Street down to 14-ft 5-in along Bryant Street; therefore, the Project does not meet the requirements for ground floor ceiling height, as required in Planning Code Section 145.1. Therefore, the Project is seeking an exception to the ground floor ceiling height requirement as part of the Large Project Authorization.*

- I. **Off-Street Parking.** Planning Section 151.1 of the Planning Code allows off-street parking at a maximum ratio of .75 per dwelling unit.

*For the 199 dwelling units, the Project is allowed to have a maximum of 149 off-street parking spaces. Currently, the Project provides 85 off-street parking spaces via mechanical lifts. Of these 85 off-street parking spaces, 2 handicap parking spaces have been identified, as well as 1 car-share parking spaces. Therefore, the Project complies with Planning Code Section 151.1.*

- J. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires two off-street freight loading space for apartment use between 200,001 and 500,000 gsf.

*The Project includes approximately 203,656 square feet of apartment use; thus, the Project requires at least two off-street freight loading spaces. The Project is proposing two on-street loading space along 18<sup>th</sup> Street, and one off-street loading zone within the mid-block alley, which is accessed from Florida Street. The Project is seeking an exception to the requirement to provide two off-street loading spaces as part of the Large Project Authorization.*

- K. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires at least 100 Class 1 bicycle parking spaces plus one Class 1 bicycle parking space for every four dwelling units and one Class 2 bicycle parking spaces for every 20 dwelling units. In addition for the retail use, one Class 1 space is required for every 7,500 square feet of occupied area and a minimum of two Class 2 bicycle parking spaces are required and an additional Class 2 bicycle parking space is required for every 2,500 square feet of occupied area.

*The Project includes 199 dwelling units, 7,007 square feet of ground floor retail use, and 3,938 square feet of PDR use; therefore, the Project is required to provide 128 Class 1 bicycle parking spaces and 18 Class 2 bicycle parking spaces. The Project will provide 128 Class 1 bicycle parking spaces and 18 Class 2 bicycle parking spaces. Therefore, the Project complies with Planning Code Section 155.2.*

- L. **Car Share Requirements.** Planning Code Section 166 requires one car-share parking space for projects with 50 to 200 residential units.

*Since the Project includes 199 dwelling units, it is required to provide a minimum of two car-share parking spaces. The Project provides two car-share parking spaces. Therefore, the Project complies with Planning Code Section 166.*

- M. **Unbundled Parking.** Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.

*The Project is providing off-street parking that is accessory to the dwelling units. These spaces will be unbundled and sold and/or leased separately from the dwelling units; therefore, the Project meets this requirement.*

- N. **Dwelling Unit Mix.** Planning Code Section 207.6 requires that no less than 40 percent of the total number of proposed dwelling units contain at least two bedrooms, or no less than 30 percent of the total number of proposed dwelling units contain at least three bedrooms.

*For the 199 dwelling units, the Project is required to provide at least 80 two-bedroom units or 60 three-bedroom units. The Project provides 30 studios, 89 one-bedroom units and 80 two-bedroom units. Therefore, the Project meets the requirements for dwelling unit mix.*

- O. **Horizontal Mass Reduction.** Planning Code Section 270.1 outlines the requirements for horizontal mass reduction on large lots within the Eastern Neighborhoods Mixed Use Districts. For projects with street frontage greater than 200-ft in length, one or more mass reduction breaks must be incorporated to reduce the horizontal scale of the building into discrete sections not more than 200-ft in length. Specifically, the mass reduction must 1) be not less than 30-ft in width; 2) be not less than 60-ft in depth from the street-facing building façade; 3) extend up to the sky from a level not higher than 25-ft above grade or the third story, whichever is lower; and, 4) result in discrete building sections with a maximum plan length along the street frontage not greater than 200-ft.

*Since the overall frontage is 206 feet along Bryant and Florida Streets, larger than 200-ft, the Project is required to provide a single horizontal mass break along Bryant and Florida Streets, which is not less than 30-ft wide by 60-ft deep, and extends from the third-story up to the sky. Per the Planning Code, this mass break must result in discrete building sections along the street frontage of not greater than 200-ft.*

*Over the entire project site, the Project incorporates a private alley as part of the horizontal mass reduction to provide separation between the principal project and the land dedication site. This alley is 25-ft wide and is open to the sky from the ground floor. Since the provided horizontal mass reduction does not meet the dimensional requirements of the Planning Code, the Project is seeking an exception to the horizontal mass reduction requirements as part of the Large Project Authorization.*

- P. **Shadow.** Planning Code Section 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission,

to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

*Based upon a detail shadow analysis, the Project does not cast any net new shadow upon property under the jurisdiction of the Recreation and Parks Commission.*

- Q. **Loss of Dwelling Units through Demolition.** Planning Code Section 317 requires Conditional Use Authorization from the Planning Commission for the removal of three or more dwelling units in any zoning district.

*The Project Sponsor has submitted a Conditional Use Authorization Application for the removal of three dwelling units on the project site (See Case No. 2013.0677CUA).*

- R. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in more than twenty dwelling units.

*The Project includes 192,711 gsf of new residential use, 7,007 gsf of retail/trade shop use, and 3,938 gsf of PDR use. This square footage shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A.*

- S. **Residential Child-Care Impact Fee.** Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

*The Project includes 192,711 gsf of new residential use associated with the new construction of 199 dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 411A.*

- T. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Since the subject property is located within the UMU Zoning District, the Project is subject to the inclusionary affordable housing requirements identified in Planning Code Section 419. The subject property has been designated as Tier B, thus a minimum of 16 percent of the total units constructed shall be considered affordable.

*The Project Sponsor shall address the inclusionary affordable housing requirements by providing for three on-site BMR units and the land dedication alternative outlined in Planning Code Section 419.3.*

*The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted a 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning*



*Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project or submit to the Department a contract demonstrating that the project's on- or off-site units are not subject to the Costa Hawkins Rental Housing Act, California Civil Code Section 1954.50 because, under Section 1954.52(b), the Project Sponsor has entered into an agreement with a public entity in consideration for a direct financial contribution or any other form of assistance specified in California Government Code Sections 65915 et seq. and submits an Affidavit of such to the Department. All such contracts entered into with the City and County of San Francisco must be reviewed and approved by the Mayor's Office Housing and the City Attorney's Office. The Project Sponsor has indicated the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions provided by the City and approved herein. The Project Sponsor submitted such Affidavit on May 4, 2016 and a draft of the Costa Hawkins agreement on May 4, 2016. The EE application was submitted on September 25, 2013. Pursuant to Planning Code Section 415.3 and 415.6 the on-site requirement is 16%. Of the 199 units, the Project Sponsor shall provide three dwelling units as affordable rental units. The designation of these three units shall be in combination with the land dedication alternative outlined in Planning Code Section 419.3.*

*If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable. The Project must execute the Costa Hawkins agreement prior to Planning Commission approval or must revert to payment of the Affordable Housing Fee.*

- U. Inclusionary Affordable Housing Program-Land Dedication.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements would apply to projects that consist of five or more units, where the first application was applied for on or after July 18, 2006. Under Planning Code Section 419.6, the Land Dedication Alternative may be elected as an alternative to the inclusionary housing component. As further described in Planning Code Section 419.5(a)(2), an Applicant may dedicate a portion of the total development area of the principal site to the City and County of San Francisco for the purpose of constructing units affordable to qualifying households. To meet this requirement, the developer must convey title to land in fee simple absolute to the Mayor's Office of Housing and Community Development (MOHCD). The dedicated site must result in a total amount of inclusionary units not less than 40 units; however, MOH may conditionally approve and accept dedicated sites which result in no less than 25 units at their discretion. Per Planning Code Section 419.2, all sites within the UMU Zoning District electing to utilize the land dedication alternative would be subject to the "Tier B" requirements.

*In addition to designating three on-site BMR units, the Project Sponsor has elected to pursue the land dedication alternative to meet the inclusionary affordable housing program requirements. As a result of the pending lot subdivision, the new mixed-use building would be located on a parcel measuring 41,200 sq ft. Since the Project is located on a site that has at least 30,000 square feet of developable area, the Project Sponsor must provide a dedicated site that measures at least 35% of the project site or*

14,420 sq ft. The Project Sponsor meets these requirements and shall subdivide Lot 21 on Assessor's Block 4022, and convey the new parcel located at 2070 Bryant Street to MOH, which would measure 23,800 sq ft (or 119-ft by 200-ft). Of this land, approximately 18,800 square feet would consist of developable area. Therefore, this lot meets the requirements of the land dedication alternative. Further, the Project Sponsor has demonstrated that up to 136 dwelling units may be constructed on the dedicated land. If the Project were to pursue the on-site affordable housing alternative, the Project would be required to provide 16% or 32 below-market-rate dwelling units on the project site.

MOH concurs with the Project Sponsor's dedicated land and has conveyed a letter expressing conditional approval of the dedicated land.

- V. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 is applicable to any development project within the MUO (Mixed Use Office) Zoning District that results in the addition of gross square feet of non-residential space.

The Project includes approximately 203,656 square feet of new development consisting of approximately 192,711 sq ft of residential use, 7,007 sq ft of retail use, 3,938 sq ft of PDR use, and 11,994 sq ft of garage. Excluding the square footage dedicated to the garage, the other uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

7. **Large Project Authorization in Eastern Neighborhoods Mixed Use District.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

- A. Overall building mass and scale.

The Project is designed as a large-scale, six-story, 68-ft tall, brick warehouse, which encompasses the full block on 18<sup>th</sup> Street between Bryant and Florida Street. This large-scale massing is appropriate given the larger neighborhood context, which includes larger-scale, four-story reinforced concrete industrial buildings. The surrounding neighborhood is extremely varied with many examples of smaller-scale residential properties and larger-scale industrial properties—both of which range in height from one-to-five-stories in height. The Project's overall mass and scale are further broken down by the fine detail evident in the choice of exterior materials (brick), ground floor storefronts and accentuated cornices. In addition, the Project incorporates a 25-ft wide private alley, which provides separation from the adjacent land dedication site. Overall, these features provide variety in the building design and scale, while providing for a feature that strongly relates to the varied neighborhood context. Thus, the project is appropriate and consistent with the mass and scale of the surrounding neighborhood.

- B. Architectural treatments, facade design and building materials:

The Project's architectural treatments, facade design and building materials include a brick, aluminum-sash windows, wood storefronts, and terra cotta glazed tiles. The Project's overall design

*aesthetic harkens back to industrial buildings of the 19<sup>th</sup> and 20<sup>th</sup> century. The Project successfully draws from these older industrial properties in a contemporary manner, and provides a design, which incorporates finer detailing on the exterior, as evident in the material palette, cornice, window surrounds and storefront. The Project provides for a unique and contemporary expression along the street, which draws from the mixed-industrial character within the surrounding area, while also referencing older architectural styles. The Project evokes a 19<sup>th</sup> century brick warehouse with a red brick exterior, terracotta tile, and wood storefront. Overall, the Project offers a high quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood.*

- C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access;

*Along the lower floors, the Project provides for residential amenities (lounge, fitness room, and entry lobby), ground floor retail, ground floor PDR space, walk-up dwelling units with individual pedestrian access on Bryant Street, and “flexible units” on Florida Street. These dwelling units, retail space and PDR space will provide for activity on the street level along with the new streetscape improvements. In addition, the Project is seeking an exception to permit five “flexible units” along Florida Street. The Project minimizes the impact to pedestrian by providing one 11-ft wide garage entrance on Bryant Street, and one 24-ft wide loading zone along Florida Street. In addition, off-street parking is setback from the ground floor by more than 25-ft.*

- D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site;

*The Project provides code-complying open space via a roof terrace. In addition, the Project provides additional open space through two inner courtyards. The Project also includes semi-public street improvements, including a private mid-block alley.*

- E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2;

*The Project is not subject to the mid-block alley requirements, since the subject block is not larger than 400-ft. The Project is voluntarily providing a mid-block pedestrian alley adjacent to the six-story mixed-use building.*

- F. Streetscape and other public improvements, including tree planting, street furniture, and lighting.

*In compliance with Planning Code Section 138.1, the Project would provide new street trees along 18<sup>th</sup>, Florida and Bryant Streets, as specified by the Department of Public Works. In addition, the Project includes streetscape elements, including new concrete sidewalks, linear planters along the*

*street edge, new street trees, bicycle parking spaces, and corner bulb-outs. These improvements would vastly improve the public realm and surrounding streetscape.*

G. Circulation, including streets, alleys and mid-block pedestrian pathways;

*The Project provides ample circulation in and around the project site through the sidewalk improvement and a voluntary mid-block alley. The primary focal point for retail visitors would occur along 18<sup>th</sup> and Florida Streets, while the residents have a ground-floor entrance on 18<sup>th</sup> Street. Automobile access is limited to the one entry/exit on Bryant Street. An off-street loading zone is provided along Florida Street. The Project incorporates two interior courtyards, which are accessible to residents.*

H. Bulk limits;

*The Project is within an 'X' Bulk District, which does not restrict bulk.*

I. Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan;

*The Project, on balance, meets the Objectives and Policies of the General Plan. See Below.*

8. **Large Project Authorization Exceptions.** Proposed Planning Code Section 329 allows exceptions for Large Projects in the Eastern Neighborhoods Mixed Use Districts:

A. Rear Yard: Exception for rear yards, pursuant to the requirements of Section 134(f);

Modification of Requirements in the Eastern Neighborhoods Mixed Use Districts. The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be modified or waived by the Planning Commission pursuant to Section 329...provided that:

(1) A comparable, but not necessarily equal amount of square footage as would be created in a code conforming rear yard is provided elsewhere within the development;

*The Project provides for a comparable amount of open space, in lieu of the required rear yard. Overall, the Project will be located on a lot measuring 41,200 sq ft in size, and would be required to provide a rear yard measuring 10,300 sq ft. The Project provides common open space for the 199 dwelling units through two inner courtyards and a roof terrace. In total, the Project provides approximately 15,920 sq ft of code-complying open space, thus exceeding the amount of space, which would have been provided in a code-conforming rear yard.*

(2) The proposed new or expanding structure will not significantly impede the access to light and air from adjacent properties or adversely affect the interior block open space formed by the rear yards of adjacent properties; and

*The Project does not impede access to light and air for the adjacent properties. Many of the abutting residential properties have narrow rear yards or no rear yard. The Project is setback from the neighboring properties and is separated by a private mid-block alley and the land dedication site.*

(3) The modification request is not combined with any other residential open space modification or exposure variance for the project, except exposure modifications in designated landmark buildings under Section 307(h)(1).

*The Project is not seeking an exception to the requirements for residential open space or dwelling unit exposure. The Project provides code-complying open space on the roof terrace and all dwelling units meet the exposure requirements defined in Planning Code Section 140.*

- B. Off-Street Loading: Exception from satisfaction of loading requirements per Section [152.1](#) pursuant to the criteria contained therein.

For projects in the Eastern Neighborhoods Mixed Use Districts that are subject to Section 329, the Planning Commission may waive these requirements per the procedures of Section 329 if it finds that the design of the project, particularly ground floor frontages, would be improved and that such loading could be sufficiently accommodated on adjacent streets and alleys.

*The Project would provide two on-street loading parking spaces on 18<sup>th</sup> Street and one off-street loading space within the private mid-block alley accessible from Florida Street. The on-street loading would meet the retail and residential needs of the Project. The Project offers additional off-street loading within the private mid-block alley, which can serve the ground floor PDR and flexible units. Overall, the Project's proposed loading assists in improving the ground floor street frontage and would improve character of the streets.*

- C. Horizontal Mass Reduction: Modification of the horizontal massing breaks required by Section 270.1 in light of any equivalent reduction of horizontal scale, equivalent volume of reduction, and unique and superior architectural design, pursuant to the criteria of Section 270.1(d).

The Planning Commission may modify or waive this requirement through the process set forth in Section 329. When considering any such application, the Commission shall consider the following criteria:

- 1) no more than 50% of the required mass is reduced unless special circumstances are evident;

*The Project incorporates a horizontal mass break from the ground floor up to the sky, which is 25-ft in width, across the entire length of the project site. The Project exceeds the required amount of mass that would have been reduced under a code-complying mass reduction.*

- 2) the depth of any mass reduction breaks provided is not less than 15 feet from the front facade, unless special circumstances are evident;

*The Project incorporates a mass break, which is more than 15-ft deep from the front façade.*

- 3) the proposed building envelope can be demonstrated to achieve a distinctly superior effect of reducing the apparent horizontal dimension of the building; and

*Through the incorporation of the mid-block alley and horizontal mass break, the Project achieves a distinctly superior building form, due to the separation from the adjacent land dedication site and the building's overall style. The Project evokes a style reminiscent of larger-scale, 19<sup>th</sup> century-early 20<sup>th</sup> century brick warehouses, which often features finer grain details and a rectilinear massing.*

- 4) the proposed building achieves unique and superior architectural design.

*The Project achieves a unique and superior architectural design that appropriately evokes an industrial aesthetic from the 19<sup>th</sup> century – early 20<sup>th</sup> century. The Project's massing and scale is appropriate given the larger neighborhood context. Overall, the Project provides finer grain details, which are appropriate given the Project's design and style.*

- D. Flexible Units: Modification of the accessory use provisions of Section [803.3\(b\)\(1\)\(c\)](#) for Dwelling Units. Dwelling Units modified under this Subsection shall continue to be considered Dwelling Units for the purposes of this Code and shall be subject to all such applicable controls and fees. Additionally, any building that receives a modification pursuant to this Subsection shall (i) have appropriately designed street frontages to accommodate both residential and modified accessory uses and (ii) obtain comment on the proposed modification from other relevant agencies prior to the Planning Commission hearing, including the Fire Department and Department of Building Inspection. Modifications are subject to the following:

- (i) A modification may only be granted for the ground floor portion of Dwelling Units that front on a street with a width equal to or greater than 40 feet.

*The Project seeks an exception to the accessory use provisions for five dwelling units on the ground floor along Florida Street. Florida Street is wider than 40-ft, and is a qualifying street.*

- (ii) The accessory use may only include those uses permitted as of right at the subject property. However, uses permitted in any unit obtaining an accessory use modification may be further limited by the Planning Commission.

*The Project will only include accessory uses that are principally-permitted uses in the UMU Zoning District, as defined in Planning Code Section 843.*

(iii) The Planning Commission may grant exceptions to the size of the accessory use, type and number of employees, and signage restrictions of the applicable accessory use controls.

*The Project is seeking modification to the accessory use provisions for dwelling units to allow for greater flexibility in the size and type of an accessory use, to provide for a limited number of employees, and to allow for public access.*

- E. Where not specified elsewhere in Planning Code Section 329(d), modification of other Code requirements which could otherwise be modified as a Planned Unit Development (as set forth in Section 304), irrespective of the zoning district in which the property is located;

*In addition to the exception for rear yard, off-street loading, horizontal mass reduction, and accessory use provisions for dwelling units, the Project is seeking an exception to the requirements ground floor ceiling height for non-residential uses (Planning Code Section 145.1).*

*Under Planning Code Section 145.1(c)(4), the ground floor ceiling height for non-residential uses is required to be a minimum of 17-ft in the UMU Zoning District. Currently, the Project specifies a ground floor ceiling height, which ranges from 14-ft 5-in to 17-ft. Although the ground floor ceiling height varies, the architectural expression along the street frontage is consistent and the overall design reinforces the concept of a tall ground floor. The Commission supports this exception, due to the overall quality of design and the streetscape improvements along 18<sup>th</sup>, Florida and Bryant Streets.*

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

## HOUSING ELEMENT

### Objectives and Policies

#### OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

##### Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

##### Policy 1.2

Focus housing growth and infrastructure necessary to support growth according to community plans. Complete planning underway in key opportunity areas such as Treasure Island, Candlestick Park and Hunter's Point Shipyard.

##### Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

*The Project is a higher density residential development, which provides up to 199 new dwelling units in a mixed-use area. The Project abuts smaller-scale residential uses and one-to-two-story commercial buildings. The project site was recently rezoned as part of a long range planning goal to create a cohesive residential and mixed-use neighborhood. The Project includes 3 on-site affordable housing units for rent and will dedicate a portion of the project site to the Mayor's Office of Housing and Community Development (MOHCD) for the purpose of developing up to 136 affordable housing units. These two methods comply with the City's affordable housing goals. The Project is also in proximity to public transportation options.*

**OBJECTIVE 4**

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

**Policy 4.1**

Develop new housing, and encourage the remodeling of existing housing, for families with children.

**Policy 4.4**

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

**Policy 4.5**

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

*Out of 199 new dwelling units, the Project will provide 3 on-site affordable units for rent and will dedicate a portion of the project site to MOHCD, thus meeting the affordable housing requirements. These methods encourage diversity among income levels within the new development. In addition, the Project provides the appropriate amount of new two-bedroom units, and meets the requirements for dwelling unit mix.*

**OBJECTIVE 11**

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

**Policy 11.1**

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

**Policy 11.2**

Ensure implementation of accepted design standards in project approvals.



**Policy 11.3**

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

**Policy 11.4**

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

**Policy 11.6**

Foster a sense of community through architectural design, using features that promote community interaction.

**Policy 11.8**

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

*The Project responds to the site's mixed-character by providing new ground floor retail and PDR opportunities and new dwelling units. The Project appropriately responds to the varied character of the larger neighborhood. The Project's facades provide a unique expression not commonly found within the surrounding area, while providing for a material palette, which draws from the surrounding industrial context.*

**COMMERCE AND INDUSTRY ELEMENT**

**Objectives and Policies**

**OBJECTIVE 6:**

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

**Policy 6.1**

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

*The Project provides new opportunity for new ground floor retail and PDR uses, which are consistent with the goals for the UMU Zoning District. The surrounding neighborhood does not have an overabundance of ground floor retail uses. The Project would provide new opportunity for neighborhood-serving retail uses.*

**RECREATION AND OPEN SPACE ELEMENT**

**Objectives and Policies**

**OBJECTIVE 4:**

**PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.**

**Policy 4.5:**

Require private usable outdoor open space in new residential development.

**Policy 4.6:**

Assure the provision of adequate public open space to serve new residential development.

*The Project will create common open space areas in a new mixed-use development through inner courts and a roof terrace. The Project will not cast shadows over open spaces under the jurisdiction of the Recreation and Park Department.*

**TRANSPORTATION ELEMENT**

**Objectives and Policies**

**OBJECTIVE 24:**

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

**Policy 24.2:**

Maintain and expand the planting of street trees and the infrastructure to support them.

**Policy 24.3:**

Install pedestrian-serving street furniture where appropriate.

**Policy 24.4:**

Preserve pedestrian-oriented building frontages.

*The Project includes new street trees along the public rights-of-way. In addition, the Project includes streetscape elements, including new concrete sidewalks, linear planters along the street edge, new street trees, bicycle parking spaces, and corner bulb-outs. Frontages are designed with active spaces oriented at the pedestrian level. The new garage entrance/exit is narrow in width and assists in minimizing pedestrian and bicycle conflicts.*

**OBJECTIVE 28:**

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

**Policy 28.1:**

Provide secure bicycle parking in new governmental, commercial, and residential developments.

**Policy 28.3:**

Provide parking facilities which are safe, secure, and convenient.

*The Project includes 128 Class 1 bicycle parking spaces and 18 Class 2 bicycle parking spaces in secure, convenient locations, thus meeting the amount required by the Planning Code.*

**OBJECTIVE 34:**

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

**Policy 34.1:**

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

**Policy 34.3:**

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

**Policy 34.5:**

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

*The Project adheres to the principally permitted parking amounts within the Planning Code. The parking spaces are accessed by one ingress and egress point. Parking is adequate for the project and complies with maximums prescribed by the Planning Code.*

**URBAN DESIGN ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1:**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

**Policy 1.7:**

Recognize the natural boundaries of districts, and promote connections between districts.

**OBJECTIVE 2:**

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

**Policy 2.6:**

Respect the character of older development nearby in the design of new buildings.

*The Project is located within the Mission neighborhood, which is characterized by the mix of uses. As such, the Project provides expressive street façades, which respond to form, scale and material palette of the existing neighborhood, while also providing a new contemporary architectural vocabulary.*

**OBJECTIVE 4:**

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

**Policy 4.5:**

Design walkways and parking facilities to minimize danger to pedestrians.

**Policy 4.13:**

Improve pedestrian areas by providing human scale and interest.

*Although the project site has three street frontages, it only provides one vehicular access points for the off-street parking, thus limiting conflicts with pedestrians and bicyclists. Numerous street trees will be planted on each street. Along the project site, the pedestrian experience will be greatly improved.*

**MISSION AREA PLAN**

**Objectives and Policies**

**Land Use**

**OBJECTIVE 1.1**

IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.

**Policy 1.2.1**

Ensure that in-fill housing development is compatible with its surroundings.

**Policy 1.2.2**

For new construction, and as part of major expansion of existing buildings in neighborhood commercial districts, require ground floor commercial uses in new housing development. In other mixed-use districts encourage housing over commercial or PDR where appropriate.

**Policy 1.2.3**

In general, where residential development is permitted, control residential density through building height and bulk guidelines and bedroom mix requirements.

**Policy 1.2.4**

Identify portions of the Mission where it would be appropriate to increase maximum heights for residential development.

**Housing**

**OBJECTIVE 2.3**

**ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES**

**Policy 2.3.3**

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate units are two or more bedrooms.

**Policy 2.3.5**

Explore a range of revenue-generating tools including impact fees, public funds and grants, assessment districts, and other private funding sources, to fund community and neighborhood improvements.

**Policy 2.3.6**

Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

**Built Form**

**OBJECTIVE 3.1**

**PROMOTE AN URBAN FORM THAT REINFORCES THE MISSION'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER**

**Policy 3.1.8**

New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.

**OBJECTIVE 3.2**

**PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM**

**Policy 3.2.1**

Require high quality design of street-facing building exteriors.

**Policy 3.2.3**

Minimize the visual impact of parking.

**Policy 3.2.4**

Strengthen the relationship between a building and its fronting sidewalk.

**Policy 3.2.6**

Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design.

**Transportation**

**OBJECTIVE 4.7**

**IMPROVE PUBLIC TRANSIT TO BETTER SERVE EXISTING AND NEW DEVELOPMENT IN THE MISSION**

**Policy 4.7.2**

Provide secure, accessible and abundant bicycle parking, particularly at transit stations, within shopping areas and at concentrations of employment.

**OBJECTIVE 4.8**

**ENCOURAGE ALTERNATIVES TO CAR OWNERSHIP AND THE REDUCTION OF PRIVATE VEHICLE TRIPS**

**Policy 4.8.1**

Continue to require car-sharing arrangements in new residential and commercial developments, as well as any new parking garages.

**Streets & Open Space**

**OBJECTIVE 5.3**

**CREATE A NETWORK OF GREEN STREETS THAT CONNECTS OPEN SPACES AND IMPROVES THE WALKABILITY, AESTHETICS and ecological sustainability OF THE NEIGHBORHOOD.**

**Policy 5.3.1**

Redesign underutilized portions of streets as public open spaces, including widened sidewalks or medians, curb bulb-outs, "living streets" or green connector streets.

**Policy 5.3.2**

Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible.

*The Project features an appropriate mix of uses encouraged by the Area Plan for this location. The Project provides 199 new dwelling units, which will be available for rent. In addition, the Project is located within the prescribed height guidelines, and includes the appropriate dwelling unit mix, since more than 40% or 80 units are two-bedroom dwellings. The Project introduces a contemporary architectural vocabulary that*

*draws from the neighborhood's industrial aesthetic, which is sensitive to the prevailing scale and neighborhood fabric. The Project provides for a high quality designed exterior, which features a variety of materials, colors and textures, including brick and aluminum windows. The Project provides ample common open space and also improves the public rights of way with new streetscape improvements, street furniture, corner bulb outs, and landscaping. The Project minimizes the impact of off-street parking and is in proximity to public transit options. The Project will also pay the appropriate development impact fees, including the Eastern Neighborhoods Impact Fees.*

9. **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.

*Although the project site currently contains existing neighborhood-serving uses, including a restaurant and auto repair shop, the Project would assist in enhancing the larger neighborhood by providing new space for new neighborhood-serving uses and other retail opportunities. The Project improves the urban form of the neighborhood by constructing new ground floor retail and PDR uses. These new retail spaces will provide goods and services to area workers, residents and visitors, while creating new ownership and employment opportunities for residents. The Project would add new residents, visitors, and employees to the neighborhood, which would assist in strengthening nearby retail uses.*

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

*Although the Project would demolish three existing housing units, the Project would provide 199 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. Further, the Project would provide 3 on-site affordable housing units for rent and will dedicate a portion of the project site to MOHCD, who will develop the land with affordable housing. The Project is expressive in design, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.*

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

*The Project will not displace any identified affordable housing units. The three existing units are not identified as affordable housing units. The Project will comply with the City's Inclusionary Housing Program, therefore increasing the stock of affordable housing units in the City.*

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

*The project site is served by nearby public transportation options. The Project is located within one block of bus lines for the 27-Bryant & within three blocks of the bus lines for the 22-Fillmore and 33-*

*Stanyan. Future residents would be afforded proximity to bus line. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.*

- 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 does not include commercial office development. The Project provides new ground floor retail use, PDR use and housing, which is a top priority in the City. The new retail use will provide new opportunity for the service sector.*

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

*The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, the project site does not contain any City Landmarks or historic buildings.*

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

*The Project will not affect the City's parks or open space or their access to sunlight and vistas. A shadow study was completed and concluded that the Project will not cast shadows on any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission.*

9. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

*The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.*



10. 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.
11. The Commission hereby finds that approval of the Large Project 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 Large Project Authorization Application No. 2013.0677X** under Planning Code Section 329 to allow the new construction of a six-story, 68-ft tall, mixed-use building with 199 dwelling units and a total of 7,007 gsf of ground floor retail use, 3,938 gsf of PDR use, and a modification to the requirements for: 1) rear yard (Planning Code Section 134); 2) ground floor ceiling height for non-residential uses (Planning Code Section 145.1); 3) off-street freight loading (Planning Code Section 152.1); 4) horizontal mass reduction (Planning Code Section 270.1); and, 5) flexible units-modification to the accessory use provisions of 803.3(b)(1)(c) (Planning Code Sections 329(d)(10)), within the UMU (Urban Mixed Use) Zoning District and a 68-X Height and Bulk District. The project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 29, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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 identified in the Eastern Neighborhoods Plan EIR and contained in the MMRP are included as conditions of approval.

**APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.**

**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 May 19, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 19, 2016

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a Large Project Authorization to allow for the new construction of a six-story, 68-ft tall, mixed-use building with 199 dwelling units, 7,007 gsf of ground floor retail use, 3,938 gsf of PDR use, and a modification to the requirements for rear yard, open space, permitted obstructions over the street, ground floor ceiling height, off-street loading and accessory use provisions for dwelling units, located at 2000-2070 Bryant Street, Lots 001, 002 and 021 in Assessor's Block 4022 pursuant to Planning Code Section 329 within the UMU (Urban Mixed Use) Zoning Districts, and a 68-X Height and Bulk District; in general conformance with plans, dated May 4, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0677X and subject to conditions of approval reviewed and approved by the Commission on May 19, 2016 under Motion No. XXXXX. 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 May 19, 2016 under Motion No. XXXXX.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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 Office Development 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 authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

**Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**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 this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**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](http://www.sf-planning.org)*

**Additional Project Authorization.** The Project Sponsor must obtain a Conditional Use Authorization under Planning Code Sections 303 and 317 for removal of three residential units, and satisfy all the

conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Mitigation Measures.** Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2013.0677E) 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](http://www.sf-planning.org)*

## **DESIGN – COMPLIANCE AT PLAN STAGE**

**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](http://www.sf-planning.org)*

**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 the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**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>*

**Rooftop Mechanical Equipment.** Pursuant to Planning Code 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 the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## **PARKING AND TRAFFIC**

**Unbundled Parking.** All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than 149 off-street parking spaces for the 199 dwelling units in the UMU Zoning Zoning District.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Car Share.** Pursuant to Planning Code Section 166, no fewer than one car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 128 Class 1 bicycle parking spaces and 18 Class 2 bicycle parking spaces for the 199 dwelling units, 7,007 square feet of ground floor retail use, and 3,938 square feet of PDR use.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**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](http://www.sf-planning.org)*

**Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

**Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*



**Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423 (formerly 327), the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**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](http://www.onestopSF.org)*

## **MONITORING**

**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](http://www.sf-planning.org)*

**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](http://www.sf-planning.org)*

## **OPERATION**

**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>*

**Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building 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>*

**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](http://www.sf-planning.org)*

**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](http://www.sf-planning.org)*

## **INCLUSIONARY HOUSING**

**Land Dedication Alternative.** The Project Sponsor has chosen to satisfy the affordability requirement for the Project through a land dedication pursuant to Planning Code Section 419.6 and 419.5(a)(2)(A)-(J). The Project Sponsor has been in discussions with the Mayor's Office of Housing (MOH) and the Planning Department. On May 12, 2016, MOH provided a letter to the Planning Department that confirmed that the site that the Project Sponsor has selected (a portion of 2070 Bryant St [Block 4022 Lot 021]), is acceptable under Planning Code Section 419.5(2), subject to the conditions included therein.

In the event the land dedication process is completed, and the fee title to the land dedication site is transferred to the City prior to the issuance of the first construction document for the Project, the Project will have fully complied with the Planning Code's Section 415 inclusionary affordable housing requirements. In the event, for whatever reason, fee title to the land dedication site is not transferred to the City by issuance of the first construction document for the Project, the Project Sponsor will be subject to the requirements of Planning Code Section 415 and 419.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

**Eastern Neighborhoods Affordable Housing Requirements for UMU.** Pursuant to Planning Code Section 419.3, Project Sponsor shall meet the requirements set forth in Planning Code Section 419.3 in addition to the requirements set forth in the Affordable Housing Program, per Planning Code Section

415. Prior to issuance of first construction document, the Project Sponsor shall select one of the options described in Section 419.3 or the alternatives described in Planning Code Section 419.5 to fulfill the affordable housing requirements and notify the Department of their choice. Any fee required by Section 419.1 et seq. shall be paid to the Development Fee Collection Unit at DBI prior to issuance of the first construction document an option for the project sponsor to defer payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge in accordance with Section 107A.13.3 of the San Francisco Building Code.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

1. **Number of Required Units.** Pursuant to Planning Code Section 415.6, the Project is currently required to provide 16% of the proposed dwelling units as affordable to qualifying households, but is subject to change under a proposed Charter amendment and pending legislation if the voters approve the Charter Amendment at the June 7, 2016 election. The Project contains 199 units. The Project Sponsor will fulfill this requirement by providing the 3 affordable units on-site (1.5% of the units) in addition to the land dedication option described above. If the Project is subject to a different requirement if the Charter Amendment is approved and new legislative requirements take effect, the Project will comply with the applicable requirements at the time of compliance. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

2. **Unit Mix.** The Project will provide an affordable unit mix of one studio, one one-bedroom, and one two-bedroom units, or the unit mix that may be required if the inclusionary housing requirements change as discussed above. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

3. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

4. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than one and a half percent (1.5%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

5. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

6. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average fifty-five (55) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area

- that contains San Francisco," but these income levels are subject to change under a proposed Charter amendment and pending legislation if the voters approve the Charter Amendment at the June 7, 2016 election. If the Project is subject to a different income level requirement if the Charter Amendment is approved and new legislative requirements take effect, the Project will comply with the applicable requirements. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
  - d. Required parking spaces shall be made available to renters of affordable units according to the Procedures Manual.
  - e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
  - f. The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions (as defined in California Government Code Section 65915 et seq.) provided herein. The Project Sponsor has executed the Costa Hawkins agreement and will record a Memorandum of Agreement prior to issuance of the first construction document or must revert payment of the Affordable Housing Fee.
  - g. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
  - h. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of

the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.



# 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 (EN Impact Fees)

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## Planning Commission Draft Motion

HEARING DATE: MAY 19, 2016

*Date:* May 19, 2016  
*Case No.:* **2013.0677CUA**  
*Project Address:* **2000-2070 BRYANT STREET**  
*Zoning:* UMU (Urban Mixed Use) Zoning District  
 68-X Height and Bulk District  
*Block/Lot:* 4022/001 and 002  
*Project Sponsor:* Nick Podell, Nick Podell Company  
 22 Battery Street, Ste. 404  
 San Francisco, CA 94111  
*Staff Contact:* Richard Sucre – (415) 575-9108  
[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 317 REQUIRING CONDITIONAL USE AUTHORIZATION FOR THE REMOVAL OF THREE RESIDENTIAL UNITS.**

### PREAMBLE

On February 9, 2015, Linsey Perlov of Nick Podell Company (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 317 to demolish one residential unit at 2000 Bryant Street and two residential units at 2028 Bryant Street on Assessor's Block 4022 Lots 001 and 002 within the UMU (Urban Mixed-Use) Zoning District and a 68-X Height and Bulk District.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Eastern Neighborhoods Area Plan Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on August 7, 2008, by Motion No. 17661, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA"). The Commission has reviewed the Final EIR, which has been available for this Commissions review as well as public review.

The Eastern Neighborhoods EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by

the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17661 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On May 11, 2016, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Eastern Neighborhoods Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2013.0677CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

On May 19, 2016, the Commission adopted Motion No. XXXXX, approving a Large Project Authorization for the Proposed Project (Large Project Authorization Application No. 2013.0677X). Findings contained within said motion are incorporated herein by this reference thereto as if fully set forth in this Motion.

On May 19, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0677CUA.



The Commission has 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 the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.0677CUA, subject to the conditions contained in "EXHIBIT A" 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. **Site Description and Present Use.** The proposed project is located on three lots (with a lot area of 65,000± square feet), which are bounded by Florida, 18<sup>th</sup> and Bryant Streets, which have approximately 325-ft of frontage along Florida Street, 325-ft of frontage along Bryant Street, and 200-ft of frontage along 18<sup>th</sup> Street. The proposed project occupies the majority of the block bounded by 18<sup>th</sup>, Bryant, 19<sup>th</sup> and Florida Streets. Currently, the subject lot contains six buildings, including: 2000 Bryant Street, a two-story mixed-use building with a ground floor commercial space and a dwelling unit on the second floor; 2010-2012 Bryant Street, a two-story arts activity building; 2028 Bryant Street, a two-story residential building with two dwelling units; 2815 18<sup>th</sup> Street, a two-story office building; 611 Florida Street, a one-to-two-story warehouse and automotive repair building; and 2044-2070 Bryant Street, a one-to-two-story warehouse/light industrial/arts activity building.
3. **Surrounding Properties and Neighborhood.** The project site is located within the UMU Zoning Districts in the Mission Area Plan. The immediate context is mixed in character with mixed residential, commercial and industrial development along 18<sup>th</sup>, Bryant and Florida Streets. The immediate neighborhood includes a three-to-four-story former industrial building, two-story commercial properties, and a four-to-five-story larger-scale residential development. To the south of the project site on the same block, the adjacent buildings include two-to-three-story multi-family dwellings. The project site has three street frontages: 18<sup>th</sup> Street, which is 66-ft wide with parallel parking on either side of the street; Bryant Street, which is 80-ft wide with parallel parking on either side of the street and Florida Street, which is also 80-ft wide with perpendicular parking on the east side of the street bordering the project site. Other zoning districts in the vicinity of the project site include: RH-2 (Residential, House, Two-Family) and PDR-1-G (Production, Distribution, Repair-General).
4. **Project Description.** The Project includes demolition of the six existing buildings on the project site (collectively measuring approximately 68,690 square feet), which include two dwelling units at 2028 Bryant Street and one dwelling unit at 2000 Bryant Street. The Project includes new construction of a six-story, 68-ft tall, mixed-use building (approximately 203,656 square feet) with

199 dwelling units, ground floor retail/trade shop spaces along 18<sup>th</sup> Street and Florida Street (collectively measuring 7,007 square feet, which are divided into three separate spaces), 3,938 square feet of ground floor PDR space, 1 car-share parking space, 84 off-street parking spaces, 128 Class 1 bicycle parking spaces, and 18 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of 80 two-bedroom units, 89 one-bedroom units, and 30 studio units. The Project also incorporates two off-street freight loading spaces within the private mid-block alley. The Project includes common open space via two interior courtyards and a roof terrace (approximately 15,920 square feet). The Project would also include a lot merger and subdivision of Lots 001, 002 and 021 on Block 4022.

5. **Public Comment.** The Department has numerous public correspondences regarding the proposed project. Much of this public correspondence has expressed opposition to the proposed project. Copies of this correspondence have been included within the Commission packets.
6. **Planning Code Compliance:** The Planning Code Compliance Findings set forth in Motion No. XXXXX, Case No. 2013.0677X (Large Project Authorization, pursuant to Planning Code Section 329) apply to this Motion, and are incorporated herein as though fully set forth.
7. **Planning Code Section 303** 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:
  1. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

*The use and size of the Project is compatible with the immediate neighborhood and the goals of the City. Although the Project would demolish three residential units, the Project, as a whole, would construct 199 dwelling units for rent (inclusive of 3 on-site affordable housing units for rent), which is more desirable in terms of compatibility with the surrounding housing density and the UMU Zoning District. The replacement building is designed to be consistent with the larger mixed-use neighborhood. The construction of new housing with affordable housing units is a goal supported by the City. Further, the Project will provide land dedicated to the City for construction of up to approximately 136 units of affordable housing.*

2. Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - a) The nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project is located on a larger corner site bounded by Bryant, 18<sup>th</sup> and Florida Streets. The Project is designed as a large-scale, six-story, 68-ft tall, brick warehouse, which encompasses the*

*full block on 18<sup>th</sup> Street between Bryant and Florida Street. This large-scale massing is appropriate given the larger neighborhood context, which includes larger-scale, four-story reinforced concrete industrial buildings. The surrounding neighborhood is extremely varied with many examples of smaller-scale residential properties and larger-scale industrial properties—both of which range in height from one-to-six-stories in height. The Project’s overall mass and scale are further broken down by the fine detail evident in the choice of exterior materials (brick), ground floor storefronts and accentuated cornices. In addition, the Project incorporates a 25-ft wide private alley, which provides separation from the adjacent land dedication site. Overall, these features provide variety in the building design and scale, while providing for features that strongly relates to the varied neighborhood context. The proposed size, shape and arrangement of the Project are in keeping with the development patterns of the larger neighborhood.*

- b) 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section [166](#) of this Code;

*For the 199 dwelling units, the Project is allowed to have a maximum of 149 off-street parking spaces. Currently, the Project provides 84 off-street parking spaces via mechanical lifts. Of these 85 off-street parking spaces, two handicap parking spaces have been identified, as well as one car-share parking spaces. Further, the Project incorporates only one garage entrances consisting of a 11-ft wide entrance on Bryant Street. The Project complies with the requirements for off-street parking, bicycle parking and car-share.*

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

*The Project is primarily residential in nature with 199 dwelling units. The Project does incorporate 7,007 square feet of ground floor retail use and 3,938 square feet of ground floor PDR use. The proposed residential density and commercial intensity are not anticipated to produce noxious or offensive emissions.*

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

*In compliance with Planning Code Section 138.1, the Project includes the required street trees, as specified by the Department of Public Works. In addition, the Project includes streetscape elements, including new concrete sidewalks, linear planters along the street edge, new street trees, bicycle parking spaces, and corner bulb-outs. The Department finds that these improvements would improve the public realm.*

3. Such use or feature as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code, and is seeking exceptions under the Large Project Authorization to address the Planning Code requirements for: 1) rear yard (Planning Code Section 134); 2) ground floor ceiling height for non-residential uses (Planning Code Section 145.1); 3) off-street freight loading (Planning Code Section 152.1); 4) horizontal mass reduction (Planning Code Section 270.1); and, 5) flexible units-accessory use provisions for dwelling units (Planning Code Sections 329(d)(10) and 803.3(b)(1)(c). Overall, the Project is consistent with objectives and policies of the General Plan (See Below).*

4. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

*The Project is consistent with the intent and requirements of the UMU (Urban Mixed-Use) Zoning District. The Project includes new residential units, ground floor commercial space, and PDR use, which are principally permitted within the UMU Zoning District.*

8. **Planning Code Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- i. whether the property is free of a history of serious, continuing Code violations;

***Project Meets Criterion.***

*Based upon a review of records with the Department of Building Inspection (DBI) and the San Francisco Planning Department, no active code violations are on file for any of the three existing properties.*

- ii. whether the housing has been maintained in a decent, safe, and sanitary condition;

***Project Meets Criterion.***

*The existing three residences have been maintained in a decent, safe and sanitary condition.*

- iii. whether the property is an "historical resource" under CEQA;

***Project Meets Criterion.***

*The existing buildings are not considered to be historic resource under CEQA. See Case No. 2013.0677E for additional information on the project's historic status.*

- iv. whether the removal of the resource will have a substantial adverse impact under CEQA;

***Project Meets Criterion.***

*The removal of the three residences would not result in a substantial adverse impact under CEQA.*

- v. whether the project converts rental housing to other forms of tenure or occupancy;

***Project Meets Criterion.***

*The Project removes two owner-occupied dwelling units and one rental unit, and replaces them with 199 dwelling units for rent. At 2000 Bryant Street, only one rental dwelling units exists on the project site.*

- vi. whether the project removes rental units subject to the Residential Rent Stabilization and Arbitration Ordinance or affordable housing;

***Project Does Not Meet Criterion.***

*The Project removes 2028 Bryant Street, which currently has two dwelling units, and 2000 Bryant Street, which has one dwelling unit. These three units are subject to the Residential Rent Stabilization and Arbitration Ordinance. Three of the 199 replacement units would be on-site affordable dwelling units for rent.*

- vii. whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

***Project Does Not Meet Criterion.***

*Although the Project would demolish three existing housing units, the Project would provide 199 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. Further, the Project would provide 3 on-site affordable housing units for rent and will dedicate a portion of the project site to MOHCD, who will develop the land with affordable housing. The Project is expressive in design, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.*

- viii. whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

***Project Meets Criterion.***

*The Project does conserve neighborhood character, since the new design is expressive and evokes the area's industrial heritage. The Project relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.*

- ix. whether the project protects the relative affordability of existing housing;

***Project Does Not Meet Criterion.***

*The Project demolishes three existing vacant residences on the project site, and constructs 199 new dwelling units, including 3 on-site affordable units; therefore, the existing housing would be removed from the project site.*

- x. whether the project increases the number of permanently affordable units as governed by Section 415;

***Project Meets Criterion.***

*The Project includes 3 on-site BMR units and would dedicate land to MOHCD for the purpose of constructing new affordable housing. Based upon initial feasibility studies, up to 136 new affordable units could be constructed on the dedicated land.*

- xi. whether the project locates in-fill housing on appropriate sites in established neighborhoods;

***Project Meets Criterion.***

*The Project provides infill new construction of 199 dwelling units on the project site.*

- xii. whether the project increases the number of family-sized units on-site;

***Project Meets Criterion.***

*The Project increases the number of family-sized units on the project site. The Project incorporates 80 two-bedroom units.*

- xiii. whether the project creates new supportive housing;

***Project Does Not Meet Criterion.***

*The Project does not include new supportive housing.*

- xiv. whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

***Project Meets Criterion.***

*The Project successfully draws from these older industrial properties in a contemporary manner, and provides a design, which incorporates finer detailing on the exterior, as evident in the material palette, cornice, window surrounds and storefront. The Project provides for a unique and contemporary expression along the street, which draws from the mixed-industrial character within the surrounding area, while also referencing older architectural styles. The Project evokes a 19<sup>th</sup> century brick warehouse with a red brick exterior, terracotta tile, and wood storefront. Overall, the Project offers a high quality architectural treatment, which provides for unique and expressive architectural design that is consistent and compatible with the surrounding neighborhood.*

- xv. whether the project increases the number of on-site Dwelling Units;

***Project Meets Criterion.***

*The Project increases the number of on-site dwelling units from three to 199.*

- xvi. whether the project increases the number of on-site bedrooms;

***Project Meets Criterion.***

*The Project increases the number of on-site bedrooms.*

- xvii. whether or not the replacement project would maximize density on the subject lot; and

***Project Meets Criterion.***

*The Project maximizes the density on the subject lot.*

- xviii. if replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all of the existing units with new Dwelling Units of a similar size and with the same number of bedrooms.

***Project Meets Criterion.***

*The Project does replace the existing units with new dwelling units of a similar size with the same number of bedrooms.*

9. **General Plan Compliance.** The General Plan Compliance Findings set forth in Motion No. XXXX, Case No. 2013.0677X (Large Project Authorization, pursuant to Planning Code Section 329), apply to this Motion, and are incorporated herein as though fully set forth.

10. **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.

*Although the project site currently contains existing neighborhood-serving uses, including a restaurant and auto repair shop, the Project would assist in enhancing the larger neighborhood by providing new space for new neighborhood-serving uses and other retail opportunities. The Project improves the urban form of the neighborhood by constructing new ground floor retail and PDR uses. These new retail spaces will provide goods and services to area workers, residents and visitors, while creating new ownership and employment opportunities for residents. The Project would add new residents, visitors, and employees to the neighborhood, which would assist in strengthening nearby retail uses.*

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

*Although the Project would demolish three existing housing units, the Project would provide 199 new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. Further, the Project would provide 3 on-site affordable housing units for rent and will dedicate a portion of the project site to MOHCD, who will develop the land with affordable housing. The Project is expressive in design, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.*

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

*The Project will not displace any identified affordable housing units. The three existing units are vacant and not identified as affordable housing units. The Project will comply with the City's Inclusionary Housing Program, therefore increasing the stock of affordable housing units in the City.*

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

*The project site is served by nearby public transportation options. The Project is located within one block of bus lines for the 27-Bryant & within three blocks of the bus lines for the 22-Fillmore and 33-Stanyan. Future residents would be afforded proximity to bus line. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests.*

- 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 does not include commercial office development. The Project provides new ground floor retail use, PDR use and housing, which is a top priority in the City. The new retail use will provide new opportunity for the service sector.*

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

*The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, the project site does not contain any City Landmarks or historic buildings.*

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

*The Project will not affect the City's parks or open space or their access to sunlight and vistas. A shadow study was completed and concluded that the Project will not cast shadows on any property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission.*

11. 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.

12. 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. 2013.0677CUA**, under Planning Code Sections 303 and 317, to demolish three residential units at the project site associated with 2000-2070 Bryant Street, subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

**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. 17820. 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 94012.

**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 May 19, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 19, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the demolition of three residential units located at 2000 & 2028 Bryant Streets, pursuant to Planning Code Sections 303 and 317, within the UMU Zoning District and a 68-X Height and Bulk District; in general conformance with plans, dated April 29, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0677CUA and subject to conditions of approval reviewed and approved by the Commission on May 19, 2016 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### COMPLIANCE WITH OTHER REQUIREMENTS

The Conditions of Approval set forth in Exhibit A of Motion No. XXXXX, Case No. 2013.0677X (Large Project Authorization under Planning Code Section 329) apply to this approval, and are incorporated herein as though fully set forth, except as modified herein.

### 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 December 18, 2014 under Motion No. 19301.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19301 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 Office Development 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 authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

**Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**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 this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**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](http://www.sf-planning.org)*

**Additional Project Authorization.** The Project Sponsor must obtain a project authorization under Planning Code Section 329 for a Large Project Authorization with modifications to the requirements for rear yard, open space, permitted obstructions over the street, ground floor ceiling height, off-street loading and accessory use provisions for dwelling units, and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these

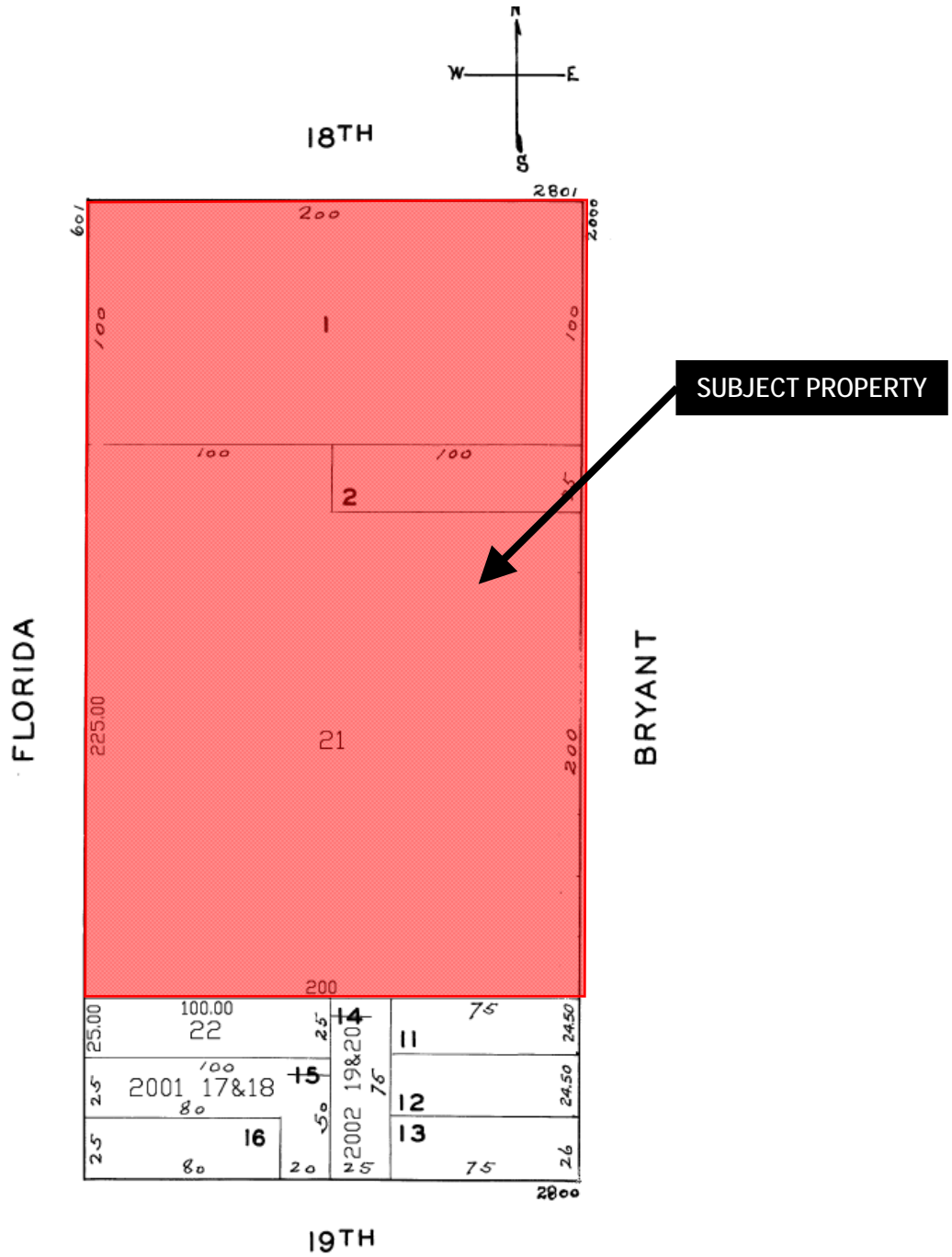
conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Mitigation Measures.** Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2013.0986E) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

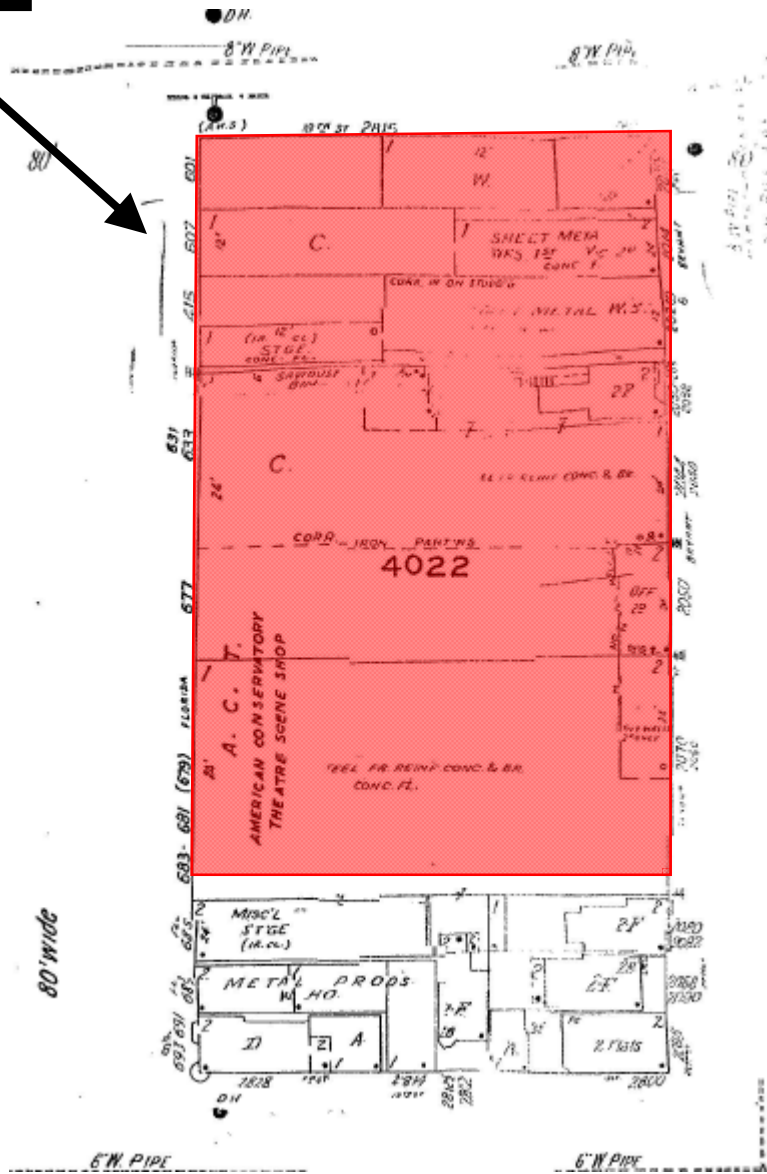
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# Parcel Map



# Sanborn Map\*

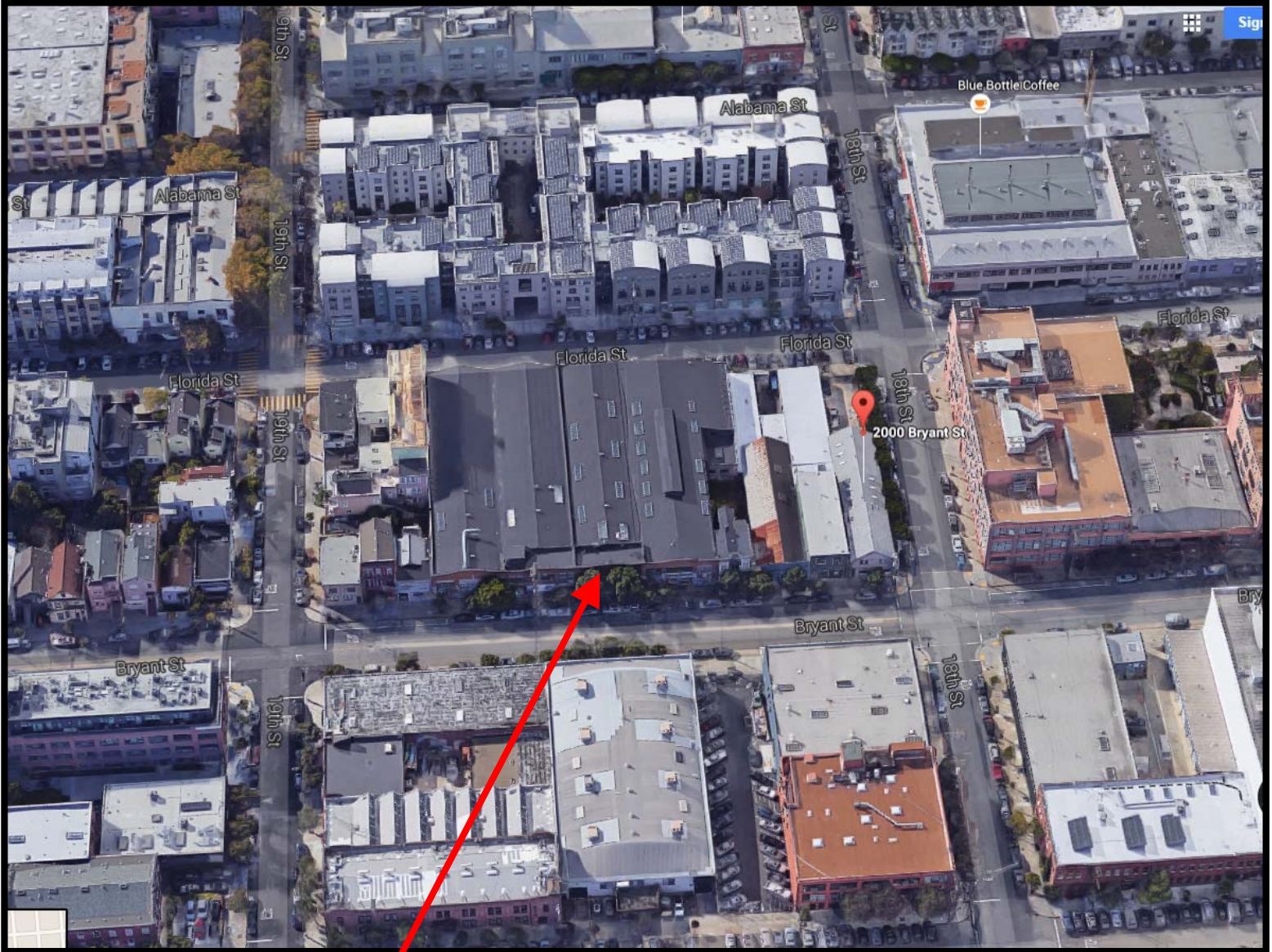
SUBJECT PROPERTY



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



# Aerial Photo

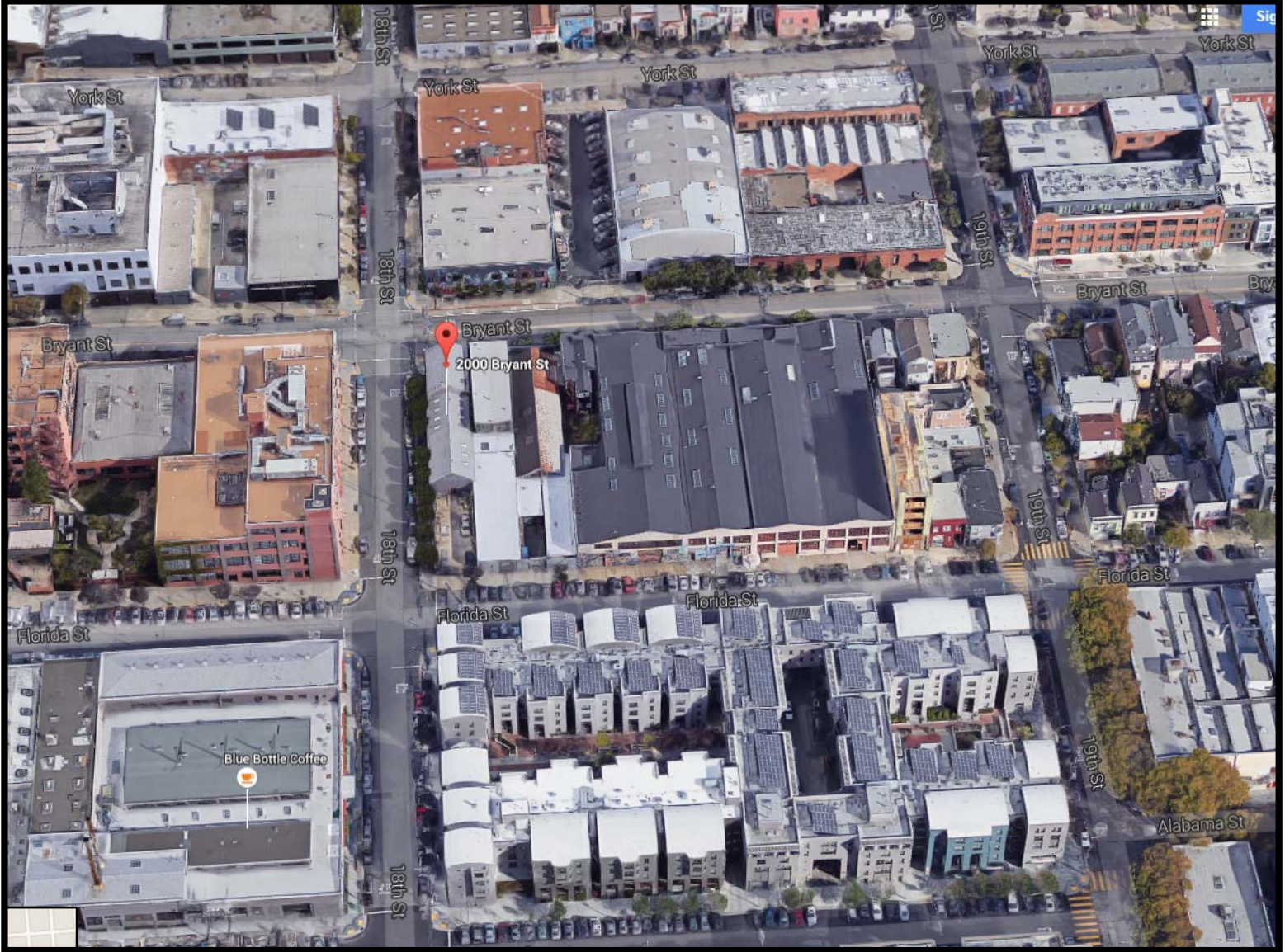


PROJECT SITE



Large Project Authorization &  
Conditional Use Authorization Hearing  
Case Numbers: 2013.0677CUA & 2013.0677X  
2000-2070 Bryant Street

# Aerial Photo



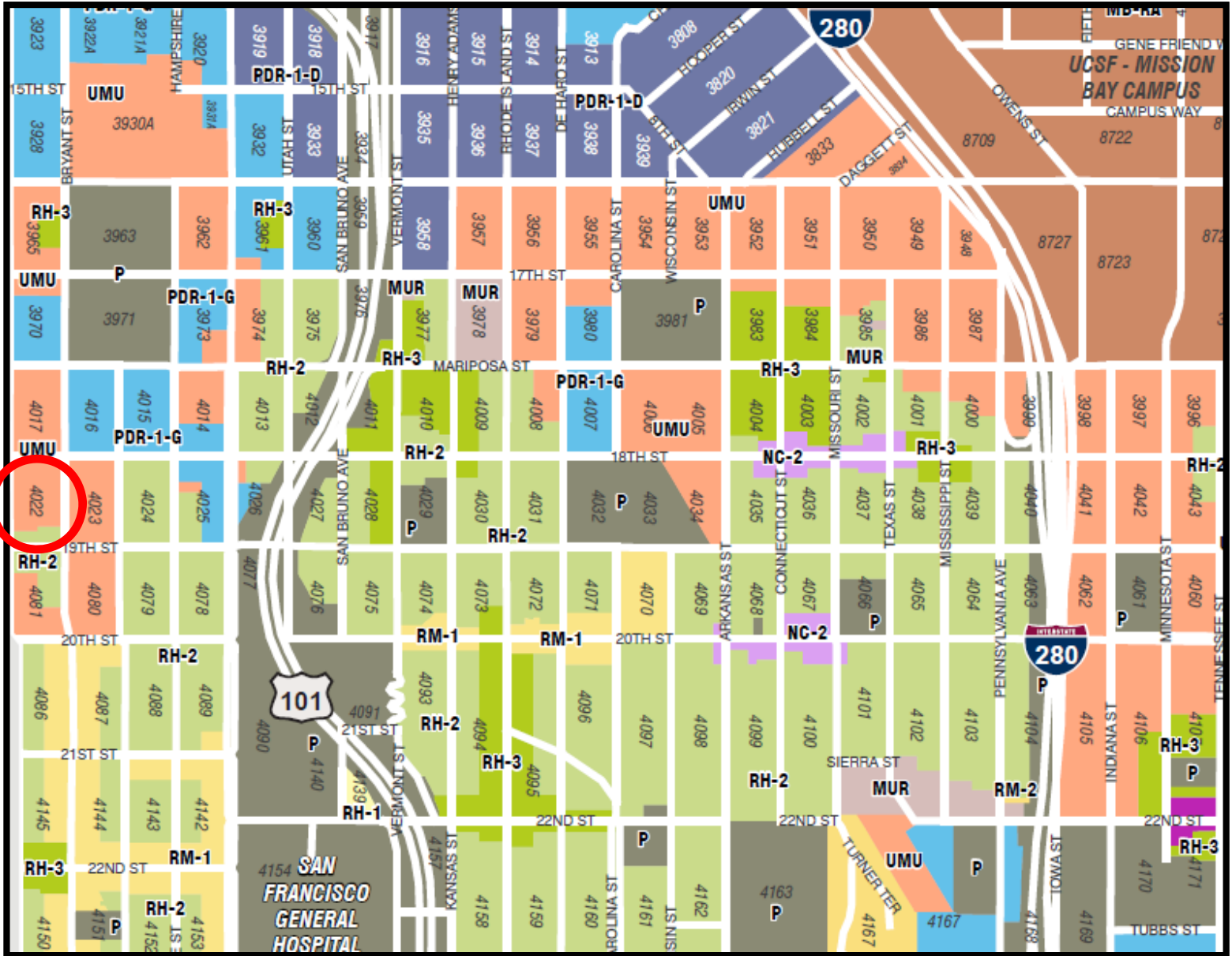
**SUBJECT PROPERTY**



Large Project Authorization &  
Conditional Use Authorization Hearing  
**Case Numbers: 2013.0677CUA & 2013.0677X**  
2000-2070 Bryant Street



# Zoning Map



Large Project Authorization &  
Conditional Use Authorization Hearing  
Case Numbers: 2013.0677CUA & 2013.0677X  
2000-2070 Bryant Street

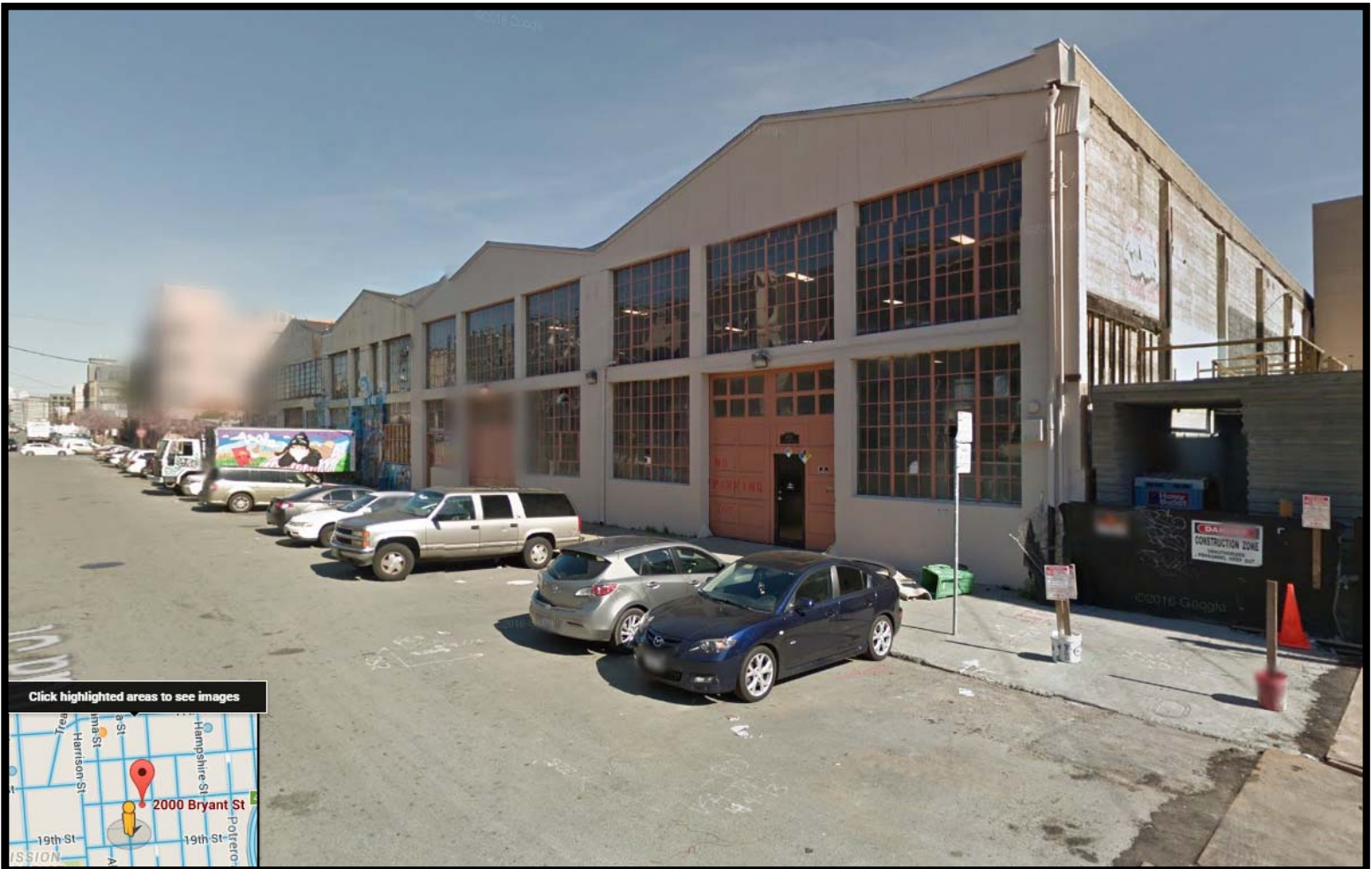
# Height and Bulk Map



Large Project Authorization &  
Conditional Use Authorization Hearing  
Case Numbers: 2013.0677CUA & 2013.0677X  
2000-2070 Bryant Street



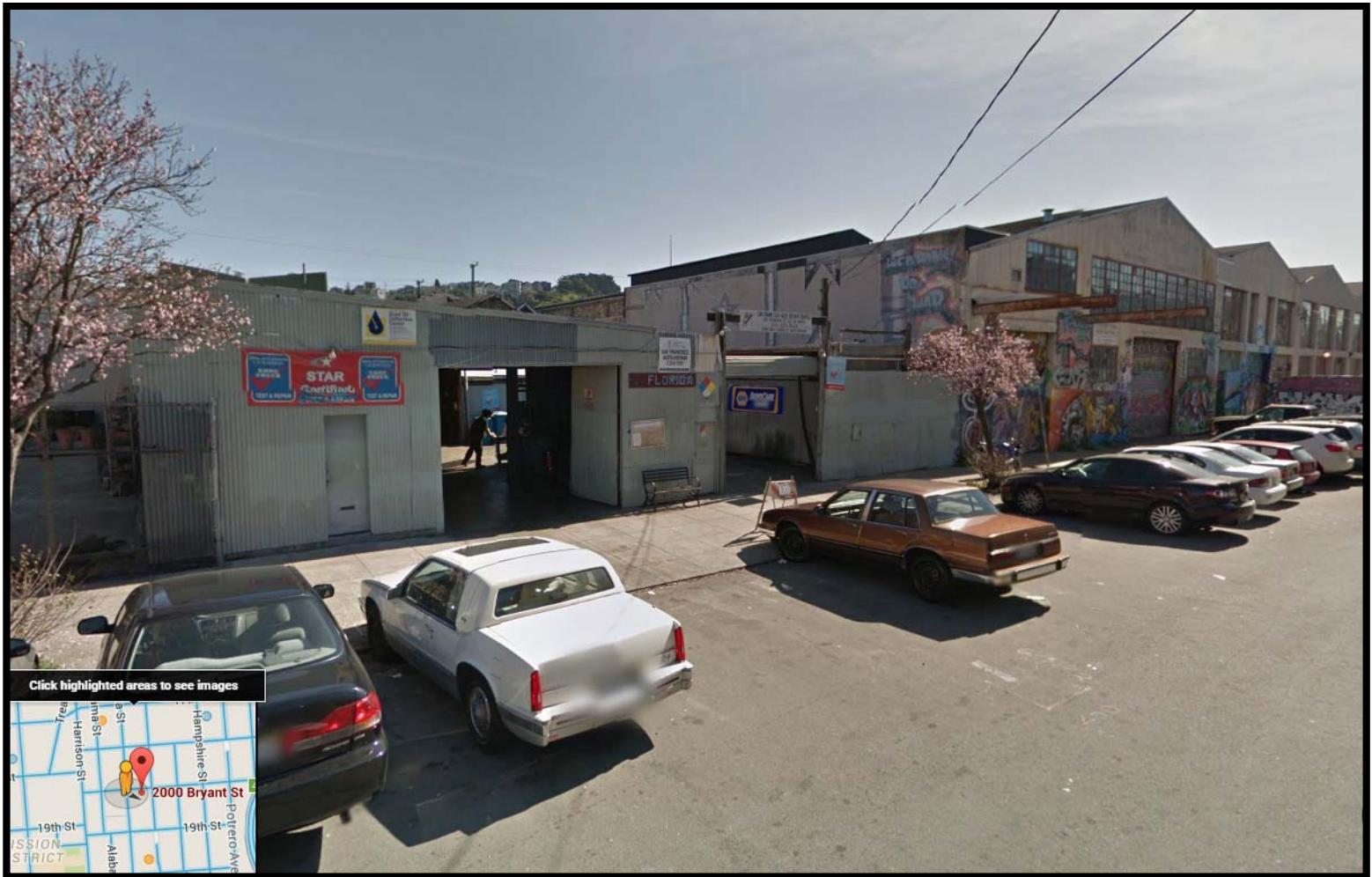
# Site Photos



View along Florida Street  
(Source: Google Maps, February 2015)

Large Project Authorization &  
Conditional Use Authorization Hearing  
**Case Numbers: 2013.0677CUA & 2013.0677X**  
2000-2070 Bryant Street

# Site Photos



View along Florida Street, near 18<sup>th</sup> Street  
(Source: Google Maps, February 2015)

Large Project Authorization &  
Conditional Use Authorization Hearing  
**Case Numbers: 2013.0677CUA & 2013.0677X**  
2000-2070 Bryant Street

# Site Photos



View along 18<sup>th</sup> Street  
(Source: Google Maps, February 2015)

Large Project Authorization &  
Conditional Use Authorization Hearing  
**Case Numbers: 2013.0677CUA & 2013.0677X**  
2000-2070 Bryant Street

# Site Photos



View of Bryant and 18<sup>th</sup> Street  
(Source: Google Maps, February 2015)

Large Project Authorization &  
Conditional Use Authorization Hearing  
**Case Numbers: 2013.0677CUA & 2013.0677X**  
2000-2070 Bryant Street

# Site Photos



View of Bryant and 18<sup>th</sup> Street  
(Source: Google Maps, February 2015)

Large Project Authorization &  
Conditional Use Authorization Hearing  
**Case Numbers: 2013.0677CUA & 2013.0677X**  
2000-2070 Bryant Street

# Site Photos



View of corner properties on Bryant Street, near 18<sup>th</sup> Street  
(Source: Google Maps, February 2015)

Large Project Authorization &  
Conditional Use Authorization Hearing  
**Case Numbers: 2013.0677CUA & 2013.0677X**  
2000-2070 Bryant Street



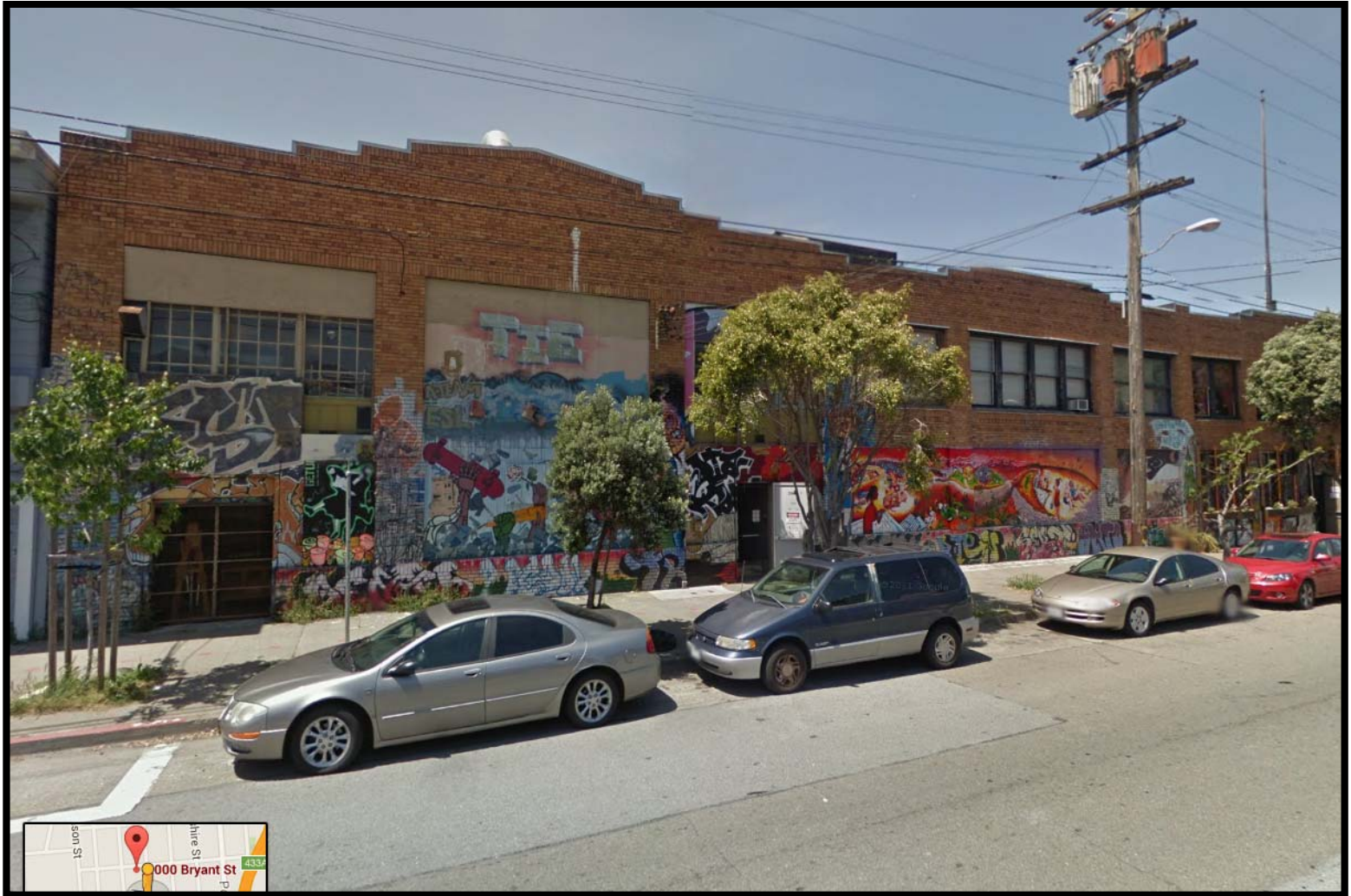
# Site Photos



**View along Bryant Street  
(Source: Google Maps, May 2014)**

Large Project Authorization &  
Conditional Use Authorization Hearing  
**Case Numbers: 2013.0677CUA & 2013.0677X**  
2000-2070 Bryant Street

# Site Photos



View of 2070 Bryant Street  
(Source: Google Maps, May 2011)

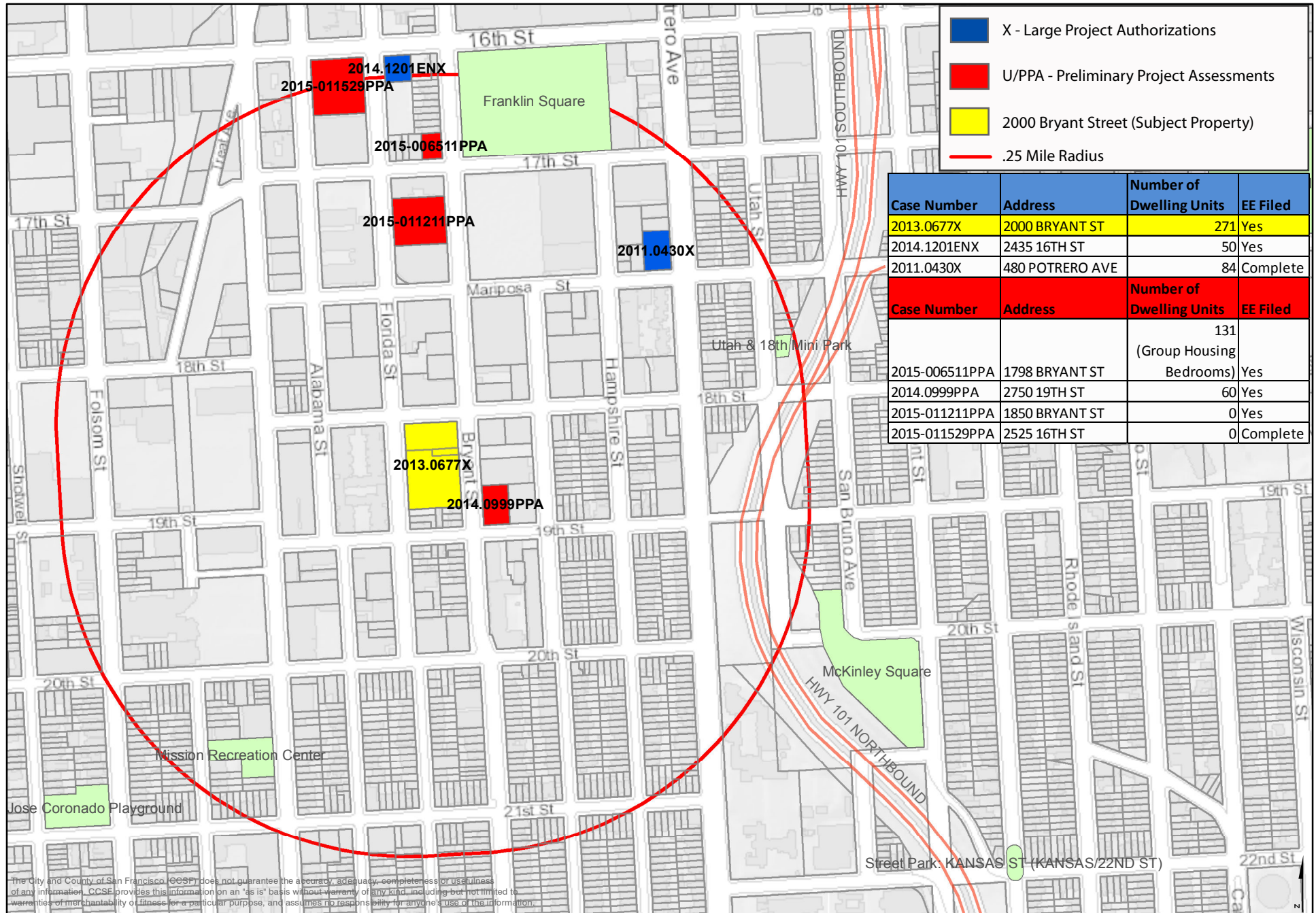
Large Project Authorization &  
Conditional Use Authorization Hearing  
**Case Numbers: 2013.0677CUA & 2013.0677X**  
2000-2070 Bryant Street

# Site Photos

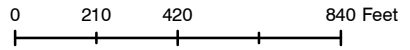


**View of adjacent properties next to 2070 Bryant Street  
(Source: Google Maps, May 2011)**

# Major Projects Within .25 Mile Radius of 2000 Bryant Street



The City and County of San Francisco, CCSE does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSE provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



# Affidavit for Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415

5/4/16

Date

I, Nick Podell, do hereby declare as follows:

a. The subject property is located at (address and block/lot):

2000-2070 Bryant Street

Address

4022-001,-002,-021

Block / Lot

b. The proposed project at the above address is subject to the Inclusionary Affordable Housing Program, Planning Code Section 415 et seq.

The Planning Case Number and/or Building Permit Number is:

2013.0677

Planning Case Number

201406239100, 201406239109

Building Permit Number

This project requires the following approval:

- Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)
- This project is principally permitted.

The Current Planner assigned to my project within the Planning Department is:

Richard Sucre

Planner Name

Is this project within the Eastern Neighborhoods Plan Area?

- Yes (if yes, please indicate Tier) UMU - Tier B
- No

This project is exempt from the Inclusionary Affordable Housing Program because:

- This project uses California Debt Limit Allocation Committee (CDLAC) funding.
- This project is 100% affordable.

c. This project will comply with the Inclusionary Affordable Housing Program by:

- Payment of the Affordable Housing Fee prior to the first site or building permit issuance (Planning Code Section 415.5).
- On-site or Off-site Affordable Housing Alternative (Planning Code Sections 415.6 and 416.7).

d. If the project will comply with the Inclusionary Affordable Housing Program through an **On-site** or **Off-site Affordable Housing Alternative**, please fill out the following regarding how the project is eligible for an alternative and the accompanying unit mix tables on page 4.

- Ownership.** All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.
- Rental.** Exemption from Costa Hawkins Rental Housing Act.<sup>2</sup> The Project Sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Sections 1954.50 through one of the following:
  - Direct financial contribution from a public entity.
  - Development or density bonus or other public form of assistance.
  - Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

e. The Project Sponsor acknowledges that failure to sell the affordable units as ownership units or to eliminate the on-site or off-site affordable ownership-only units at any time will require the Project Sponsor to:

- (1) Inform the Planning Department and the Mayor's Office of Housing and, if applicable, fill out a new affidavit;
- (2) Record a new Notice of Special Restrictions; and
- (3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.

f. The Project Sponsor must pay the Affordable Housing Fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document, with an option for the Project Sponsor to defer a portion of the payment to prior to issuance of the first certificate of occupancy upon agreeing to pay a deferral surcharge that would be deposited into the Citywide Affordable Housing Fund in accordance with Section 107A.13.3 of the San Francisco Building Code.

g. I am a duly authorized officer or owner of the subject property.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on this day in:

San Francisco, CA

Location

5/4/16

Date



Signature

Nick Podell, Development Member, 2070 Bryant JV LLC

Name (Print), Title

cc: Mayor's Office of Housing  
Planning Department Case Docket  
Historic File, if applicable  
Assessor's Office, if applicable

(415)296-8800

Contact Phone Number

## Unit Mix Tables

NUMBER OF ALL UNITS IN PRINCIPAL PROJECT:					
Total Number of Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
199	0	30	89	80	0

If you selected an On-site or Off-Site Alternative, please fill out the applicable section below:

- On-site Affordable Housing Alternative (Charter Section 16.110 (g) and Planning Code Section 415.6): calculated at 12% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED ON-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

136 affordable units will be provided through land dedication (36.6% of the total property)

- Off-site Affordable Housing Alternative (Planning Code Section 415.7): calculated at 20% of the unit total.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED OFF-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units

Area of Dwellings in Principal Project (in sq. feet)	Off-Site Project Address				
Area of Dwellings in Off-Site Project (in sq. feet)					
Off-Site Block/Lot(s)	Motion No. (if applicable)			Number of Market-Rate Units in the Off-site Project	

- Combination of payment of a fee, on-site affordable units, or off-site affordable units , or land dedication with the following distribution:

Indicate what percent of each option would be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. Fee \_\_\_\_\_ % of affordable housing requirement.


2. On-Site 1.5 % of affordable housing requirement.

NUMBER OF AFFORDABLE UNITS TO BE LOCATED ON-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
3	0	1	1	1	0

3. ~~Off-Site~~ 36.6 % of affordable housing requirement. through land dedication

NUMBER OF AFFORDABLE UNITS TO BE LOCATED OFF-SITE					
Total Affordable Units	SRO	Studios	One-Bedroom Units	Two-Bedroom Units	Three-Bedroom Units
136	0	35	46	48	7

Area of Dwellings in Principal Project (in sq. feet)	Off-Site Project Address				
Area of Dwellings in Off-Site Project (in sq. feet)					
Off-Site Block/Lot(s)	Motion No. (if applicable)			Number of Market-Rate Units in the Off-site Project	

CONTACT INFORMATION AND DECLARATION OF SPONSOR OF PRINCIPAL PROJECT	CONTACT INFORMATION AND DECLARATION OF SPONSOR OF OFF-SITE PROJECT (IF DIFFERENT)
Company Name <b>Nick Podell Company</b>	Company Name
Print Name of Contact Person <b>Linsey Perlov</b>	Print Name of Contact Person
Address <b>22 Battery Street #404</b>	Address
City, State, Zip <b>San Francisco, CA 94111</b>	City, State, Zip
Phone, Fax <b>(415) 296-8800</b>	Phone, Fax
Email <b>Linsey@Podell.com</b>	Email
I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.	I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.
	
Signature <b>Nick Podell, President, Nick Podell Company</b>	Signature
Name (Print), Title	Name (Print), Title



# SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: 2070 Bryant JV LLC	
PROPERTY OWNER'S ADDRESS: 22 Battery Street #404 San Francisco, CA 94111	TELEPHONE: (415 ) 296-8800 EMAIL: Linsey@Podell.com

APPLICANT'S NAME: Nick Podell Company <span style="float: right;">Same as Above <input checked="" type="checkbox"/></span>	
APPLICANT'S ADDRESS: 22 Battery Street #404 San Francisco, CA 94111	TELEPHONE: (415 ) 296-8800 EMAIL: Linsey@Podell.com

CONTACT FOR PROJECT INFORMATION: Linsey Perlov <span style="float: right;">Same as Above <input checked="" type="checkbox"/></span>	
ADDRESS:	TELEPHONE: ( ) EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):  <span style="float: right;">Same as Above <input type="checkbox"/></span>	
ADDRESS:	TELEPHONE: ( ) EMAIL:

## 2. Location and Project Description

STREET ADDRESS OF PROJECT: 2000-2070 Bryant Street		ZIP CODE: 94110
CROSS STREETS: Project Bounded by Bryant Street, Florida Street, and 18th Street		
ASSESSORS BLOCK/LOT: 4022/001, /002, /021	ZONING DISTRICT: UMU	HEIGHT/BULK DISTRICT: 68-X

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	3	274	271
<input checked="" type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

# Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California?  YES  NO

1a. If yes, in which States? New York, Virginia, Illinois, and Nevada

- 1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest?  YES  NO

- 1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property?  YES  NO

*If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.*

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: \_\_\_\_\_



Date: 5/18/2015

Print name, and indicate whether owner, or authorized agent:

NICK PODBELL  
Owner / Authorized Agent (circle one)

**PLANNING DEPARTMENT USE ONLY**

PLANNING DEPARTMENT VERIFICATION:

- Anti-Discriminatory Housing Policy Form is **Complete**
- Anti-Discriminatory Housing Policy Form is **Incomplete**

Notification of Incomplete Information made:

To: \_\_\_\_\_ Date: \_\_\_\_\_

BUILDING PERMIT NUMBER(S):	DATE FILED:
RECORD NUMBER:	DATE FILED:
VERIFIED BY PLANNER:	
Signature: _____	Date: _____
Printed Name: _____	Phone: _____
ROUTED TO HRC:	DATE:
<input type="checkbox"/> Emailed to: _____	



SAN FRANCISCO  
PLANNING  
DEPARTMENT

# AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

## Administrative Code

### Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.sfplanning.org>

#### Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
2000-2070 BRYANT STREET		4022 / 001, 002 & 021	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
2014-06-23-9109	2013.0677X & 2013.1865U		
PROJECT SPONSOR	MAIN CONTACT	PHONE	
Nick Podell Company	Linsey Perlov	(415) 296-8800	
ADDRESS			
linsey@podell.com			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94111		linsey@podell.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
199	7,000	68' / 6-Stories	\$50,000,000
ANTICIPATED START DATE			
January 2016			

#### Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	
<input type="checkbox"/>	Project is wholly Residential
<input type="checkbox"/>	Project is wholly Commercial
<input checked="" type="checkbox"/>	Project is Mixed Use
<input checked="" type="checkbox"/>	A: The project consists of ten (10) or more residential units;
<input type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
NOTES:	
<ul style="list-style-type: none"> <li>If you checked <b>C</b>, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.</li> <li>If you checked <b>A</b> or <b>B</b>, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.</li> <li>For questions, please contact OEWD's CityBuild program at <a href="mailto:CityBuild@sfgov.org">CityBuild@sfgov.org</a> or (415) 701-4848. For more information about the First Source Hiring Program visit <a href="http://www.workforcedevelopmentsf.org">www.workforcedevelopmentsf.org</a></li> <li>If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.</li> </ul>	

Continued...

### Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer’s responsibility to complete the following information to the best of their knowledge.

Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	PBI		10	Laborer	\$50	5	15
Boilermaker	N/A			Operating Engineer	\$70	1	3
Bricklayer	N/A			Painter	\$62	5	15
Carpenter	\$70	15	45	Pile Driver	\$68	2	5
Cement Mason	\$55	3	10	Plasterer	\$63	5	15
Drywall/Latherer	\$70	10	30	Plumber and Pipefitter	\$108	5	15
Electrician	\$85	10	30	Roofer/Water proofer	\$52	5	15
Elevator Constructor	\$95	2	6	Sheet Metal Worker	\$85	5	15
Floor Coverer	\$39	3	10	Sprinkler Fitter	\$83	5	15
Glazier	\$70	5	15	Taper	\$70	10	30
Heat & Frost Insulator	N/A			Tile Layer/ Finisher	\$56	5	15
Ironworker	\$63	3	10	Other:			
		<b>TOTAL:</b>				<b>TOTAL:</b>	<b>158</b>

1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? YES NO  
 TBD
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California’s Department of Industrial Relations?  TBD
3. Will hiring and retention goals for apprentices be established?  TBD
4. What is the estimated number of local residents to be hired? unknown

### Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
<b>Nick Podell, President Nick Podell Co. Inc</b>	<b>Linsey@Podell.com</b>	<b>(415)296-8800</b>
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD’S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
	5/4/16	
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)	(DATE)	

**FOR PLANNING DEPARTMENT STAFF ONLY:** PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD’S CITYBUILD PROGRAM AT [CITYBUILD@SFGOV.ORG](mailto:CITYBUILD@SFGOV.ORG)

Cc: Office of Economic and Workforce Development, CityBuild  
**Address:** 1 South Van Ness 5th Floor San Francisco, CA 94103 **Phone:** 415-701-4848  
**Website:** [www.workforcedevelopmentsf.org](http://www.workforcedevelopmentsf.org) **Email:** [CityBuild@sfgov.org](mailto:CityBuild@sfgov.org)

May 11, 2016

Hon. Rodney Fong, President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 2000-2070 Bryant Street  
Case No. 2013.0677 (Large Project Authorization and Conditional Use)  
Hearing Date: May 19, 2016

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Dear President Fong and Commissioners:

I am writing on behalf of the Nick Podell Company, the project sponsor of the 2000-2070 Bryant Street project. You will recall that the project was scheduled to be heard last June and again in September; however, the sponsor requested an indefinite continuance in order to revise the project to address community concerns.

We are now pleased to return to the Commission with the much improved project that directly responds to community requests. Rather than the previously proposed 274 rental dwelling units with 47 BMR units (17% on-site affordable units), no PDR or arts space and a somewhat monolithic design, we worked with the Mayor's Office of Housing and Community Development (MOHCD) and others to produce a 335-unit development comprised of two separate buildings, one at 2000 Bryant Street (market rate) and one at 2070 Bryant Street (100% affordable). Through the sponsor's dedication of 36.6% of the site to MOHCD, the project will result in 139 BMR units upon completion of the two buildings -- **over 41%** of the total units and more than three times as many BMR units as previously proposed. The buildings also now includes nearly 11,000 square feet of ground floor PDR and arts space, 7,000 square feet of neighborhood serving retail, 5 work/live flex units, and a 25-foot wide mid-block mews running between Bryant and Florida Streets.

Enclosed as Exhibit A is the "Community Building Alternative" presented by Mission housing advocates to the sponsor in June 2015, calling for dedication of 36% of the site to MOHCD and 10,000 square feet of ground floor PDR/arts space. We have been able to do both, and the ground floor lay-out of our current proposal matches nearly identically the June 2015 Community Building Alternative.

The greatest impediment to the construction of affordable housing in the Mission District is MOHCD's lack of land. The proposed land dedication directly addresses that issue, and MOHCD is confident it can quickly move forward with construction of an approximately 136-

unit 100% affordable project on the dedicated 2070 Bryant land. Three additional on-site BMR units will be provided in the 2000 Bryant building, on account of the project's proposed demolition of three existing but vacant rent controlled units, for a total 139 BMR units. This is more units than the 136 units that were provided via the City's inclusionary housing policy in all of the Mission District in the years from 2000 to 2013, according to the University of California at Berkeley's Center for Community Innovation's July 2015 Mission District Case Study.

Before you on May 19 will be consideration of an LPA and conditional use authorization for the mainly market-rate brick clad 2000 Bryant Street building; final approval for 2070 Bryant affordable building will be forthcoming upon selection by MOHCD of an affordable housing developer and completion of detailed architectural plans. However, the Community Plan Exemption issued by the Department this week provides CEQA clearance for both buildings. The sponsor will also deliver the 2070 Bryant site to MOHCD in a shovel ready condition, including paying for the removal of hazardous soils and installing a vapor barrier.

Project Site and Current Uses. The project site comprises 2/3 of the block bound by 18<sup>th</sup> Street, Bryant Street, 19<sup>th</sup> Street and Florida Street in the northeast Mission. The site is in the Mission Area Plan, and in 2008 the City rezoned the site from M-1 to UMU (Urban Mixed Use) and increased the height limit from 50 feet to 68 feet during the Eastern Neighborhoods rezoning to encourage mixed-use residential development with heightened BMR requirements. Significantly, the UMU zoning (unlike adjacent PDR districts) does not require the retention or replacement of industrial space in new developments. This mixed use project is fully consistent with the Mission Area Plan and rezoning and exceeds the 35% land dedication option in Planning Code Section 419.5. The project is also exempt from your Mission Interim Controls because it dedicates 35% or more of its land to MOHCD. Nonetheless, attached as Exhibit B is information responsive to your Mission Interim Controls policies.

The site is occupied by several vacant one and two-story commercial buildings and three vacant dwelling units. The sponsor purchased the properties from two separate owner/occupant sellers in 2013 and 2014. None of the existing buildings is an historic resource. No commercial or residential tenant has been evicted, and the largest former PDR user, Production Specialties, is owned by one of the land sellers, who has relocated the business to 2380 Jerrold Avenue. The status of each of the former tenants and their relocation (some with assistance from the sponsor) or closure is summarized in Exhibit B.

Project Description. The area is characterized by large lots and large buildings, with a mix of residential and light industrial blocks. For example, the entire block to the west is occupied by the mixed-income 5-story Mosaica housing development and the entire block to the north is occupied by the former Best Foods plant that has been repurposed as an office and retail complex. The subject block itself is zoned UMU on the north 2/3 of the block and RH-2 on the southern 1/3, where several existing residential buildings are located.

The 2000 Bryant building is designed as a roughly square brick-clad structure with rich industrial detailing. It includes an appropriate mix of uses, again in response to community concerns. On the upper five floors and the ground floor along Florida and Bryant Streets are 199

rental dwelling units, including 2-bedroom, 1-bedroom and studio units surrounding two large courtyards. Consistent with the UMU zoning, over 40% of the units are 2-bedroom and only 15% are studios. All bedrooms have access to outside light and air (none are nested borrowed light rooms). On the ground floor the project honors the creative energy of the Mission district with 3,938 square feet of PDR space, 5 work/live “flex units” on Bryant Street, and 4 to 5 retail spaces, one of which the sponsor hopes to lease to a café/restaurant and the others which will be reserved for small local retailers and artisan users. The ground floor garage has shrunk to include only 83 spaces in car stackers (a 0.42 parking space to unit ratio), plus 2 car share spaces. 140 Class I and II bicycle parking spaces will be provided. Thus, most of the ground floor will be available for local PDR businesses, artisans and small retailers.

The project architects are Richard Beard Architecture and BDE Architecture. The building echoes historic themes and textures, but is clearly a modern interpretation of classically composed forms with fine grained architectural ornamentation and detailing. Particular emphasis has been made at the ground floor connection between the street and the building for an animated pedestrian experience. The building is reminiscent of brick industrial building, with divided light windows, wrought iron balconies and a glazed terra cotta entrance. The ground floor retail spaces, residential amenity areas and flex units will be traditional painted wood storefronts, rather than modern aluminum and glass.

Streetscape improvements include generous corner bulb-outs at both 18<sup>th</sup> and Florida and 18<sup>th</sup> and Bryant, a mid-block bulb-out on Florida Street, street trees and extensive sidewalk plantings. Project plans, elevations and renderings are in your Planning Department staff package.

Environmental Review. The Planning Department published this week a revised Community Plan Exemption for the newly conceived project and the MOHCD building. The CPE determined that the project will cause no unmitigated environmental impacts and imposed measures to reduce construction noise impacts and require the removal of hazardous building materials. A small amount of contaminated soils will be removed and the City’s Dust Control ordinance will avoid construction air quality impacts. Regarding concerns that the Eastern Neighborhoods Program EIR may not have foreseen and analyzed the recent level of development in the Eastern Neighborhoods, the CPE Certificate concludes on page 6: “This determination concludes that the proposed project at 2000-2070 Bryant Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR, including the Eastern Neighborhoods PEIR development projections. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 2000-2070 Bryant Street project, and identified the mitigation measures applicable to the 2000-2070 Bryant Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site. Therefore, no further CEQA evaluation for the 2000-2070 Bryant Street project is required.”

Affordable Housing and Infrastructure Contributions. Consistent with the UMU zoning’s heightened affordable housing requirement, the project will dedicate 36.6% of the site to MOHCD (valued at over \$22 million), plus provide 3 additional on-site BMR units available to



households earning up to 55% of AMI, representing an over \$23 million subsidy from the project to the City's affordable housing efforts. In addition, the sponsor will pay more than \$2,500,000 to the Eastern Neighborhood Public Benefit Fund, the Transportation Sustainability Fund and the Child Care Fund to support open space, streetscape, transportation, and child care improvements in the neighborhood and nearly \$400,000 in school fees. The 196 market-rate rental units will help satisfy the high demand for rental housing in the Mission.

Large Project Authorization. Dense housing is principally permitted in UMU district, provided 40% of the units are 2-bedroom and the heightened inclusionary housing requirements are met. The sponsor is seeking LPA approval from the Commission for the project design, with four permitted minor exceptions. The exceptions are for the use of two large podium courtyards (each 40 to 45 feet in width) instead of a single rear yard, to reduce off-street loading from two spaces to one space, to permit the 2000 Bryant building to be 205 feet in width, rather than 200 feet, without a horizontal mass reduction, and to permit accessory commercial and artisan uses in the 5 ground floor flex units. The Planning Department staff is supportive of the project design and the minor exceptions sought. The project complies with every other applicable provision of the Planning Code, including its affordable housing obligation, uses, height, parking, bike parking, active street frontages, and unit exposure. As described in the draft motion and the CPE, the project is fully consistent with the objective policies of the Mission Area Plan, the UMU zoning and the 68-foot height limit.

Conditional Use Authorization. Planning Code Section 317 requires the Commission to approve a conditional use authorization for the demolition of more than two dwelling units, regardless of the number of replacement units in the project. Here, three vacant units will be replaced by 196 market rate units and 139 BMR units. Two of the three vacant units (2028-2030 Bryant Street) were owner-occupied by members of the Handa family, who vacated after selling the property to the sponsor. The third, a single unit above the café at 2008 Bryant Street, was vacant when the sponsor purchased the site. These facts support nearly all of the 16 criteria set forth in Section 317 for the Commission to consider: (i) the property is free of a history of serious, continuing Code violations; (ii) the housing has been maintained in a decent, safe, and sanitary condition; (iii) the property is not an "historical resource" under CEQA; (iv) removal of the buildings will not have a substantial adverse impact under CEQA; (v) the project will not convert rental housing to other forms of tenure or occupancy; (vi) the project will not remove occupied rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing; (ix) the existing housing, although subject to rent control, is not permanently affordable; (x) the project increases the number of permanently affordable units from zero to 139; (xi) the project locates in-fill housing on an appropriate site in an established neighborhood; (xii) the project increases the number of family-sized units on-site; (xiv) the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character; (xv) the project increases the number of on-site dwelling units; and (xvi) the project increases the number of on-site bedrooms. Applying these criteria, the project easily warrants conditional use approval to demolish and replace three existing dwelling units, particularly in light of the sponsor's voluntary commitment to replace the three units as on-site BMR units.

The project enjoys community support. The project sponsor has undertaken significant outreach to neighboring residents and businesses, as well as to housing and arts advocates in the area. The project is generally supported by adjacent residents and businesses.

The primary concern that has been expressed about the project is the demolition of the 2044-2070 Bryant industrial building, about 1/5 of which was occupied by InnerMission. InnerMission was a community arts and performance space that in 2013 took over the space formerly occupied by Cellspace, an arts collective. Cellspace ceased operations in 2012 before the sponsor acquired the site. Over the last three years, the seller and sponsor granted nearly \$200,000 in rent credits to InnerMission and attempted to assist InnerMission to relocate in the Mission District. Despite the sponsor's best efforts, InnerMission ceased operations in 2015 and vacated the property. The 2000 Bryant building will provide ground floor PDR space, 5 ground floor flex units, and several retail spaces that will be available for artisan and arts tenants. In addition, nearly 7,000 square feet of the MOHCD building is envisioned as a community arts space.

Code-compliant projects consistent with the Mission Area Plan warrant approval. As you know, there is a vocal group that opposes all market rate housing in the Mission. They sought a moratorium on all housing in the neighborhood, but were rebuffed by both the Board of Supervisors in June 2015 and by the electorate in the November 2015 election. This Commission's Mission Interim Controls require added scrutiny for Mission district projects, but does not discourage their development, and exempts from that added scrutiny projects such as this one that dedicate land to MOHCD. In addition, the land dedication alternative the sponsor has elected matches exactly the Community Building Alternative presented by community advocates in June 2015. Accordingly, we ask that you review this project as you would any other principally permitted Eastern Neighborhood development.

The Mission Area Plan was created after 10 years of study and is only 7 years old. The Mission Area Plan contemplates a modest level of new market-rate housing in the Northeast Mission, with heightened affordable housing requirements, including the land dedication alternative. Mixed-income housing is needed to help accommodate the high demand for housing by those desiring to live in the neighborhood. Failing to approve and build new housing will only increase competition for existing housing and encourage displacement of lower income residents less able to compete for existing units. MOHCD will develop 136 units of affordable housing on land dedicated by the sponsor, an opportunity that will not materialize if the LPA and C/U are not approved.

In response to the State of California's chronic housing shortage, the legislature has enacted the Housing Accountability Act (Cal. Govt. Code Section 65589.5). It directs cities not to disapprove housing projects consistent with objective general plan policies and zoning unless the project will cause significant impacts to public health or safety. The Board of Appeals has recognized the applicability of the Act in San Francisco in its recent decision on the 1050 Valencia project. Here, no one has identified any public health or safety impacts associated with this project, and, in fact, the CPE establishes otherwise. A desire by some to stop all new housing in the Mission does not provide valid grounds for disapproving this development, which

has been in the Planning pipeline for almost four years. Accordingly, consistent with the Mission Area Plan, the UMU zoning, Section 419.5 land dedication requirements, the City's Housing Element and other General Plan policies, and with the mandate of the Housing Accountability Act, we request that the Commission approve the 2000 Bryant project as proposed, including the dedication of 36.6% of the land to MOHCD.

Please contact me prior to the May 19 hearing if we can provide any additional information.

Sincerely,



Steven L. Vettel

cc: John Rahaim, Planning Director  
Rich Sucre, Planner  
Nick Podell

# EXHIBIT A

## 2050 Bryant Street Development:

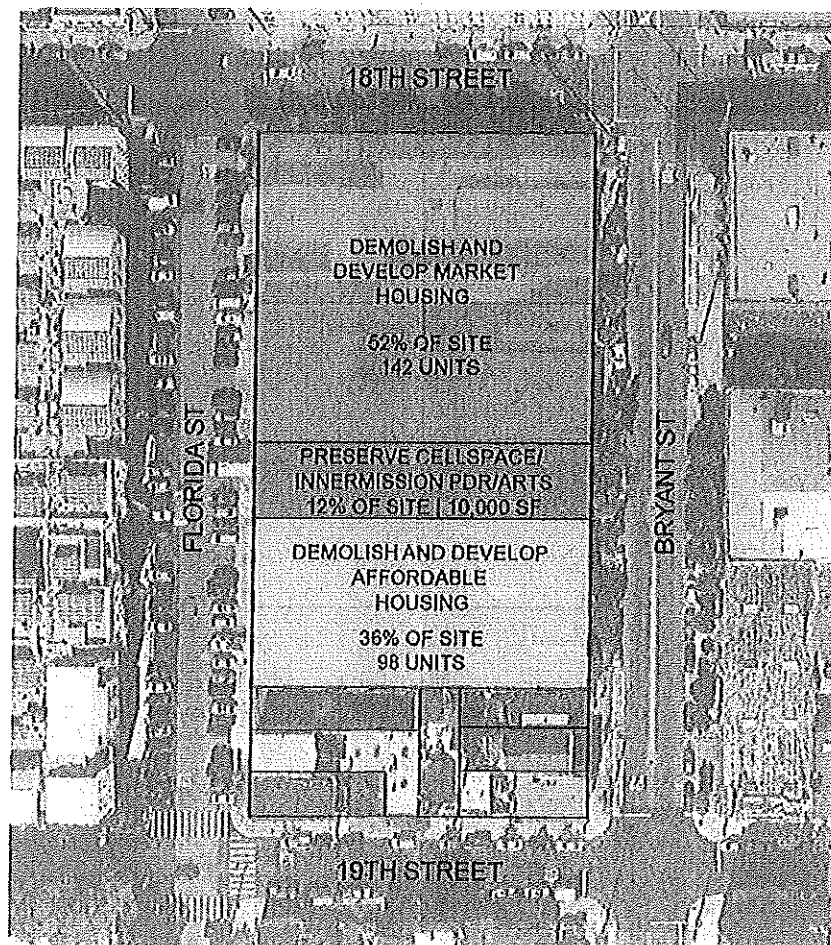
### The Podell Company's Luxury Housing Proposal Versus A Genuine Community Building Alternative

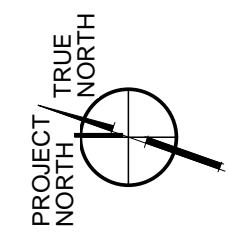
#### Podell Company Proposal:

274 Total Housing Units  
230 Market Rate Units  
44 (16%) Affordable Housing Units (Within Project)  
10,000 sq ft Cell Space PDR/Arts Complete Demolition and Displacement

#### Community Building Alternative:

240 Total Housing Units  
142 Market Rate Units  
98 (41%) Affordable Housing Units (Site Dedication to City at Reduced Price)  
10,000 sq ft Cell Space PDR/Arts Preserved (Donation to Nonprofit Trust)





# EXHIBIT B

**MISSION 2016 INTERIM CONTROLS**  
**ADDITIONAL FINDINGS FOR 2000-2070 BRYANT STREET**

**Large Project Voluntary Report:** This project is a mixed-use project that would include the new construction of more than 75,000 gross square feet and more than 75 dwelling units. It will require Conditional Use authorization for the demolition of three (3) dwelling units. The affordable component of the project is being achieved by a 36.6% land dedication resulting in approximately 41% affordable dwelling units between the two projects. As such, Interim Control findings are not required for this project, but are voluntarily provided by the Project Sponsor.

**ISSUES TO BE ADDRESSED.**

- 1. Demographic Changes: Provide information about the socio-economic characteristics of the neighborhood and evaluate how the proposed project would affect existing and future residents, businesses and community-serving providers of the area.**

Demographics. Information regarding demographics of the Mission neighborhood was obtained from the October 27, 2015 City and County of San Francisco, Board of Supervisor’s Budget and Legislative Analyst’s Office Policy Analysis Report, “Displacement in the Mission District” (“Mission District Displacement Report”).

**Table 1** is a summary of the Mission neighborhood demographics.<sup>1</sup>

<b>Table 1</b>	
<b>Demographics of Mission Neighborhood 2009-2013</b>	
Total Population	38,287
Hispanic/Latino	18,372
Hispanic/Latino % Total	48%
# Households	14,454
Average Household Size	2.6
Households w/ Children	3,041
% Total	21%
# Households: Related Individuals	6,263
% Total	43%
# Households: Unrelated Individuals	8,191
% Total	57%
Owner-occupied Units	3,655
% Total	25%
Renter-occupied Units	10,789
% Total	75%

<sup>1</sup> Information in **Table 1** comes from Exhibit 2 and Exhibit 9 of the Mission District Displacement Report.



Demographic Trends. The Mission District Displacement Report included a discussion of the demographic and socio-economic and income changes that occurred in the Mission Neighborhood in 2000 and 2009-2013. **Table 2<sup>2</sup>** below is a summary of demographic trends and **Table 3<sup>3</sup>** is a summary of income changes during this same time period.

<b>Table 2</b>			
<b>Demographic Trends in Mission Neighborhood</b>			
	<b>2000</b>	<b>2009-2013</b>	<b>% Change</b>
Total Population	42,266	38,281	-9%
Hispanic/Latino	25,180	18,372	-27%
Hispanic/Latino % Total	60%	48%	-12%
# Households	13,071	14,454	+11%
Average Household Size	3.2	2.6	-19%
Households w/ Children	4,088	3,041	-26%
% Total	31%	21%	-10%
# Households: Related Individuals	6,655	6,263	-6%
% Total	51%	43%	-8%
# Households: Unrelated Individuals	6,416	8,191	+28%
% Total	49%	57%	+8%
Owner-occupied Units	2,482	3,655	+48%
% Total	19%	25%	+6%
Renter-occupied Units	10,589	10,789	+2%
% Total	81%	75%	-6%

The Mission Displacement Report also indicates that if current trends continue, the Mission District’s Hispanic/Latino population will decline from 48 percent of the total population to 31 percent by 2025.

<b>Table 3</b>			
<b>Income Trends in Mission Neighborhood</b>			
<b>Annual Household Income</b>	<b>2000</b>	<b>2009-2013</b>	<b>% Change</b>
Less than \$35,000	3,682	4,592	+25%
\$35,000 – 99,999	5,798	5,060	-13%
\$100,000 – 149,999	1,972	2,100	+6%
More than \$150,000	1,633	2,702	+65%

<sup>2</sup> Information in **Table 2** comes from Exhibit 2 and Exhibit 9 of the Mission District Displacement Report.

<sup>3</sup> Information in **Table 3** comes from Exhibit 12 of the Mission District Displacement Report.

The University of California Berkeley’s Center for Community Innovation’s July 2015 “case studies on Gentrification and Displacement in the San Francisco Bay Area” (“Berkeley Mission District Case Study”) also included information regarding demographic changes and income trends in the Mission neighborhood. **Table 4**<sup>4</sup> below is a summary of the Berkeley Mission District Case Study demographic information.

<b>Table 4 Berkeley Mission District Case Study Demographic Information</b>			
	<b>2000</b>	<b>2013</b>	<b>% Change</b>
Total Population	54,428	51,578	-5%
Hispanic/Latino	50%	38%	-12%
Family Households	41%	38%	-3%
Median Income	\$70,199	\$76,762	+8%

Project Information:

The 2000 and 2070 Bryant Street Project (The Project) involves the demolition of six existing buildings; merging and subdividing the three lots into two parcels, the north parcel at 2000 Bryant Street containing 41,200 square feet of land and the south parcel at 2070 Bryant Street containing 23,800 square feet of land; the dedication of the south parcel to the Mayor’s Office of Housing and Community Development (MOHCD); and construction of two buildings separated by a 25-foot wide mid-block pedestrian mews: a six-story, 68-foot-tall, approximately 203,656-gross-square-foot (gsf) mixed-use residential and commercial building with a ground-level garage at 2000 Bryant Street (the northern building) constructed by Nick Podell Company; and an eight-story, 85-foot-tall, approximately 127,983-gross-square-foot (gsf) mixed-use 100% affordable residential and arts activity building with a ground-level car share garage at 2070 Bryant Street (the southern building) by a developer to whom MOHCD would ground lease the south parcel. The proposed mixed-use buildings would provide a total of 335 dwelling units (136 affordable dwelling units in the south building, 196 market rate and (3) three affordable dwelling units in the north building), 7,007 gsf of commercial retail space, 3,938 gsf of PDR space, and 6,947 gsf of arts activity space.

Residential dwelling units in both buildings would be rental. The units in the 100% affordable building would be available to households earning a maximum of 60% AMI. Approximately 30% of the affordable units would be reserved for those with special needs and for the formerly homeless.

The Project site is within the Urban Mixed Use (UMU) Use District. Pursuant to the San Francisco Planning Code, UMU is a land use designation intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrial-zoned area. The UMU designation is also intended to serve as a buffer between residential uses and

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<sup>4</sup> Information in **Table 4** comes from the Berkeley Mission District Case Study Table 4.1, Figure 4.2, Figure 4.3

production, distribution, and repair (PDR) uses in the Eastern Neighborhoods. The project site is located in a 68-X Height and Bulk District, which would subject the proposed development to a 68-foot height limit. The “X” indicates no building bulk limitations. As a 100% affordable development, the south building would utilize the state density bonus law (California Government Code § 65915) to permit two additional floors above the otherwise applicable height limit.

### **Discussion of Demographic Changes**

**San Francisco Population Growth:** The City’s total population grew from 776,733 in 2000 to 817,501 in the 2009-2013 period, an increase of five percent.

**Mission District Population Contraction:** During the same period the population of the Mission district decreased from 42,266 to 38,281, a reduction of 3,985 people, or nine percent. (See Table 2.)

**Latino Demographics Changes:** As analyzed in the October 2015 Controller’s Report, the Latino population in the Mission increased through the 1970s and 1980s, peaking at 60% of the Mission District total population in 1990 and 2000 census. Since 2000 the demographic change of the Latino population in the Mission has been rapid, declining to 48% in the 5-year American Communities Survey for 2008-2012 (See Table 2). By contrast, the citywide population demographic for Latinos has remained consistent since 1970, ranging from 12-15% of the overall San Francisco population.<sup>5</sup>

**Reduction In Families:** The Mission has also seen a demographic reduction in families with children: 34% of households in 1970 and 20% of households in the 2008-2012 period. During this same period the city saw a demographic change of households with children from 24% in 1970 to 19% in 2008-2012.<sup>6</sup>

**Increase In Economic Disparity And Reduction Of Middle Income Earners:** The Mission District Displacement Report indicates that from 2000 to 2009-2013, households making less than \$35,000 increased 25% while the number of households making more than \$100,000 increased by 71%. Households in “the middle” making between \$35,000 and \$99,999 decreased by 13%.

**Other Demographic Changes:** Other changes in the Mission District between 2000 and 2009-2013 include an increase in households, but a decrease in average household size, a six percent decrease in households of related individuals, and a 48 percent increase in owner-occupied households.<sup>7</sup>

The Controller’s report determined approximately 5,000 new people move to the Mission each year, and that the change in Mission District demographics since the 1990s has occurred primarily through the occupation of the existing housing stock.<sup>8</sup>

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<sup>5</sup> Controllers Report, pg. 4.

<sup>6</sup> Controllers Report, pg. 5.

<sup>7</sup> Controller’s Report, pg 3.

<sup>8</sup> Controllers Report, pg. 7

**2. Economic Pressure: Provide information about the additional housing supply provided by the project and evaluate how that may affect affordability of newly vacant units of housing (indirect displacement) and the rate of evictions) within the neighborhood.**

The Project would provide 196 market rate units, (3) three on-site BMRs and a land dedication allowing 136 below market rate units (335 units total). At least 40% of the units constructed would be two and three-bedroom units. The annual demand for new housing in San Francisco is 15,300 new units a year.<sup>10</sup> The Project would provide approximately 2% of the City's estimated annual housing demand.

The Mission District contains nearly 2,000 subsidized housing units.<sup>11</sup> From 2001 to 2013 51% of the 1,464 units constructed in the Mission were affordable.<sup>12</sup> The March 2016 Housing Balance Report indicates that from 2006 Q1 – 2015 Q4 1,724 new units were constructed of which 593 (34.4%) were affordable.<sup>13</sup>

The Project would provide 139 affordable units, or 23.4% of the total number of affordable housing units built in the past 10 years.

**Indirect Displacement**

Indirect Displacement as defined in the Controller's Report as housing price inflation caused by the development of nearby new housing. To evaluate if new housing developments caused displacement the Controller's Report ran three models with one, two and three year lag periods to analyze impact of proximity to market-rate housing in the Mission District. The results of all three models were consistent in their conclusion that "proximity to market-rate housing had a statistically-significant negative effect on housing prices."<sup>15</sup> New market rate housing lowered the price of existing nearby housing by as much as 5.9%.<sup>16</sup> This analysis demonstrated the opposite of Indirect Displacement theory, concluding that the data clearly does not show that new market-rate housing did not make existing nearby housing more expensive during the study period (2001-2013).

**Direct Displacement**

Direct displacement is defined in the Controller's Report to be the no-fault eviction of a household in order to demolish the dwelling unit and construct new market-rate housing. Since 1997 3,835 evictions have been filed for properties in the Mission District. Of those evictions 96, or 2.6% were for the demolition of a unit.<sup>17</sup> Citywide the percentage of direct displacement of a dwelling unit by a new housing development is 3.5%, higher than the Mission District direct displacement rate.<sup>18</sup>

The proposed project will demolish three existing dwelling units and replace them with three BMRs on the northern parcel. Two of the units being demolished were owner occupied by

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<sup>10</sup> Mission District Displacement Report, pgs. 4 and 27.

<sup>11</sup> Berkeley Mission District Case Study, pg. 31.

<sup>12</sup> Controllers Report, pg. 7.

<sup>13</sup> March 31, 2016 Housing Balance Report, Pg. 35 Table 3

<sup>15</sup> Controllers Report, pg. 26

<sup>16</sup> Controller's Report, pg. 26.

<sup>17</sup> Controller's Report, pg. 21

<sup>18</sup> Controller's Report, pg. 21

the sellers of the 2000 Bryant property. The third unit was vacant when Project Sponsor acquired the property. The Project will not result in any direct displacement.

**3. Total Housing Production: Provide information about i) the maximum allowable dwelling unit density the site could accommodate and ii) the density of the proposed project, then iii) evaluate how effectively the proposed project would house future residents – add or change the net supply of housing for all income levels and types of tenure.**

**i) Maximum allowable dwelling units.**

There is no residential density restriction for the site under the zoning. Under the Planning Code, the maximum density of a project in the UMU zoning district is based on the height/bulk designation and the minimum 40% 2-bedroom requirement. The project site totals 65,000 square feet. The as of right zoning is 68-X. Assuming a 6-story structure built as 100% housing, without retail, PDR or other non-residential uses, it is feasible that the property could accommodate approximately 300 units.

**ii) Density of the proposed project.**

The proposed project contemplates 335 total units in two buildings. The northern building would contain 196 market rate units and (3) three below market rate units in conforming 68-X height and bulk. The southern building would employ the State Density Bonus to allow an 85' building and contain 136 units. The density of the total project would be 224 DU/Acre. The density of the northern building would be 210 DU/Acre. The density of the southern building would be 249 DU/Acre.

**iii) Efficiency of the proposed project to house future residents – add or change the net supply of housing for all income levels and types of tenure**

**Efficiency of the proposed project:** The zoning of the site is UMU, 68-X which allows a project to be 100% housing in 68 feet of height. At the request of the community, the project has incorporated 7,007 SF of community serving retail, 3,989 SF of PDR, and 3,864 SF of Flex residential units in the northern building. At the request of Planning Staff the Project has incorporated a street-to-street pedestrian mews to separate the two buildings. At the request of the community the southern building incorporates a 6,947 SF Arts/PDR space. Additions of PDR, retail, arts and throughways are additive to the built environment and community serving benefits but are decreative to the maximum density and efficiency of housing production.

As proposed, the Project seeks to employ the State Density Bonus law to increase the number of dwelling units that can be provided in the southern building. Invoking the State Density Bonus allows as many as 136 units to be built in eight stories of housing. Without the State Density Bonus approximately 98 units could be provided in six stories of housing.

**Change the net supply of housing for all income levels and types of tenure:** The project site currently contains (3) three dwelling units constructed prior to 1978. Two of the dwelling units were owner occupied. The third is a vacant rental unit.

There will be a net addition of 332 dwelling units. All units will be rental. 196 units will be market rate. 139 units will be below market rate affordable to households with earning no

more than 60% of AMI. 30% of these units will be affordable to formerly homeless and households earning no more than 30% of AMI.

**4. Affordable Housing Production: Provide information about whether additional affordable housing could be provided on the site through the availability of public financing or financial incentives, through the use of the State Density Bonus Law, Government Code Section, or other applicable affordable housing incentive program to provide an economic incentive or financial support for additional affordable units on the site.**

The site is zoned Tier B of the UMU District Affordable Housing Fee, requiring 16% onsite BMR units, 25% offsite units, 25% in-lieu fee, or 35% land dedication. A previous iteration of the project proposed 274 dwelling units with 17% (47 units) at below market rate. By electing a land dedication greater than 35%, the Project sponsor is maximizing the opportunity for additional affordable housing. MOHCD has indicated it has the resources to move quickly in selecting an affordable housing developer to construct the 100% affordable southern building.

**State Density Bonus:** The total site will provide 139 affordable units between the two buildings. 139 units is 2.96 times as many affordable units as initially proposed for the project. To accomplish this 41% project affordability, Project Sponsor will dedicate 36.6% of the property (appraised at approximately \$22M) to MOHCD for a 100% affordable housing project and build three additional BMR units in the northern building. The southern building will invoke the state density bonus law to increase the density of the site to eight stories of housing. 196 units in the northern building will be market rate, allowing an affordability level of approximately 41% across the site.

Outside of public acquisition of the site for 100% affordable housing and site wide State Density Bonus upzoning to 85', or deep and significant public subsidy, there is not an economically viable way to increase the production of housing for the project.

**5. Housing Preservation: Provide information about existing housing on the project site in terms of occupancy types, relative affordability, adaptability rent-control and other tenant-features.**

The site presently contains three vacant dwelling units. Two of the units were owner occupied by the sellers of the 2000 Bryant property until the Project Sponsor purchased the property. All three units were built prior to 1978 and are thus subject to rent control.

Project Sponsor will build and maintain three BMR units in the northern building to replace the units lost to demolition. The project proposes a net housing gain of 139 permanently affordable units.

**6. Tenant Displacement: Provide information about whether the Rent Board has recorded a history of evictions or buyouts on the property.**

There is no recorded history of evictions or buyouts associated with the Property.

**Additional Information for Displacement, Demolition or Conversion of Certain Uses:**  
If the project would displace, demolish or convert Assembly, Recreation, Arts & Entertainments, Light Manufacturing, Auto Repair, Trade Shops or Institutional uses in any zoning district in making its Conditional Use Authorization Application, the application shall include the following analysis:

(a) **Relocation assistance in non-PDR zoning districts:** In zoning districts other than PDR districts, provide information about the existing or last known Assembly, Recreation, Entertainment, PDR, or Institutional tenants. For the last-known tenant, the information required would be limited to uses that have been operating within three years prior to the entitlement date of the project, and disclose whether the tenant has relocated or relocation benefits have been or will be provided.

**607, 611, 615 Florida Street: San Francisco Auto Repair Center**

PDR – Automotive Repair

Relocated to 3260 19<sup>th</sup> Street in the Mission District. \$40,000 in relocation assistance provided.

**2014 Bryant Street: Creative Flooring Design**

PDR – flooring and upholstery

Relocated in San Francisco, outside of the Mission. No benefit provided.

**2044 Bryant Street: Production Specialties**

PDR - Precision machining with primary customers in military defense and farming industries.

Relocated to 2380 Jerrold Ave in San Francisco. Business owner was the seller of the property at 2044-2070 Bryant Street.

**2050 Bryant Street: InnerMission**

Entertainment – Theater, Event Venue

InnerMission, Inc. ceased operations. The business owners now operate separate companies/performing groups: Vua de Vire Society & Theater MadCap.

InnerMission's May 31, 2013 estoppel agreement stated that \$9017.00 was paid a month in rent. InnerMission received a year long rent vacation for 2013. In January 2014 a one-year lease agreement at a substantially reduced rate of \$4000/month, with the intention that the rent reduction would aid in the InnerMission's relocation. The lease went month-to-month in January 2015, and rent was reduced to \$2000/month in March 2015. No rent was paid for the period of July 2015 until vacation in January 2016.

A \$1M relocation benefit was contracted for in June 2015. Project Sponsor worked with InnerMission to find another suitable location in the Mission. In June 2015 SubMission, a music venue on Mission Street, came to light as a possible location. InnerMission and Project Sponsor entered negotiations with the business owner who was losing his lease at the venue. It was thought that a collaborative venture could benefit both parties, but the venue was determined by InnerMission not to be suitable for their needs and they did not relocate to that space. In July 2015 it was discovered that InnerMission was in violation of the terms of the relocation agreement and their lease as tenants by illegally leasing the industrial

premises to residential tenants. The unlawful residential subtenants vacated the premises pursuant to legal settlements at considerable expense to the Project Sponsor. Following the breach of contract, InnerMission, Inc. ceased operations. The business owners now operate separate companies/performing groups: Vua de Vire Society & Theater MadCap

**2070 Bryant Street: ACT Scene Shop**

PDR - Theater Scene Shop

Company ceased operations to outsource scene production. ACT asked for money for early termination but not for relocation benefits, for lease renewal or lease extension. No relocation benefits were provided.

**2010 Bryant Street: EarWurm Studios**

Arts - Recording Studio.

Business ceased operations in June 2014.

**(b) Business and Community Building Uses: If the existing Assembly, Recreation, Entertainment, PDR or Institutional tenants have not been relocated or offered relocation benefits, then the applicant shall provide information regarding potential impacts to the community and benefits of the project as described below:**

Approximately 7,000 SF is proposed in the southern building for community arts space to provide an opportunity for an arts/theater or other community beneficial group like InnerMission to program the space. The object is to provide a new, fully functional, permitted and code compliant space to replace the arts space vacated by InnerMission.

Approximately 4,000 SF of PDR space is proposed in the northern building as well as 5 Flex Units which allow permitted accessory uses within the residential units. The intent is to provide replacement PDR in the building though none is required under the UMU zoning. All PDR businesses at the premises have either relocated or chosen to cease business operations.

**(c) Jobs & Economic Profile: An analysis of the economic and fiscal impact of the proposed project. Toward this end, the application shall include an analysis of the loss of the existing use compared to the benefit of the proposed use, including an estimate, if known of permanent job creation and/or job retention in the community of the proposed use compared to the existing use and associated wages and benefits for both;**

The two largest PDR employers, Production Specialties and SF Auto Repair Center, relocated their businesses within San Francisco. Lutsko Landscape Associates, an office tenant, continues business at their new location on Mission Street. Creative Flooring continues operations. ACT made the decision to outsource their scene shop. EarWurm Studios, InnerMission, and Tortilla Flats Cafe have ceased operations.

The new project buildings will have a combined total of 11,000 SF of PDR/Arts space with jobs specific to those uses. There will be an additional 5 Flex units for residential/permitted business use. There will be an additional 7,000 SF of retail/café space that will provide local



jobs and local services to the greater community. This is in addition to the jobs created by the two housing projects during construction that are being performed with a union contractor, permanent building management, and maintenance and building services.

**(d) Available Space in the Mission: Discuss whether sufficient vacant space for the use type being demolished or removed exists in the neighborhood; and**

The 2009 Eastern Neighborhoods Rezoning rezoned M-1 parcels in this area of the Mission District in a manner that resulted in reclassifying approximately 50% of the parcels solely for PDR use. The other 50% of M-1 parcels were rezoned Urban Mixed Use, allowing 100% housing to be built on site as well as permitting PDR and other commercial uses. Approximately half of the formerly M-1 parcels are zoned solely for PDR use.

See attached “Exhibit A: Lease Availability Report” for a sample of vacant neighborhood PDR space available as of May 5, 2016.

See attached “Exhibit B: UMU Development in the Mission District”

**(e) Affordability of Community-Building Uses. Provide an assessment of the affordability of community-building uses. Community building uses shall include but not be limited to arts, nonprofit services and childcare uses. This assessment should discuss the nature of the community-building uses, the affordability of the uses and the amount of space provided for such uses on the existing site compare to similar uses associate with the proposed project, if any.**

InnerMission provided a rehearsal space of approximately 5,000 SF to community based groups free of charge when they were not using the space themselves or renting it for income.

The approximately 7,000 SF Community Arts Space in the southern building is intended to be run by a local nonprofit arts organization to serve the community need. As such, it will be permanently affordable and accessible to the community as its primary purpose and use.

**(f) Non-Residential Displacement. Discuss existing businesses or non-profit organizations that will not be retained in the proposed project, or offered an opportunity to lease space in the proposed project, in terms of length of lease, number of employees, whether the use is minority-owned, a non-restaurant or bar use, and if a business is retail and whether that business is formula retail. Discuss whether a commercial tenant has been displaced through rent increases or the lack of a lease renewal in the last 12 months.**

None of the existing business will be retained in the proposed project. No business has been offered an opportunity to lease space in the proposed project.

Businesses not retained in the proposed project:

2815 18 <sup>th</sup> Street:	Lutsko Associates
Retained:	No. Lease not renewed.
Lease:	February 1, 2014 (formal lease) – May 30, 2015
Number of Employees:	12
Minority Owned:	No

Type of Business: Landscape Architecture  
Relocation: Yes. Purchased a building and relocated to 3295 Mission Street.

2813 18<sup>th</sup> Street: Kenzo Handa Architecture  
Retained: No. Owner of business was also partial owner in the sale of the property.  
Number of Employees: 0  
Minority Owned: Yes.  
Type of Business: Architecture  
Relocation: Yes. 1653 10<sup>th</sup> Avenue. Owner of Business was a sole proprietor and family member/beneficiary of the property that was sold.

2000 Bryant Street: Flats Café (Tortilla Flats)  
Retained: No. Tenant (Kang Family) abandoned MTM lease to employees in 2014. Short term lease entered with known termination of May 2015 to allow former employees to stay in business for an additional year.  
Lease: Dec 1, 2002 – May 30, 2015  
Number of Employees: 3-5  
Minority Owned: Yes.  
Type of Business: Restaurant  
Relocation: Initial leaseholder, no. Second lease holder, no.

607, 611, 615 Florida Street: San Francisco Auto Repair Center  
Retained: No. Lease not renewed.  
Lease: November 1, 2010 – May 30, 2015  
Number of Employees: 5-8  
Minority Owned: No  
Type of Business: Auto Repair  
Relocation: Yes. Relocated to 3260 19<sup>th</sup> Street. \$40,000 of relocation assistance provided.

2014 Bryant Street: Creative Flooring Design  
Retained: No. Lease not renewed.  
Lease: June 1, 1999 – May 30, 2015  
Number of Employees: Not known  
Minority Owned: No  
Type of Business: Carpet/Flooring  
Relocation: Yes. Relocated in San Francisco, outside of the Mission. No benefit provided.

2044 Bryant Street: Production Specialties  
Retained: No. Lease not renewed.  
Lease: October 10, 2013 - January 30, 2015  
Number of Employees: 8-10  
Minority Owned: No  
Type of Business: Precision machining with primary customers in military defense and farming industries.

Relocation: Business owner was the seller of the property at 2044-2070 Braynt Street. Business relocated to 2380 Jerrold Ave in San Francisco.

2050 Bryant Street: InnerMission

Retained: No. Lease not renewed.

Lease: January 1, 2014 – July 9, 2015

Number of Employees: 0

Minority Owned: One minority owner. One non-minority owner.

Type of Business: Entertainment. Theater.

Relocation: Business elected to cease operations and did not relocate. See previous reference for further discussion.

2070 Bryant Street: ACT Scene Shop

Retained: No. Lease not renewed. Company ceased branch of operations to outsource scene production. Asked for money for early termination. Never asked for lease renewal or lease extension.

Lease: July 1, 2005 – June 30, 2015

Number of Employees: 10

Minority Owned: No

Type of Business: Theater Scene Shop

Relocation: No.

2010 Bryant Street: EarWurm Studios

Lease: July 1, 2007 – June 30, 2014

Number of Employees: Not known.

Minority Owned: No.

Type of Business: Recording Studio.

Relocation: No.

2000-2070 Bryant St., 2815 18<sup>th</sup> St., and 611 Florida St.  
Hearing Date: May 19, 2016

CASE NO. 2013.0677  
2016 Mission District Interim Controls

EXHIBIT A: LEASE AVAILABILITY REPORT

# Lease Availability Report

## 375 Alabama St - The Koret Bldg

San Francisco, CA 94110 - Potrero West of 101 Fwy Submarket



### BUILDING

Type:	<b>Class B Flex</b>
Subtype:	<b>R&amp;D</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1926</b>
RBA:	<b>128,000 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>32,000 SF</b>
Ceiling Ht:	<b>18'3"-26'</b>
Columns:	<b>20'w x 20'd</b>

### AVAILABILITY

Min Divisible:	<b>1,700 SF</b>
Max Contig:	<b>3,760 SF</b>
Total Available:	<b>5,460 SF</b>
Asking Rent:	<b>Withheld</b>

### EXPENSES PER SF

Taxes:	<b>\$0.42 (2015)</b>
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### SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P GRND	Industrial	Relet	1,700	1,700	1,700	Withheld	Vacant	Negotiable

### SALE

Last Sale: Sold on Nov 14, 1991 for \$2,270,000 (\$17.73/SF)

### LOADING

Docks:	<b>2 ext</b>	Drive Ins:	<b>5 tot./8'w x 12'h</b>
Rail Spots:	<b>None</b>		

### POWER & UTILITIES

Power:	<b>Yes</b>
Utilities:	<b>Sewer - City, Water - City</b>

### FEATURES

Balcony, Energy Star Labeled, Skylights

### LAND

Land Area:	<b>0.87 AC</b>
Zoning:	<b>M1, San Francisco</b>
Parcel	<b>3966-002</b>

# Lease Availability Report

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## 375 Alabama St - The Koret Bldg

San Francisco, CA 94110 - Potrero West of 101 Fwy Submarket



### TRANSPORTATION

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Parking:	Surface Spaces @ \$0.00/mo
Transit/Subway:	10 minute walk to 16th Street Mission Station (Dublin/Pleasanton - Millbrae, Fremont - Daly City, Pittsburg/Bay Point - San Francisco International, Richmond - Millbrae)
Commuter Rail:	8 minute drive to 22nd Street Commuter Rail (Caltrain)
Airport:	18 minute drive to San Francisco International Airport
Walk Score ®:	Walker's Paradise (96)
Transit Score ®:	Excellent Transit (87)

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# Lease Availability Report

**145-155 Capp St**

San Francisco, CA 94110 - Southern City Submarket



## BUILDING

Type:	<b>Class B Industrial</b>
Subtype:	<b>Service</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1939</b>
RBA:	<b>10,649 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>10,649 SF</b>
Ceiling Ht:	<b>22'-30'</b>
Columns:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>5,300 SF</b>
Max Contig:	<b>5,300 SF</b>
Total Available:	<b>5,300 SF</b>
Asking Rent:	<b>\$3.00/IG</b>

## EXPENSES PER SF

Taxes:	<b>\$1.86 (2015)</b>
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## SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Relet	5,300/400 ofc	5,300	5,300	\$3.00/IG	Vacant	2 Yrs

## LOADING

Docks:	<b>None</b>	Drive Ins:	<b>2 tot./8'w x 14'h</b>
Cross Docks:	<b>None</b>	Cranes:	<b>None</b>
Rail Spots:	<b>None</b>		

## POWER & UTILITIES

Utilities:	Sewer - City, Water - City
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## LAND

Land Area:	<b>0.24 AC</b>
Zoning:	<b>C-M</b>
Parcel	<b>3570-045</b>

## TRANSPORTATION

Transit/Subway:	3 minute walk to 16th Street Mission Station (Dublin/Pleasanton - Millbrae, Fremont - Daly City, Pittsburg/Bay Point - San Francisco International, Richmond - Millbrae)
Commuter Rail:	10 minute drive to 22nd Street Commuter Rail (Caltrain)
Airport:	19 minute drive to San Francisco International Airport

# Lease Availability Report

## 520 Hampshire St

San Francisco, CA 94110 - Potrero West of 101 Fwy Submarket



### BUILDING

Type:	<b>Class C Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1940</b>
RBA:	<b>41,800 SF</b>
Floors:	<b>4</b>
Typical Floor:	<b>10,450 SF</b>

### AVAILABILITY

Min Divisible:	<b>3,000 SF</b>
Max Contig:	<b>3,000 SF</b>
Total Available:	<b>3,000 SF</b>
Asking Rent:	<b>\$3.50/IG</b>

### EXPENSES PER SF

Taxes:	<b>\$0.58 (2015)</b>
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Industrial	Relet	3,000	3,000	3,000	\$3.50/IG	Vacant	Negotiable

### SALE

Last Sale: Sold on Dec 1, 1993 for \$1,428,000 (\$34.16/SF) at 5.60% Cap

### LOADING

Docks:	<b>None</b>	Drive Ins:	<b>2 tot./7'w x 11'h</b>
Cross Docks:	<b>None</b>	Rail Spots:	<b>None</b>

### POWER & UTILITIES

Utilities: Sewer - City, Water - City

### FEATURES

Bus Line, Floor Drains

### LAND

Land Area:	<b>0.26 AC</b>
Zoning:	<b>M1, San Francisco</b>
Parcel	<b>4015-001</b>



# Lease Availability Report

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## 520 Hampshire St

San Francisco, CA 94110 - Potrero West of 101 Fwy Submarket



### TRANSPORTATION

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Parking: 8 free Covered Spaces are available

Transit/Subway: 15 minute walk to 16th Street Mission Station (Dublin/Pleasanton - Millbrae, Fremont - Daly City, Pittsburg/Bay Point - San Francisco International, Richmond - Millbrae)

Commuter Rail: 6 minute drive to San Francisco 4th & King Commuter Rail (Caltrain)

Airport: 17 minute drive to San Francisco International Airport

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# Lease Availability Report

## 540 Hampshire St

San Francisco, CA 94110 - Potrero West of 101 Fwy Submarket



### BUILDING

Type:	<b>Class B Industrial</b>
Subtype:	<b>Warehouse</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1930; Renov 1997</b>
RBA:	<b>40,000 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>20,000 SF</b>
Ceiling Ht:	<b>17'</b>

### AVAILABILITY

Min Divisible:	<b>4,000 SF</b>
Max Contig:	<b>4,000 SF</b>
Total Available:	<b>4,000 SF</b>
Asking Rent:	<b>\$3.50/IG</b>

### EXPENSES PER SF

Taxes:	<b>\$0.87 (2015)</b>
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	Industrial	Relet	4,000	4,000	4,000	\$3.50/IG	Vacant	2 - 3 Yrs

### SALE

Last Sale: Sold on Jun 1, 2011 for \$2,725,000 (\$68.13/SF)

### LOADING

Docks:	<b>2 ext</b>	Cross Docks:	<b>None</b>
Rail Spots:	<b>None</b>		

### POWER & UTILITIES

Power:	400a 3p
Utilities:	Sewer - City, Water - City

### LAND

Land Area:	<b>0.46 AC</b>
Zoning:	<b>M-1</b>
Parcel:	<b>4015-004</b>

# Lease Availability Report

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## 540 Hampshire St

San Francisco, CA 94110 - Potrero West of 101 Fwy Submarket



### TRANSPORTATION

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Parking: 11 Surface Spaces are available

Transit/Subway: 16 minute walk to 16th Street Mission Station (Dublin/Pleasanton - Millbrae, Fremont - Daly City, Pittsburg/Bay Point - San Francisco International, Richmond - Millbrae)

Commuter Rail: 6 minute drive to San Francisco 4th & King Commuter Rail (Caltrain)

Airport: 17 minute drive to San Francisco International Airport

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# Lease Availability Report

## 350 Treat Ave

San Francisco, CA 94110 - Potrero West of 101 Fwy Submarket



### BUILDING

Type:	<b>Class B Industrial</b>
Subtype:	<b>Service</b>
Tenancy:	<b>Single</b>
Year Built:	<b>1944</b>
RBA:	<b>26,125 SF</b>
Floors:	<b>2</b>
Typical Floor:	<b>13,063 SF</b>
Ceiling Ht:	<b>30'</b>

### AVAILABILITY

Min Divisible:	<b>6,689 SF</b>
Max Contig:	<b>26,125 SF</b>
Total Available:	<b>26,125 SF</b>
Asking Rent:	<b>Withheld</b>

### EXPENSES PER SF

Taxes:	<b>\$2.18 (2015)</b>
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### SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Industrial	Relet	19,436	19,436	26,125	Withheld	30 Days	Negotiable
E MEZZ	Industrial	Relet	6,689	6,689	26,125	Withheld	30 Days	Negotiable

### SALE

Last Sale: Sold on Dec 30, 2013 for \$3,715,000 (\$142.20/SF)

### LOADING

Docks:	<b>None</b>	Drive Ins:	<b>2 tot./8'w x 15'h</b>
Cross Docks:	<b>None</b>	Rail Spots:	<b>None</b>

### POWER & UTILITIES

Power:	<b>Yes</b>
Utilities:	<b>Sewer - City, Water - City</b>

### LAND

Land Area:	<b>0.45 AC</b>
Zoning:	<b>M1, San Francisco</b>
Parcel	<b>3572-002</b>

# Lease Availability Report

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## 350 Treat Ave

San Francisco, CA 94110 - Potrero West of 101 Fwy Submarket



### TRANSPORTATION

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Parking:	Surface Spaces @ \$0.00/mo; 10 free Covered Spaces are available; Ratio of 0.38/1,000 SF
Transit/Subway:	9 minute walk to 16th Street Mission Station (Dublin/Pleasanton - Millbrae, Fremont - Daly City, Pittsburg/Bay Point - San Francisco International, Richmond - Millbrae)
Commuter Rail:	8 minute drive to San Francisco 4th & King Commuter Rail (Caltrain)
Airport:	19 minute drive to San Francisco International Airport

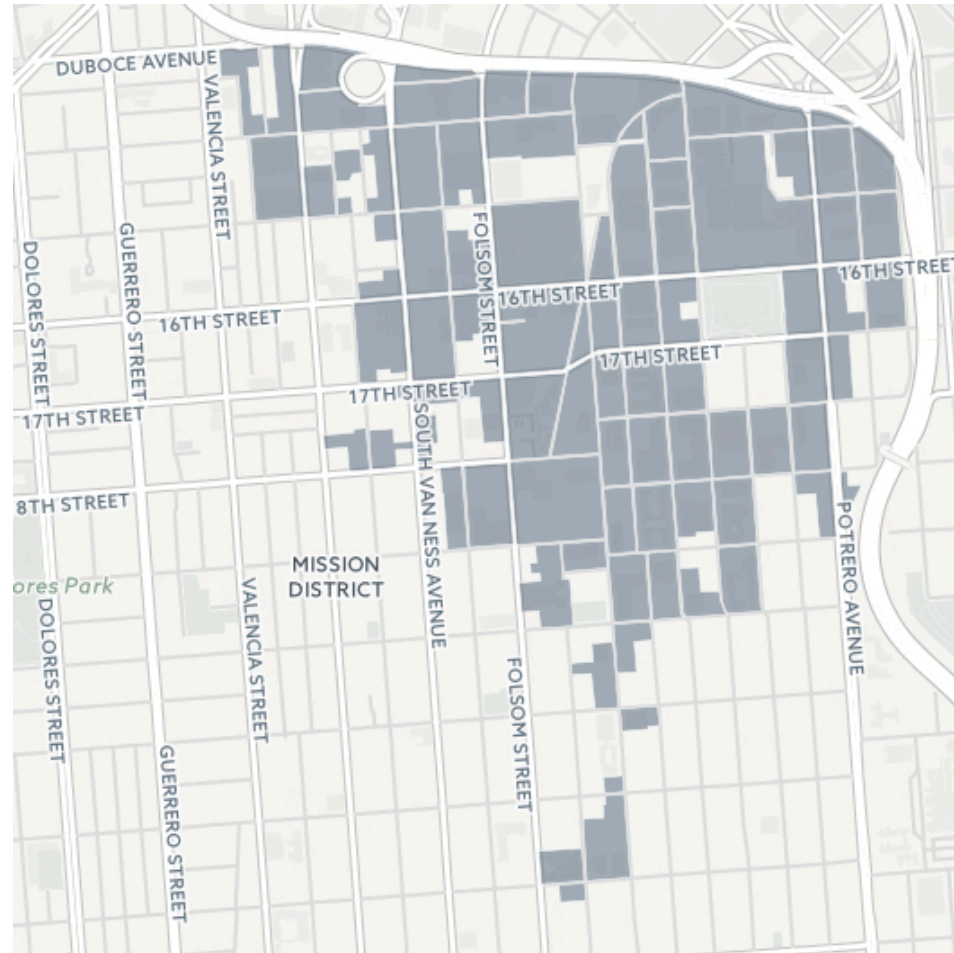
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2000-2070 Bryant St., 2815 18<sup>th</sup> St., and 611 Florida St.  
Hearing Date: May 19, 2016

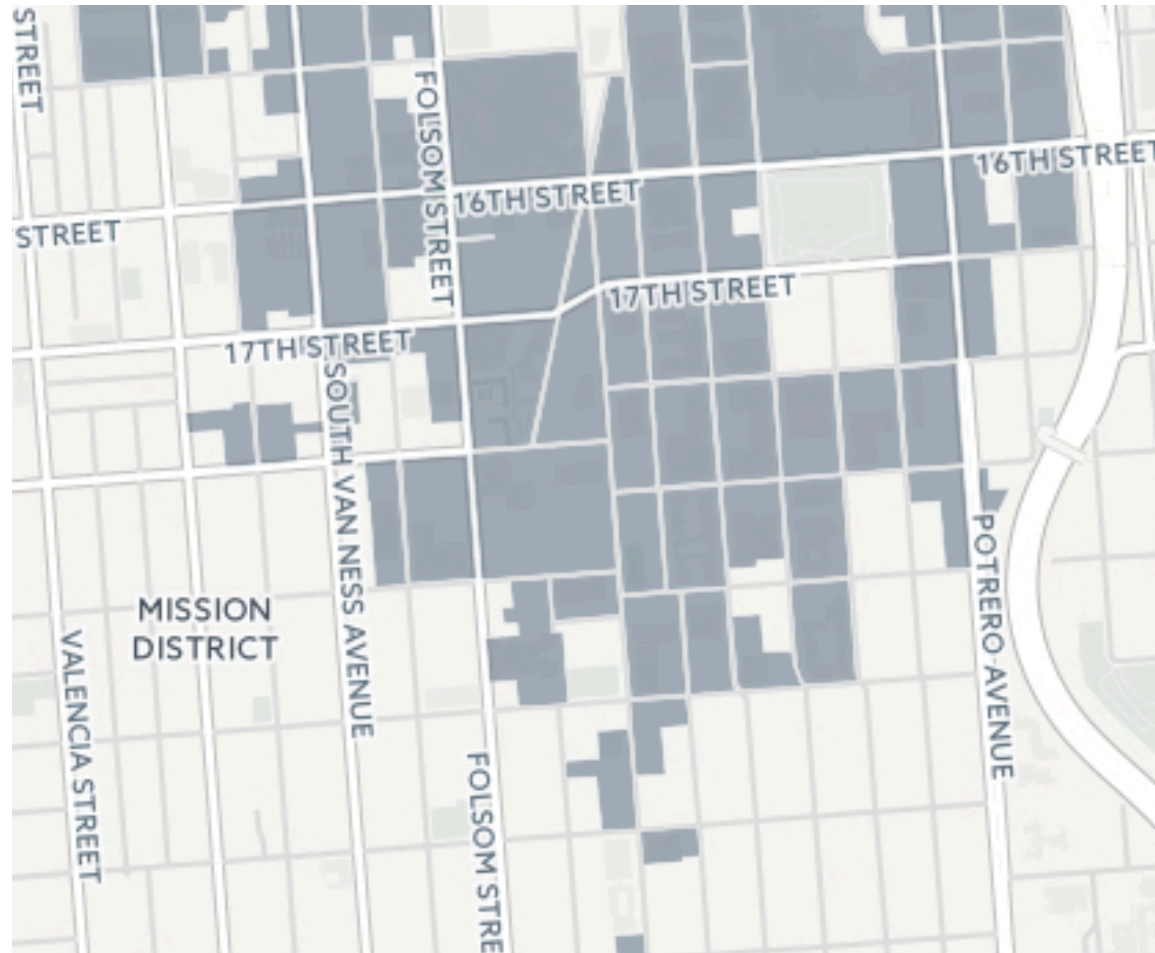
CASE NO. 2013.0677  
2016 Mission District Interim Controls

EXHIBIT B: UMU DEVELOPMENT IN THE MISSION DISTRICT

Industrial Land (M-1, M-2 & CM) in Mission District  
prior to  
2009 Eastern Neighborhoods Plan Adoption



Industrial Land (M-1, M-2 & CM) in Mission District  
prior to  
2009 Eastern Neighborhoods Plan Adoption

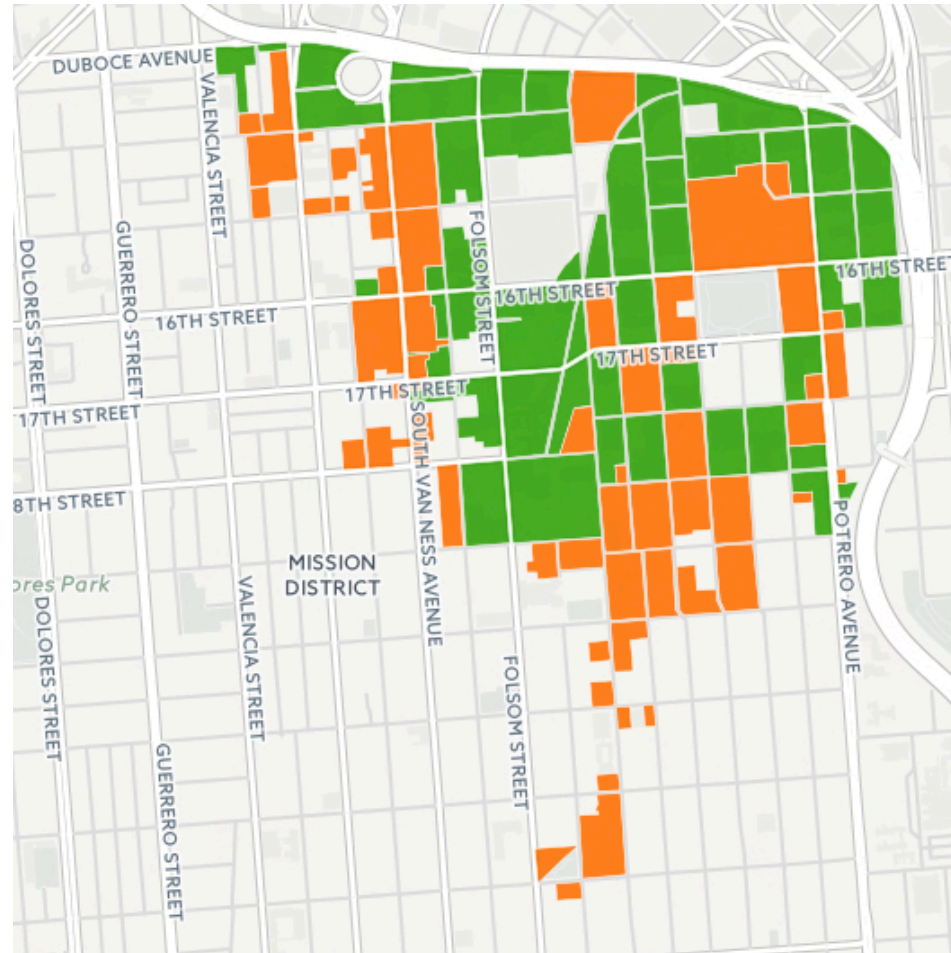




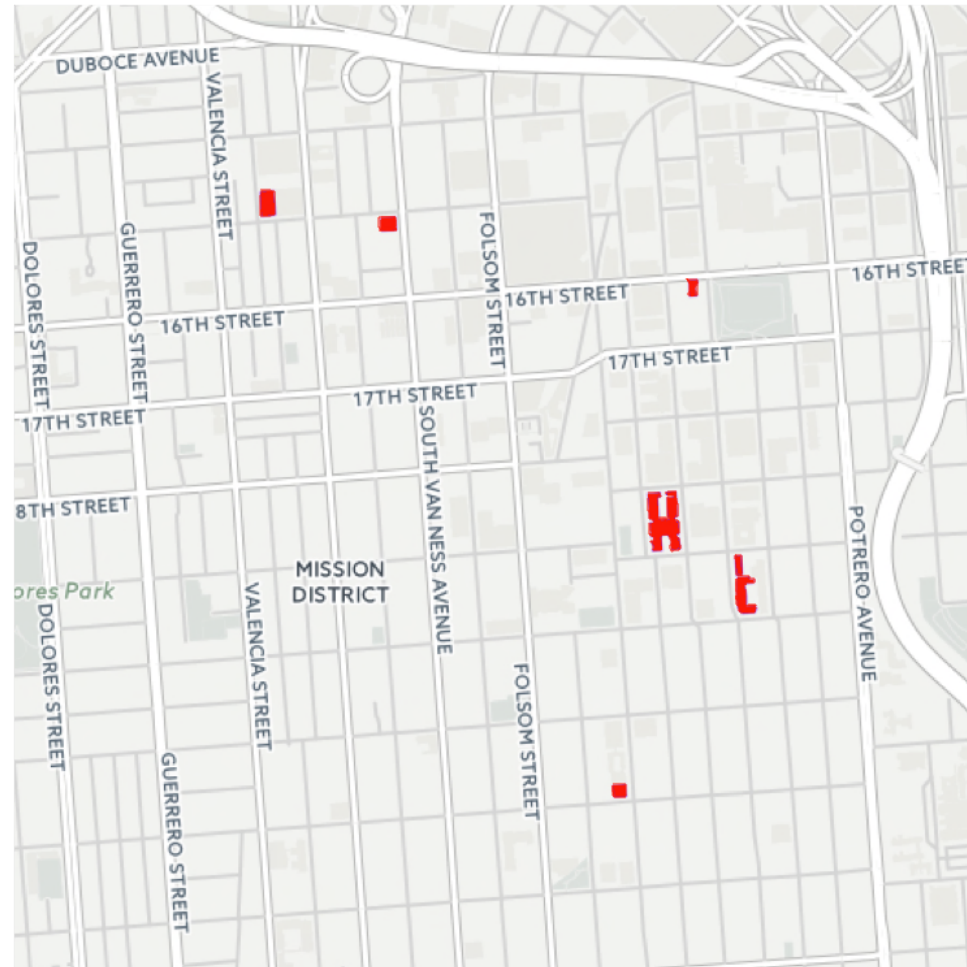
## 2009 Eastern Neighborhood Plan Rezoning

3,015,500 square feet of Urban Mixed Use (UMU)

3,343,250 square feet of Production, Distribution & Repair (PDR)

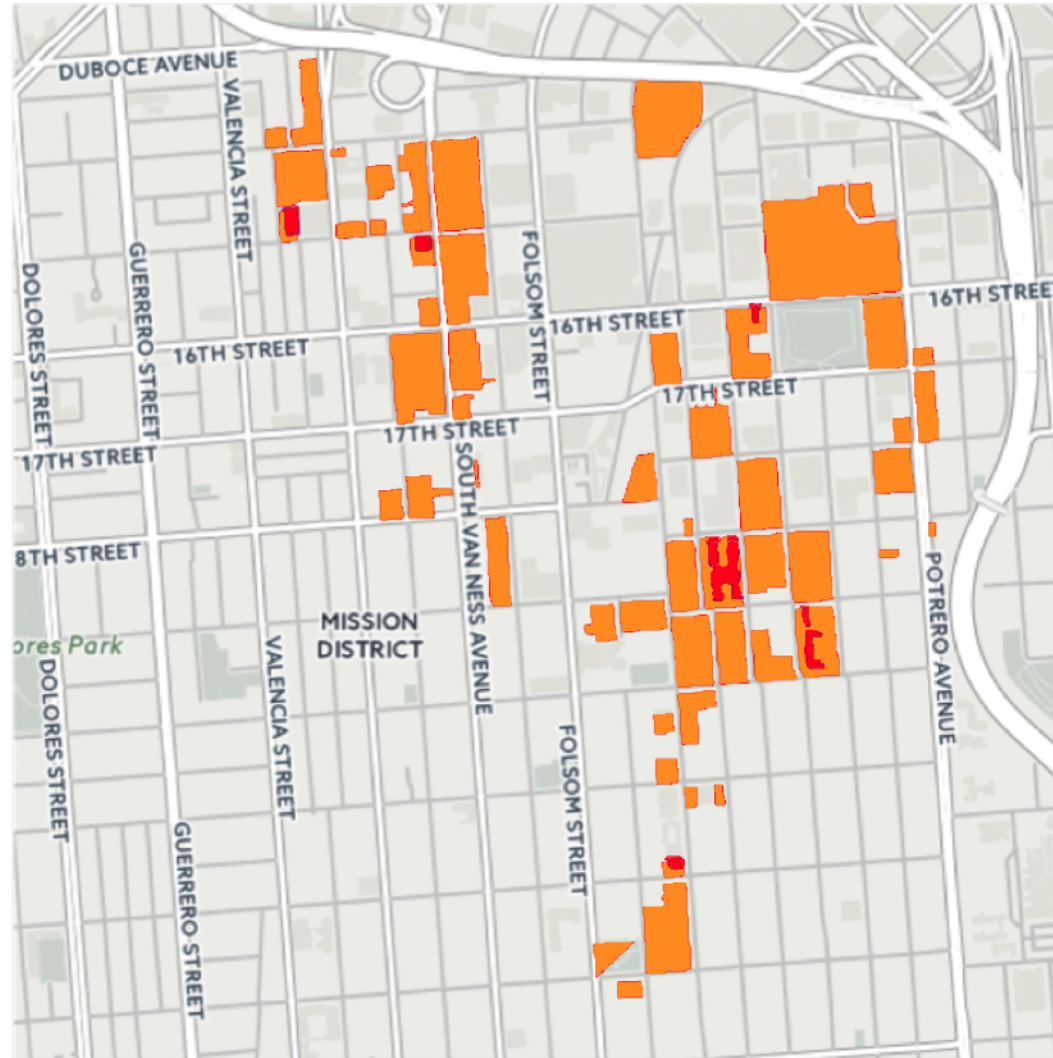


Projects Built on **UMU** zoned land  
since adoption of 2009 Eastern Neighborhood Plan  
per Q4 2015 Planning Department Pipeline Report  
**8%** of **UMU** land in the Mission

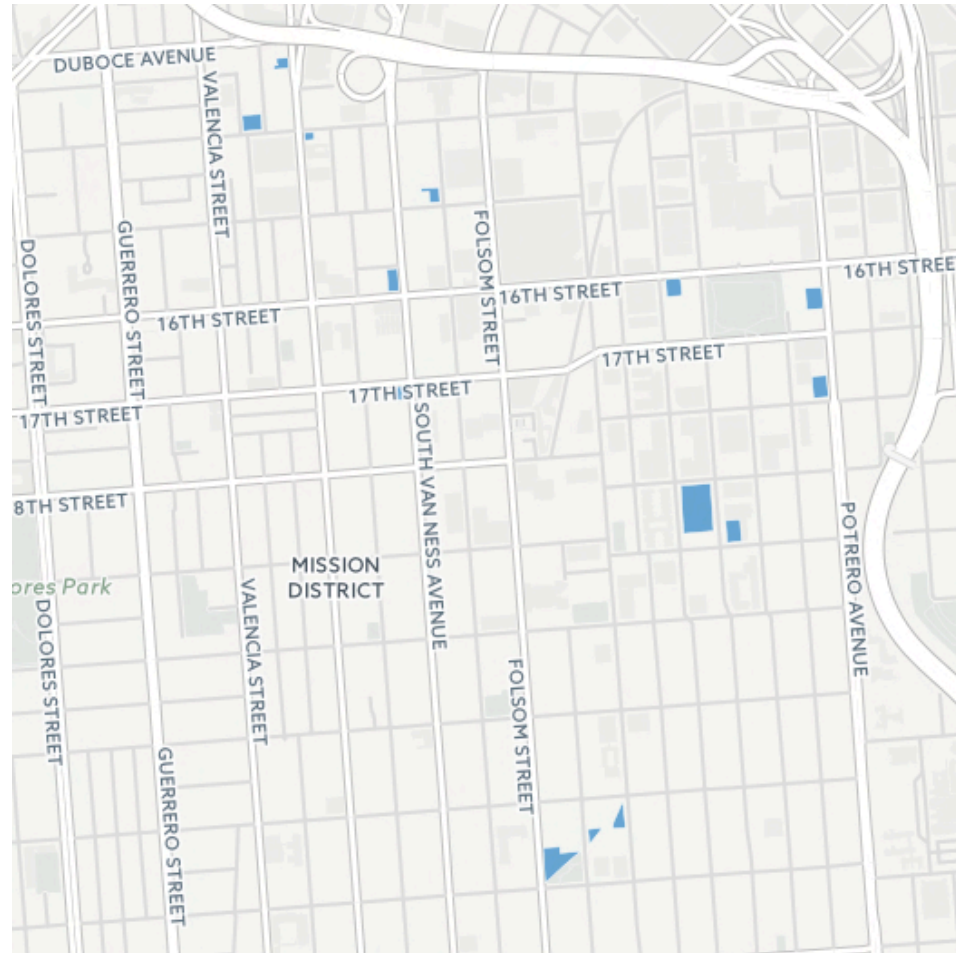


241,000 square feet of the 3,000,000 square feet of **UMU** land  
Built on Since 2009

Per Q4 2015 Planning Department Pipeline Report

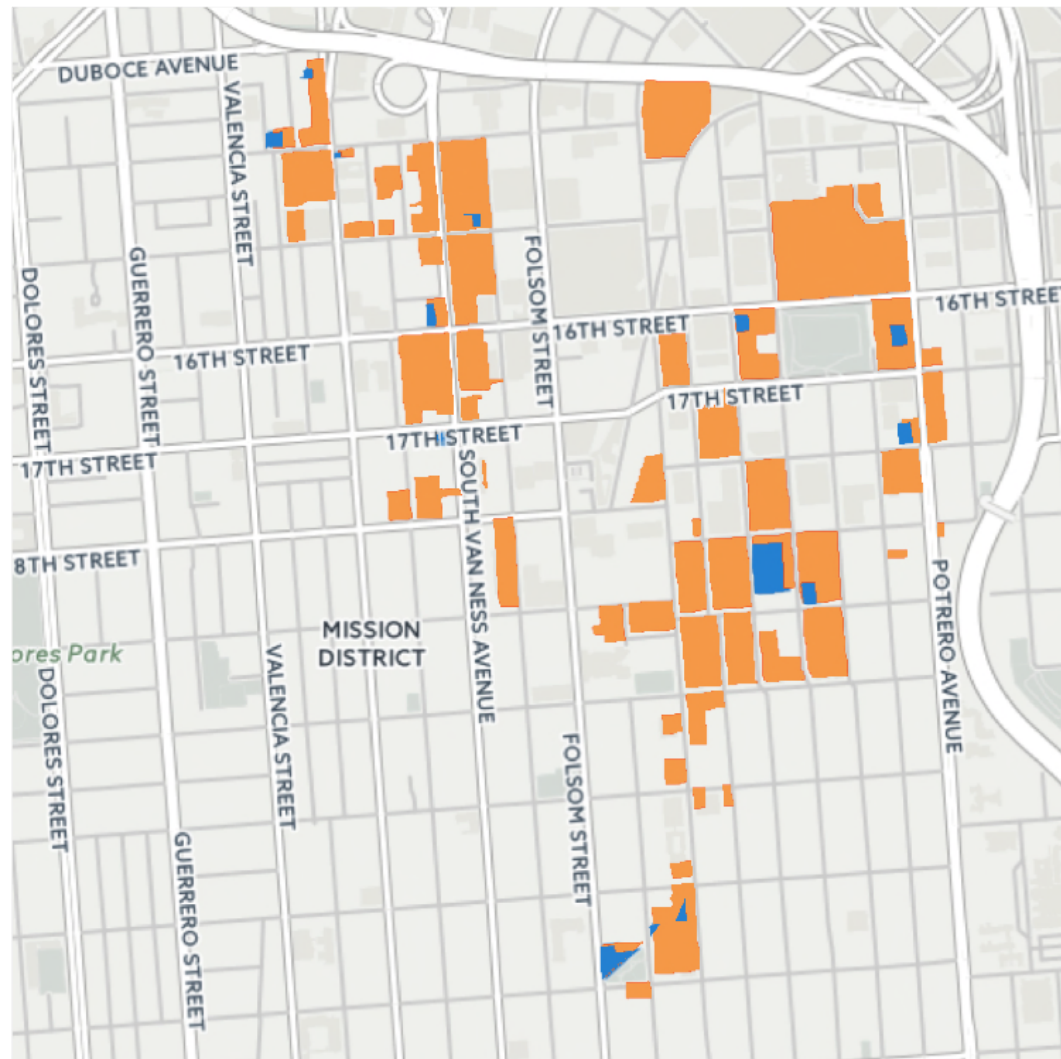


Pipeline projects on UMU zoned land in Mission District  
as Q4 2015 Planning Department Pipeline Report  
7% of UMU Land

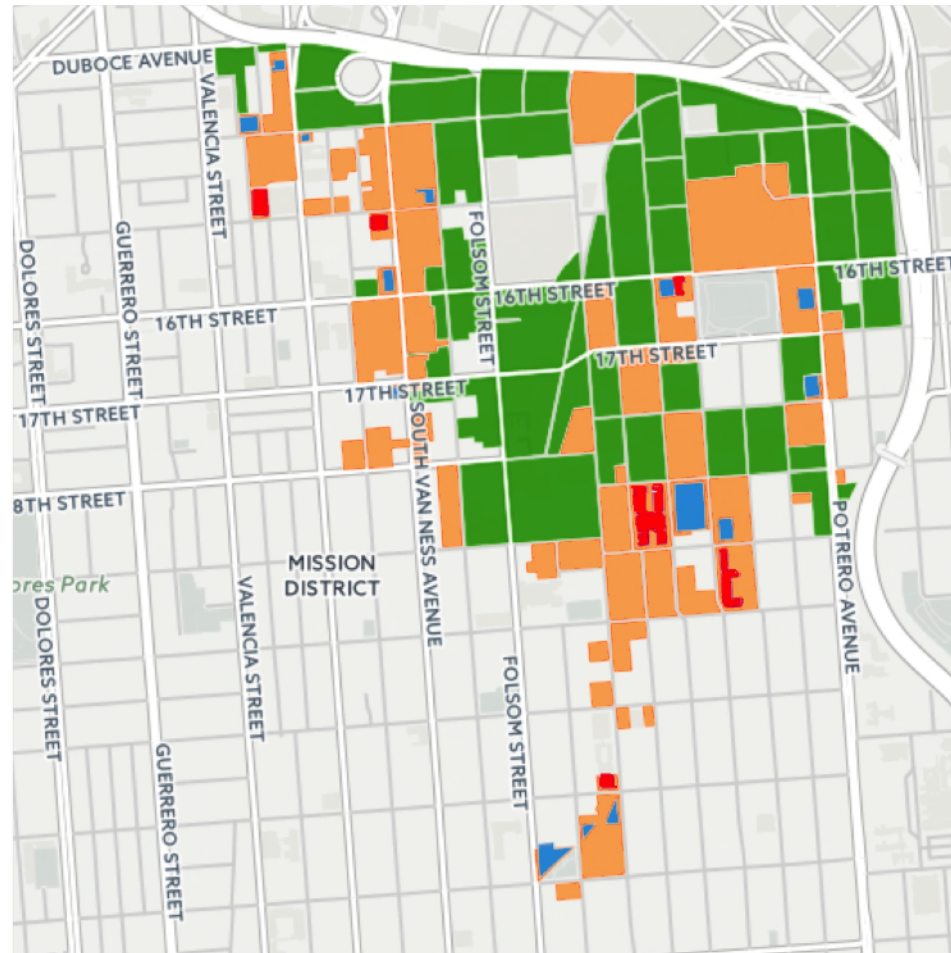


241,000 square feet of the 3,000,000 square feet of UMU land Built on Since 2009

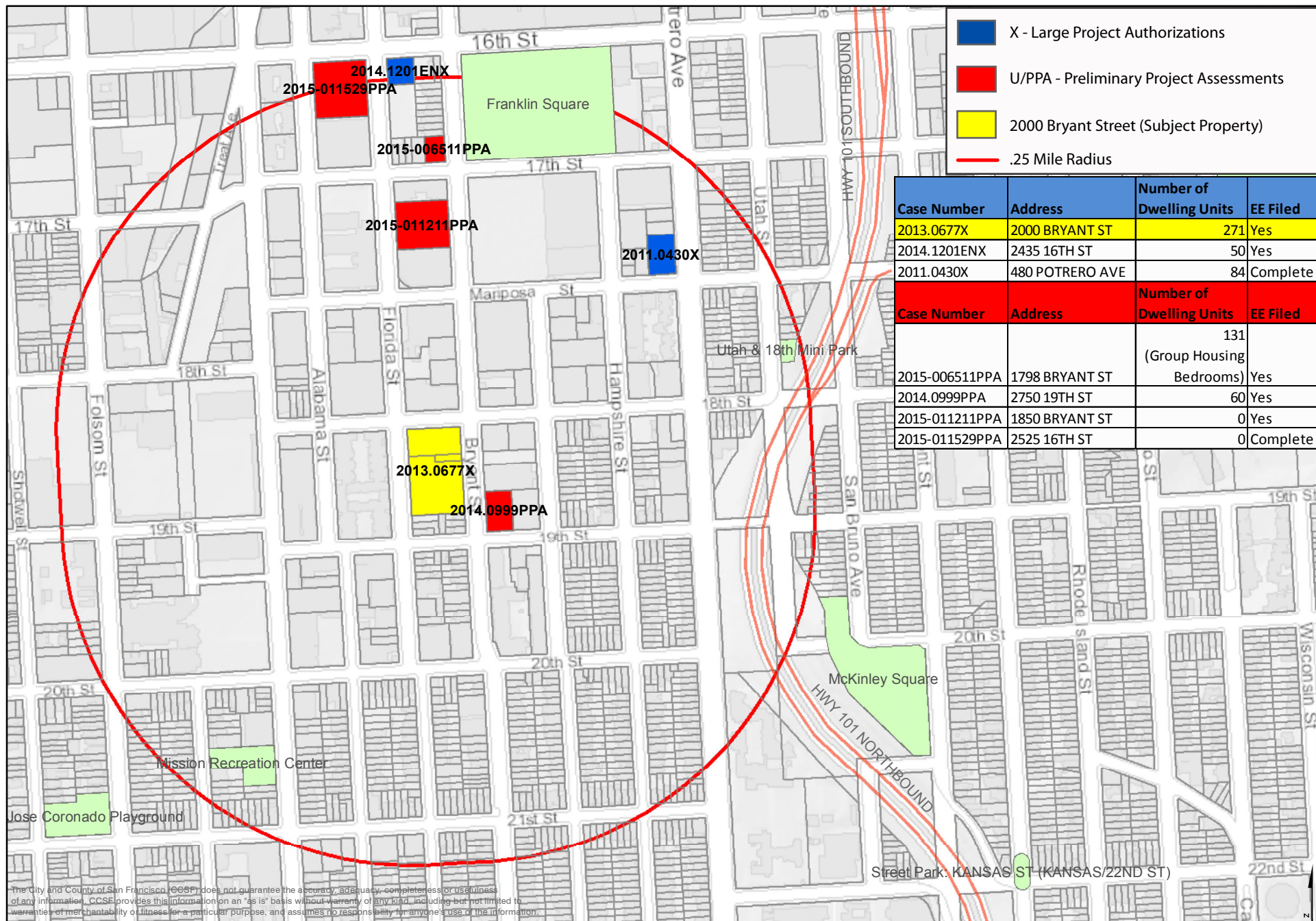
## Per Q4 2014 Planning Department Pipeline Report **Report**



Overlay of Projects Built and Pipeline on **UMU** land in Mission  
per Q4 2015 Planning Department Pipeline Report  
15% of UMU Land

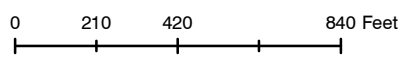


# Major Projects Within .25 Mile Radius of 2000 Bryant Street



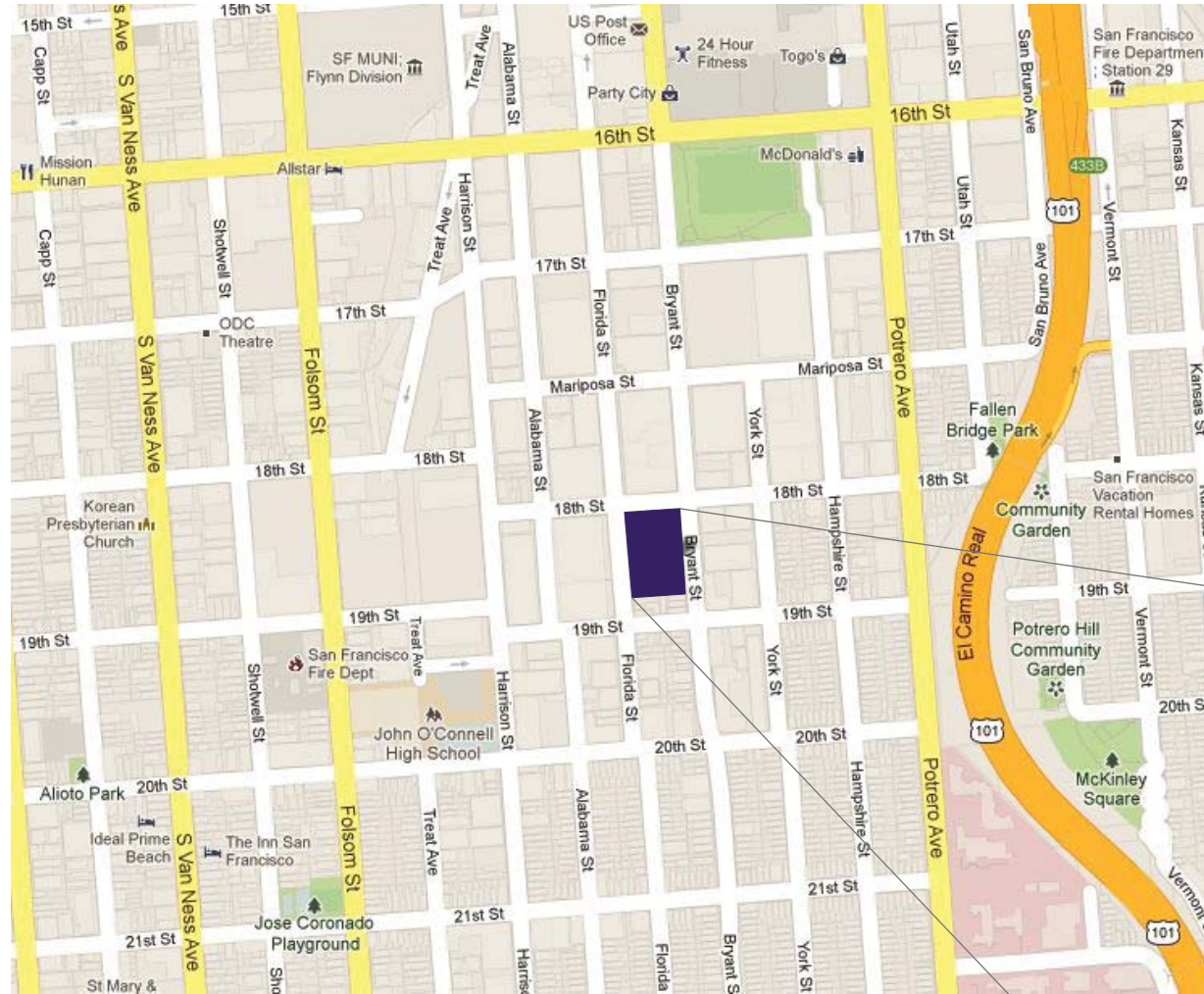
Case Number	Address	Number of Dwelling Units	EE Filed
2013.0677X	2000 BRYANT ST	271	Yes
2014.1201ENX	2435 16TH ST	50	Yes
2011.0430X	480 POTRERO AVE	84	Complete
Case Number	Address	Number of Dwelling Units	EE Filed
2015-006511PPA	1798 BRYANT ST	131 (Group Housing Bedrooms)	Yes
2014.0999PPA	2750 19TH ST	60	Yes
2015-011211PPA	1850 BRYANT ST	0	Yes
2015-011529PPA	2525 16TH ST	0	Complete

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# 2000-2070 BRYANT STREET

## MIXED-USE DEVELOPMENT PLANNING SUBMITTAL PACKAGE



### PROJECT DESCRIPTION

63.4% OF SITE: (1) SIX-STORY MULTIFAMILY, MARKET RATE BUILDING WITH NEIGHBORHOOD SERVING RETAIL, CAFE, TRADE/SHOP, AND FLEX-ACCESSORY USE APARTMENTS. THE BUILDING HAS PARKING FOR 85 CARS PROVIDED IN AN ENCLOSED GARAGE. 144 MIN. BICYCLE PARKING SPACES IN CLASS I & CLASS II BICYCLE PARKING FACILITIES. PROJECT IS 199 RENTAL UNITS WITH (3) BMR ON SITE.

36.6% OF SITE (BY REFERENCE): (1) EIGHT-STORY MULTI-FAMILY, AFFORDABLE (SUBSIDIZED) PROJECT WITH NEIGHBORHOOD SERVING ART SPACE. BUILDING HAS 121 MIN. BICYCLE PARKING SPACES IN CLASS I & CLASS II BICYCLE PARKING FACILITIES. PROJECT IS 136 AFFORDABLE RENTAL UNITS. PROJECT WOULD REQUIRE A STATE DENSITY BONUS FOR HEIGHT.

THE BUILDINGS ARE SEPARATED BY A PUBLICLY ACCESSIBLE ALLEY BETWEEN BRYANT AND FLORIDA STREET.



### PROJECT TEAM

#### OWNER:

NICK PODELL COMPANY  
22 BATTERY STREET, #404  
SAN FRANCISCO, CA 94111  
P: 415.296.8800  
CONTACT: LINSEY PERLOV

#### DESIGN CONSULTANT:

RICHARD BEARD ARCHITECTS, INC.  
2475 3RD STREET, STUDIO 252  
SAN FRANCISCO, CA 94107  
P: 415.458.2600  
CONTACT: RICHARD BEARD

#### PROJECT ARCHITECT:

BDE ARCHITECTURE  
950 HOWARD STREET  
SAN FRANCISCO, CA 94103  
P: 415.677.0966  
CONTACT: JON ENNIS

#### CIVIL:

LANGAN TREADWELL & ROLLO  
555 MONTGOMERY STREET, SUITE 1300  
SAN FRANCISCO 94111  
P: 415.955.5200  
CONTACT: PAMELA SALAS

#### LANDSCAPE:

LUTSKO ASSOCIATES  
2815 18TH STREET  
SAN FRANCISCO, CA 94110  
P: 415.920.2800  
CONTACT: RON LUTSKO

### REQUIRED APPROVALS

- LARGE PROJECT AUTHORIZATION
- CONDITIONAL USE APPLICATION:
  - REMOVAL OF (3) DWELLING UNITS
- COMMUNITY PLAN EXEMPTION FOR CEQA REVIEW





## MARKET RATE SITE ONLY

### PLANNING INFORMATION

**PROJECT LOCATION:** 2000-2070 BRYANT STREET  
SAN FRANCISCO, CA 94110

**PARCELS (BLOCK/LOT):** 4022/001  
4022/002  
4022/021

**PROJECT DESCRIPTION:** PRIVATELY FUNDED  
MIXED USE DEVELOPMENT  
199 RESIDENTIAL UNITS

**ZONING:** UMU  
MISSION AREA PLAN

**MAXIMUM BUILDING HEIGHT:** 68'-0"

**DENSITY:** 211.7 DU/AC

### BUILDING CODE INFORMATION

**OCCUPANCY GROUP:** R-2 OVER A-2/ M, S-2  
A3 (COMMON AMENITY, LANDSCAPED PODIUM)  
B (LEASING OFFICE)

**CONSTRUCTION TYPE:** TYPE IIIA OVER TYPE IA, SPRINKLERED PER NFPA 13

**NUMBER OF STORIES:** 5 OVER 1

**ACCESSIBILITY:** 100% OF UNITS SHALL BE ADAPTABLE,  
PER CBC 2013 CHAPTER 11A

ALL COMMON USE AREAS SHALL BE ACCESSIBLE  
PER CBC 2013 CHAPTER 11A

ALL PUBLIC AREAS SHALL BE ACCESSIBLE  
PER CBC 2013 CHAPTER 11B

**ENERGY CODE:** 2008 ENERGY CODE  
(SITE PERMIT SUBMITTED 5/15/2014)

ARTICLE 38 EXEMPT

### MODIFICATION REQUEST: NON-RESIDENTIAL CEILING HEIGHT: SECTION 145.1.c.4.A (REFER TO PAGE 25)

REQUIRED: NON-RESIDENTIAL GROUND FLOOR USES TO HAVE 17'-0" FLOOR TO FLOOR

PROVIDED: RETAIL SPACES B, C, D COMPLY WITH 1451.c.4.A. RETAIL SPACE "A" PROVIDES 15'-10" FLOOR TO FLOOR.

JUSTIFICATION: SITE GRADING DOES NOT ALLOW FOR A 17'-0" FLOOR TO FLOOR FOR "RETAIL A." "RETAIL A" WAS ADDED PER COMMUNITY REQUESTS TO HAVE MORE ART/RETAIL SPACE. THE ONLY WAY FOR "RETAIL A" TO COMPLY WOULD BE TO RAISE PODIUM (SECOND FLOOR) AN ADDITIONAL 14 INCHES. THIS IS NOT PRACTICAL FOR THE 199 UNITS ABOVE THE PODIUM THAT WOULD HAVE LOWERED CEILING. AN EXCEPTION IS SOUGHT FOR "RETAIL A" ONLY.

### MODIFICATION REQUEST: OFF STREET LOADING 152.1 & 152.2 (REFER TO PAGES 17)

REQUIRED: BUILDINGS WITH 200,000 - 500,000 REQUIRE (2) FRIEGHT LOADING SPACES. REATIL AREA EXCEEDING 10,000 SF REQUIRES A LOADING ZONE.

PROVIDED: (2) LOADING ZONES LOCATED IN ALLEY OFF OF FLORIDA, (2) YELLOW CURB ZONES @ 18TH & BRYANT, (1) WHITE CURB ZONE @ BRYANT.

JUSTIFICATION: PROJECT PROVIDES (2) FULLY COMPLIANT FREIGHT LOADING ZONES WITH (1) WHITE CURB AND (2) YELLOW CURB ZONES TO ELIMINATE NEED FOR ADDITIONAL LOADING ZONE.

### MODIFICATION REQUEST: REAR YARD: SECTION 134 (REFER TO PAGE 18)

REQUIRED: 25% OF PROPERTY MUST BE ALLOCATED TO A REAR YARD.

PROVIDED: THE MARKET RATE PROJECT SITE IS 41,200 SF. IN LIEU OF ONE REAR YARD THE PROJECT IS PROVIDING TWO CENTRAL COURTYARDS ORIENTED NORTH/SOUTH. THE TOTAL AREA OF THE TWO COURTYARDS IS 8,558 SF PROVIDING 20.8% "REAR YARD" (NOT INCLUDING MID BLOCK ALLEY EASEMENT).

JUSTIFICATION: THE SITE IS SPLIT BETWEEN AFFORDABLE AND MARKET RATE PROJECTS. IF THE (2) PROJECTS ARE COUNTED AS ONE SITE THE TOTAL OPEN SPACE FOR COURTYARDS AND MIDBLOCK ALLEY IS 17,662SF.  $17,662SF(\text{OPEN SPACE})/65,000SF(\text{SITE TOTAL})=27.1\%$  REAR YARD.

### MODIFICATION REQUEST: OPEN SPACE: SECTION 135 G) 2) (REFER TO PAGES 17, 18, 29)

REQUIRED: OPEN SPACE MUST BE AS WIDE AS IT IS TALL. A 45 DEGREE ANGLED LINE FROM THE BASE OF THE LOWEST FLOOR MUST NOT HIT OPPPSOITE WALL/ARCHITECTURAL STRUCTURE.

PROVIDED: THE PROJECT HAS (2) COURTYARDS ARRANGED ON SITE FOR MAXIMUM SUN EXPOSURE. BOTH COURTYARDS ARE RECTANGULAR IN SHAPE. THE WIDTH OF THE COURTYARDS DOES NOT COMPLY. THE DEPTH OF BOTH COURTYARDS EXCEEDS THE MINIMUM REQUIRED WIDTH.

JUSTIFICATION: DUE TO THE ELONGATED SHAPE AND ORIENTATION FOR MAXIMUM SUN EXPOSURE, THE PROJECT IS PROPOSING A PORTION OF ITS REQUIRED OPEN SPACE AS NON-COMPLIANT. REFER TO SHEET 3 FOR TOTAL REQUIRED OPEN SPACE AND THE AMOUNT PROVIDED. THE PROJECT IS PROPOSING A 7,162 SF ROOF TERRACE FOR THE REMAINING OPEN SPACE FOR THE PROJECT.

### MODIFICATION REQUEST: HORIZONTAL MASS REDUCTION 270.1 (REFER TO PAGE 28)

REQUIRED: BUILDINGS WITH MORE THAN 200 FEET OF CONTINUOUS STREET FRONTAGE SHALL PROVIDE A HORIZOTNAL MASS BREAK IN THE BUILDING; STARTING AT THE 3RD FLOOR OR 25 FEET, 30 FEET WIDE AND 60 FEET DEEP.

PROVIDED: 25 FOOT WIDE MID BLOCK ALLEY FROM BRYANT STREET TO FLORIDA STREET. MARKET RATE SITE STREET FRONTAGE IS 205'-0" ON BRYANT AND FLORIDA.

JUSTIFICATION: THE SITE IS DIVIDED INTO TWO PROJECTS/SITES AND PROVIDING MAXIMUM DENSITY. THE MID BLOCK ALLEY (WHICH EXCEEDS THE MASS REDUCTION VOLUME REQUIREMENT) IS THE PROJECT'S PROPOSED "MASS BREAK"

### MODIFICATION REQUEST: FLEX UNIT SECTION: 803.3 (b)(1)(c) (REFER TO PAGES 17, 26)

REQUIRED: GROUND FLOOR DWELLING UNITS MAY HAVE AN ACCESSORY USE.

PROVIDED: APPROXIMATELY 126 LINEAR FEET ALONG BRYANT STREET OF STOREFRONT WINDOWS CONTAINING 6 ON GRADE UNITS.

JUSTIFICATION: THE SITE HAS HISTORICALLY BEEN USED FOR ART AND FABRICATION TRADES. THE FLEX UNITS ARE INTENDED FOR ARTISTS AND TRADESMAN TO LIVE AND WORK/DEVELOP/CREATE TO REINSTATE THE NEIGHBORHOOD AS AN ARTISTS' COMMUNITY.



CONSTRUCTION TYPE:			TYPE III OVER TYPE I									
FLOORS:			5 WOOD OVER 1 CONCRETE									
UNIT TYPE	UNIT	DESCR	Unit Rentable SF	Floor Levels						Unit Total	%	Rentable Area by Type
				1ST	2ND	3RD	4TH	5TH	6TH			
STUDIO	A1.01	STUDIO	486	0	2	0	0	0	0	2		972
	A2.01	STUDIO	498	0	1	1	1	1	1	5		2,490
	A3.01	STUDIO	398	0	1	1	1	1	1	5		1,990
	A3.02	STUDIO	402	0	2	2	2	2	2	10		4,020
	A4.01	STUDIO	385	0	1	0	0	0	0	1		385
	A4.02	STUDIO	418	0	0	1	1	1	1	4		1,672
										27	9.9%	
FLEX UNIT	B1.01	FLEX UNIT	727	6	0	0	0	0	0	6		4,362
										6	2.2%	
1 BEDROOM	B2.01	ONE BEDROOM	604	0	0	2	2	2	2	8		4,832
	B2.02	ONE BEDROOM	569	0	2	0	0	0	0	2		1,138
	B3.01	ONE BEDROOM	489	0	1	0	0	0	0	1		489
	B3.02	ONE BEDROOM	619	0	0	1	1	1	1	4		2,476
	B3.03	ONE BEDROOM	467	0	1	0	0	0	0	1		467
	B3.04	ONE BEDROOM	599	0	0	1	1	1	1	4		2,396
	B4.01	ONE BEDROOM	406	0	1	0	0	0	0	1		406
	B4.02	ONE BEDROOM	435	0	0	1	1	1	1	4		1,740
	B5.01	ONE BEDROOM	613	0	2	2	2	2	2	10		6,130
	B6.01	ONE BEDROOM	535	0	0	2	2	2	2	8		4,280
	B7.01	ONE BEDROOM	581	0	1	1	1	1	1	5		2,905
	B8.01	ONE BEDROOM	520	0	3	0	0	0	0	3		1,560
	B8.02	ONE BEDROOM	549	0	0	3	3	3	3	12		6,588
	B9.01	ONE BEDROOM	424	0	11	0	0	0	0	11		4,664
	B9.02	ONE BEDROOM	454	0	0	11	11	11	11	44		19,976
B9.03	ONE BEDROOM	424	0	2	2	2	2	2	10		4,240	
										128	46.7%	
2 BEDROOM	C1.01	TWO BEDROOM	862	0	0	2	0	0	0	2		1,724
	C1.02	TWO BEDROOM	919	0	2	2	2	2	2	10		9,190
	C1.04	TWO BEDROOM	890	0	2	0	0	0	0	2		1,780
	C1.05	TWO BEDROOM	931	0	0	0	2	2	2	6		5,586
	C1.06	TWO BEDROOM	862	0	1	1	1	1	1	5		4,310
	C2.01	TWO BEDROOM	850	0	0	2	0	0	0	2		1,700
	C2.04	TWO BEDROOM	879	0	2	0	0	0	0	2		1,758
	C2.05	TWO BEDROOM	919	0	0	0	2	2	2	6		5,514
	C2.06	TWO BEDROOM	850	0	1	1	1	1	1	5		4,250
	C2.08	TWO BEDROOM	919	0	0	0	1	1	1	3		2,757
	C2.09	TWO BEDROOM	850	0	0	1	0	0	0	1		850
	C2.10	TWO BEDROOM	879	0	1	0	0	0	0	1		879
	C3.01	TWO BEDROOM	887	0	2	2	2	2	2	10		8,870
	C4.01	TWO BEDROOM	955	0	1	1	1	1	1	5		4,775
	C5.01	TWO BEDROOM	1,089	3	0	0	0	0	0	3		3,267
	C6.01	TWO BEDROOM	888	0	2	0	0	0	0	2		1,776
	C6.02	TWO BEDROOM	857	0	0	2	0	0	0	2		1,714
	C6.03	TWO BEDROOM	928	0	0	0	2	2	2	6		5,568
	C8.01	TWO BEDROOM	1,107	0	1	0	0	0	0	1		1,107
	C8.02	TWO BEDROOM	1,078	0	0	1	0	0	0	1		1,078
	C8.03	TWO BEDROOM	1,147	0	0	0	1	1	1	3		3,441
	C8.04	TWO BEDROOM	1,078	0	1	1	1	1	1	5		5,390
	C9.01	TWO BEDROOM	908	0	1	1	1	1	1	5		4,540
	C11.01	TWO BEDROOM	814	0	4	0	0	0	0	4		3,256
	C11.02	TWO BEDROOM	868	0	0	4	4	4	4	16		13,888
C11.03	TWO BEDROOM	814	0	1	1	1	1	1	5		4,070	
										113	41.2%	
<b>TOTAL UNITS</b>			669	9	53	53	53	53	53	274	100%	183,216

Rentable Residential by floor (not incl. decks)	7,629	34,071	34,962	35,518	35,518	35,518	183,216
Gross Residential (lobby, corridors, stairs, etc...) (not incl. decks)	7,787	10,123	9,990	9,990	9,990	9,990	57,870
Retail Total (Including Restroom)	5,140	-	-	-	-	-	5,140
Amenity Spaces (Interior Only)	2,478	-	-	-	-	-	2,478
Leasing	538	-	-	-	-	-	538
Garage (Incl. storage, utilities, ...)	37,139	-	-	-	-	-	37,139
<b>Total Gross</b>	60,711	44,194	44,952	45,508	45,508	45,508	286,381

PARKING		FIRST FLOOR 153 *	
		CAR SHARE	2
		ADA	5
<b>Total</b>	<b>160</b>	ratio	0.58
ALLOWED	211		

\* Parking is regular parking stalls, 2 High Klaus Parking Stackers

BIKE PARKING		CLASS 1 (RESIDENTIAL) BIKE PARKING REQUIRED	
		1 : 1 STALLS FOR 1ST 100 UNITS	100
		1 : 4 STALLS FOR 175 UNITS	44
		1 STALL FOR RETAIL	1
<b>Total</b>	<b>145</b>		
		CLASS 2 (SIDEWALK) BIKE PARKING REQUIRED	
		1 : 20 STALLS FOR UNITS	14
		2 FOR RETAIL	2
<b>Total</b>	<b>16</b>		
		CLASS 1 (RESIDENTIAL) BIKE PARKING PROVIDED	
		BIKE ROOM 1	152
		BIKE ROOM 2	68
		BIKE ROOM 3	28
<b>Total</b>	<b>248</b>		
		CLASS 2 (SIDEWALK) BIKE PARKING PROVIDED	
		1 : 20 STALLS FOR UNITS	19
		2 FOR RETAIL	7
<b>Total</b>	<b>26</b>		
<b>PROVIDED TOTAL 274</b>			

**OPEN SPACE\*** For each rentable unit 80 sq ft of private open space is required.  
When private open space is not provided, the 80 sq ft may be common open space  
Example: 1Rental Unit/Private OS x 80 sq ft/Private OS = 80 sq ft Common OS  
When private open space is provided for a unit but the required 80 sq ft is not met,  
the remaining open space must be provided as common open space  
Example: 80 sq ft [1Rental Unit/Private OS x 60 sq ft/Private OS]= 20 sq ft Common OS  
When a rental unit's private open space exceeds the required 80 sq ft,  
the excess area can not be counted towards units that do not meet the required 80 sq ft

REQUIRED OPEN SPACE		ALL OPEN SPACE	
274 DU	80 SF/DU	=	274 X 80 21,920
STREET LEVEL	7DU x 96 sq ft/DU =		
PODIUM PATIOS	0DU x 80 sq ft/DU =		
MASS BREAK			1,536
WEST COURT			7,788
EAST COURT			7,476
SOUTH COURT			4,108
ROOF TERRACE			5,169
Total			26,077

DU= Deck Units  
OS= Open space  
\* All calculations for open space per Section 843.11  
\*\*Stoop Units have 106 sq ft OS w/ 80 sq ft each counted towards OS

<b>MARKET-RATE SITE AREA: 41,200 SF</b>
<b>AFFORDABLE SITE AREA: 23,800 SF</b>
<b>COMBINED SITE AREA: 65,000 SF</b>



# COMBINED SITE STATISTICS - PRIOR

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL, AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

CONSTRUCTION TYPE:			TYPE IIIA OVER TYPE IA									
FLOORS:			5 WOOD OVER 1 CONCRETE									
UNIT TYPE			Unit Rentable SF	Floor Levels						Unit Total	Rentable Area by Type	
				1ST	2ND	3RD	4TH	5TH	6TH			
STUDIO	A1.1	NRTHWST CORNER	494	0	1	1	1	1	1	5	2,470	
	A2.1	STHWST CORNER	450	0	1	1	1	1	1	5	2,250	
	A3.3		402	0	4	4	4	4	4	20	8,040	
										0	0	
										30	15.1%	
1 BEDROOM	B1.1	STOOP	530	4	0	0	0	0	0	4	2,120	
	B2.1		626	0	1	1	1	1	1	5	3,130	
	B2.2		620	0	2	2	2	2	2	10	6,200	
	B3.1		466	0	2	0	0	0	0	2	932	
	B3.2		595	0	0	1	1	1	1	4	2,380	
	B3.3		503	0	0	1	1	1	1	4	2,012	
	B4.1		406	0	6	1	1	1	1	10	4,060	
	B4.2		434	0	0	5	5	5	5	20	8,680	
	B5.1		596	0	1	1	1	1	1	5	2,980	
	B6.1		638	0	1	1	1	1	1	5	3,190	
	B8.1		520	0	3	0	0	0	0	3	1,560	
B8.2		549	0	0	3	3	3	3	12	6,588		
										0	0	
										4	3,152	
										1	721	
										89	44.7%	
2 BEDROOM	C1.1		862	0	2	0	0	0	0	2	1,724	
	C1.2		919	0	0	2	2	2	2	8	7,352	
	C1.6		862	0	4	4	4	4	4	20	17,240	
	C3.1		906	0	4	4	4	4	4	20	18,120	
	C4.1		868	0	1	1	1	1	1	5	4,340	
	C8.1		1,048	0	2	1	1	1	1	6	6,288	
	C8.2		1,197	0	0	1	1	1	1	4	4,788	
	C11.3		814	0	3	3	3	3	3	15	12,210	
											80	40.2%
<b>TOTAL UNITS</b>			666	9	38	38	38	38	38	199	100%	132,527

Rentable Residential by floor (not incl. decks)	5,993	24,782	25,438	25,438	25,438	25,438	132,527
Gross Residential (lobby, corridors, stairs, etc...) (not incl. decks)	5,718	7,380	7,380	7,380	7,380	7,380	42,618
Retail Total (Including auxiliary)	7,007	-	-	-	-	-	7,007
PDR Space	3,938	-	-	-	-	-	3,938
Amenity Spaces (Interior Only)	5,572	-	-	-	-	-	5,572
Leasing (Counted as Amenity)	-	-	-	-	-	-	0
Garage (Incl. storage, utilities, ...)	11,994	-	-	-	-	-	11,994
<b>Total Gross</b>	40,222	32,162	32,818	32,818	32,818	32,818	203,656

PARKING	FIRST FLOOR	82 *
	CAR SHARE	1 *
	ADA	2
	<b>Total</b>	<b>85</b>
	ratio	0.43
	ALLOWED	TBD
	* Parking is 2 & 3 High Klaus Parking Stackers	

BIKE PARKING	CLASS 1 (RESIDENTIAL) BIKE PARKING REQUIRED
	1 : 1 STALLS FOR 1ST 100 UNITS 100
	1 : 4 STALLS FOR 99 UNITS 25
	2 STALL FOR PDR 2
	1 STALL FOR RETAIL 1
	<b>Total 128</b>
	CLASS 2 (SIDEWALK) BIKE PARKING REQUIRED
	1 : 20 STALLS FOR UNITS 10
	2 FOR PDR 2
	6 FOR RETAIL 6
	<b>Total 18</b>

**OPEN SPACE\*** For each rentable unit 80 sq ft of private open space is required.  
 When private open space is not provided, the 80 sq ft may be common open space  
 Example 1Rental Unit/Private OS x 80 sq ft/Private OS = 80 sq ft Common OS  
 When private open space is provided for a unit but the required 80 sq ft is not met, the remaining open space must be provided as common open space  
 Example 80 sq ft [1Rental Unit/Private OS x 60 sq ft/Private OS]= 20 sq ft Common OS  
 When a rental unit's private open space exceeds the required 80 sq ft, the excess area can not be counted towards units that do not meet the required 80 sq ft

REQUIRED OPEN SPACE  
 199 DU                      80 SF/DU       =       199 X 80    15,920

ALL OPEN SPACE	
STREET LEVEL	
PODIUM PATIOS	0DU x 80 sq ft/DU =
ALLEY	200
WEST COURTYARD	4,279 **
EAST COURTYARD	4,279 **
ROOF TERRACE	15,920
Total	24,678

DU= Deck Units  
 OS= Open space  
 \* All calculations for open space per Section 843.11  
 \*\*East and West Courtyards are non-complying open space per Section 135

**MARKET-RATE SITE AREA: 41,200 SF**  
**AFFORDABLE SITE AREA: 23,800 SF**  
**COMBINED SITE AREA: 65,000 SF**

CONSTRUCTION TYPE:			TBD												
FLOORS:			8 FLOORS												
UNIT TYPE	Unit	Rentable SF	Floor Levels								Unit Total	Rentable Area by Type			
			1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH					
STUDIO	A1.1	SMALL	480	0	2	2	2	2	2	2	2	2	14	6,720	
	A1.2	LARGE	557	0	2	2	2	2	2	2	2	2	14	7,798	
	A3.1	ALLEY	393	0	1	1	1	1	1	1	1	1	7	2,751	
												35	25.7%		
1 BEDROOM	B1.1	GROUND	596	4	0	0	0	0	0	0	0	0	4	2,384	
	B2.1	CRTYARD ACCESS	675	0	1	0	0	0	0	0	0	0	1	675	
	B3.1	SM GROUND	568	1	0	0	0	0	0	0	0	0	1	568	
	B9.1	STD 1	545	0	4	2	2	2	2	2	2	2	16	8,720	
	B9.2	STD 1 W/ BAY	454	0	0	4	4	4	4	4	4	4	24	10,896	
												46	33.8%		
2 BEDROOM	C1.1	NO BAY WHT BLDG	927	0	2	2	2	2	2	2	2	2	14	12,978	
	C2.1	SMALL C1 NO BAY	807	0	1	0	0	0	0	0	0	0	1	807	
	C2.2	STREET W/ BAY	854	0	0	1	1	1	1	1	1	1	6	5,124	
	C3.1	OUTSIDE CORNER	1,042	0	2	0	0	0	0	0	0	0	2	2,084	
	C3.2	OUTSD CRNR W/ BAY	928	0	0	2	2	2	2	2	2	2	12	11,136	
	C4.1	INSIDE CORNER	1,008	0	0	1	1	1	1	1	1	1	6	6,048	
C5.1	TRASH RM ADJ	700	0	1	1	1	1	1	1	1	1	7	4,900		
												48	35.3%	0	
3 BEDROOM	D1.1	3BED/2BATH	951	0	1	1	1	1	1	1	1	1	7	6,657	
												7	5.1%		
<b>TOTAL UNITS</b>			664	5	17	19	19	19	19	19	19	19	136	100%	90,246

**Rentable Residential by floor** (not incl. decks)

2,952	11,718	12,596	12,596	12,596	12,596	12,596	12,596	12,596	12,596	90,246
-------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------

**Gross Residential** (lobby, corridors, stairs, etc...) (not incl. decks)

4,852	2,935	2,935	2,935	2,935	2,935	2,935	2,935	2,935	2,935	25,397
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**Retail Total** (Including Restroom)

0	0	0	0	0	0	0	0	0	0	0
---	---	---	---	---	---	---	---	---	---	---

**ART Space**

6,947	0	0	0	0	0	0	0	0	0	6,947
-------	---	---	---	---	---	---	---	---	---	-------

**Amenity Spaces** (Interior Only)

428	1,146	0	0	0	0	0	0	0	0	1,574
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**Leasing**

1,590	0	0	0	0	0	0	0	0	0	1,590
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**Garage** (Incl. storage, utilities, ...)

2,229	0	0	0	0	0	0	0	0	0	2,229
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**Total Gross**

18,998	15,799	15,531	15,531	15,531	15,531	15,531	15,531	15,531	15,531	127,983
--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	---------

PARKING	FIRST FLOOR	0 *
	CAR SHARE	3 *
	ADA	0
	<b>Total</b>	<b>3</b>
	ratio	0.02
	ALLOWED	TBD
	* One Car Share to be ADA Stall	

BIKE PARKING	CLASS 1 (RESIDENTIAL) BIKE PARKING REQUIRED	
	ART SPACE	2
	1 : 1 STALLS FOR 1ST 100 UNITS	100
	1 : 4 STALLS FOR 36 UNITS	9
	<b>Total</b>	<b>111</b>
	CLASS 2 (SIDEWALK) BIKE PARKING REQUIRED	
	ART SPACE	3
	1 : 20 STALLS FOR UNITS	7
	<b>Total</b>	<b>10</b>

**OPEN SPACE\*** For each rentable unit 80 sq ft of private open space is required.  
 When private open space is not provided, the 80 sq ft may be common open space  
 Example 1 Rental Unit/Private OS x 80 sq ft/Private OS = 80 sq ft Common OS  
 When private open space is provided for a unit but the required 80 sq ft is not met, the remaining open space must be provided as common open space  
 Example 80 sq ft [1 Rental Unit/Private OS x 60 sq ft/Private OS]= 20 sq ft Common OS  
 When a rental unit's private open space exceeds the required 80 sq ft, the excess area can not be counted towards units that do not meet the required 80 sq ft

REQUIRED OPEN SPACE  
 136 DU      80 SF/DU      =      136 X 80      10,880

STREET LEVEL		7DU x 96 sq ft/DU =	ALL OPEN SPACE
PODIUM PATIOS		0DU x 80 sq ft/DU =	
ALLEY			4,800
COURTYARD			3,104
ROOF TERRACE			2,976 **
<b>Total</b>			<b>10,880</b>

DU= Deck Units  
 OS= Open space  
 \* All calculations for open space per Section 843.11  
 \*\*Minimum Roof Deck Size for Open Space Requirement

**MARKET-RATE SITE AREA: 41,200 SF**  
**AFFORDABLE SITE AREA: 23,800 SF**  
**COMBINED SITE AREA: 65,000 SF**



**AFFORDABLE SITE STATISTICS - CURRENT**

**2050 Bryant Street Development:**

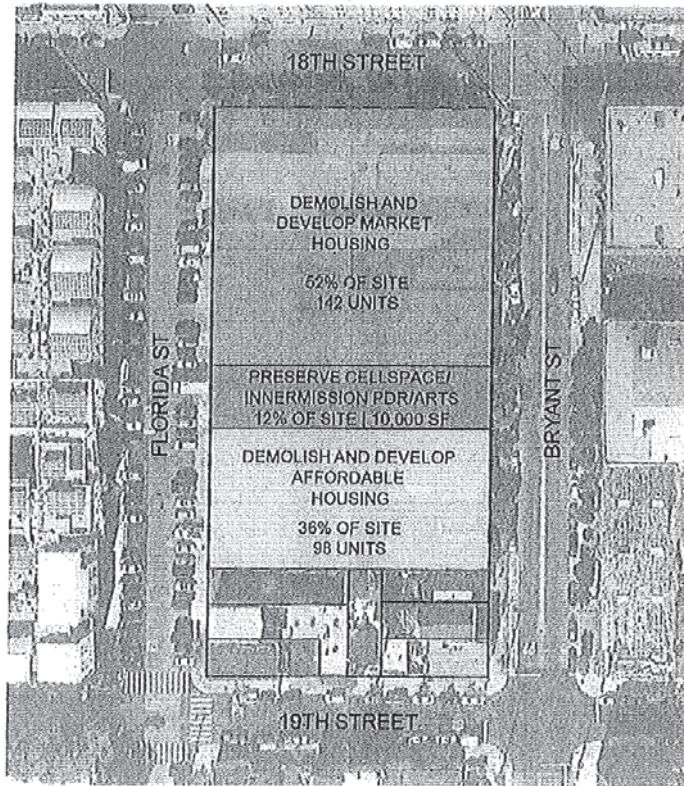
**The Podell Company's Luxury Housing Proposal  
Versus A Genuine Community Building Alternative**

Podell Company Proposal:

274 Total Housing Units  
230 Market Rate Units  
44 (16%) Affordable Housing Units (Within Project)  
10,000 sq ft Cell Space PDR/Arts Complete Demolition and Displacement

Community Building Alternative:

240 Total Housing Units  
142 Market Rate Units  
98 (41%) Affordable Housing Units (Site Dedication to City at Reduced Price)  
10,000 sq ft Cell Space PDR/Arts Preserved (Donation to Nonprofit Trust)



Draft June 3



	PRIOR PLAN	CURRENT PLAN	DIFFERENCE
UNIT #	274	335	+61 UNITS TOTAL
MARKET RATE UNITS	227	196	-31 MARKET RATE UNITS
AFFORDABLE UNITS	47	139	+92 AFFORDABLE UNITS
% AFFORDABLE	17%	41%	+24% AFFORDABLE

-AFFORDABLE UNITS ARE ON SITE (AFFORDABLE AND MARKET-RATE COMBINED)  
 -AFFORDABLE UNITS INCLUDE (3) BMR UNITS ON MARKET RATE SITE

	COMMUNITY PLAN (6/15)	CURRENT PLAN	DIFFERENCE
UNIT #	274	335	+61 UNITS TOTAL
MARKET RATE UNITS	142	196	+54 MARKET RATE UNITS
AFFORDABLE UNITS	98	139	+41 AFFORDABLE UNITS
% AFFORDABLE	41%	41%	% MATCH AFFORDABLE

-AFFORDABLE UNITS ARE ON SITE (AFFORDABLE AND MARKET-RATE COMBINED)  
 -AFFORDABLE UNITS INCLUDE (3) BMR UNITS ON MARKET RATE SITE



1645 PACIFIC IN RUSSIAN HILL

2000-2070 BRYANT STREET AIMS TO ACHIEVE AN EQUAL QUALITY OF DESIGN AS NICK PODELL COMPANY'S LATEST PROJECT RECENTLY COMPLETED IN RUSSIAN HILL.

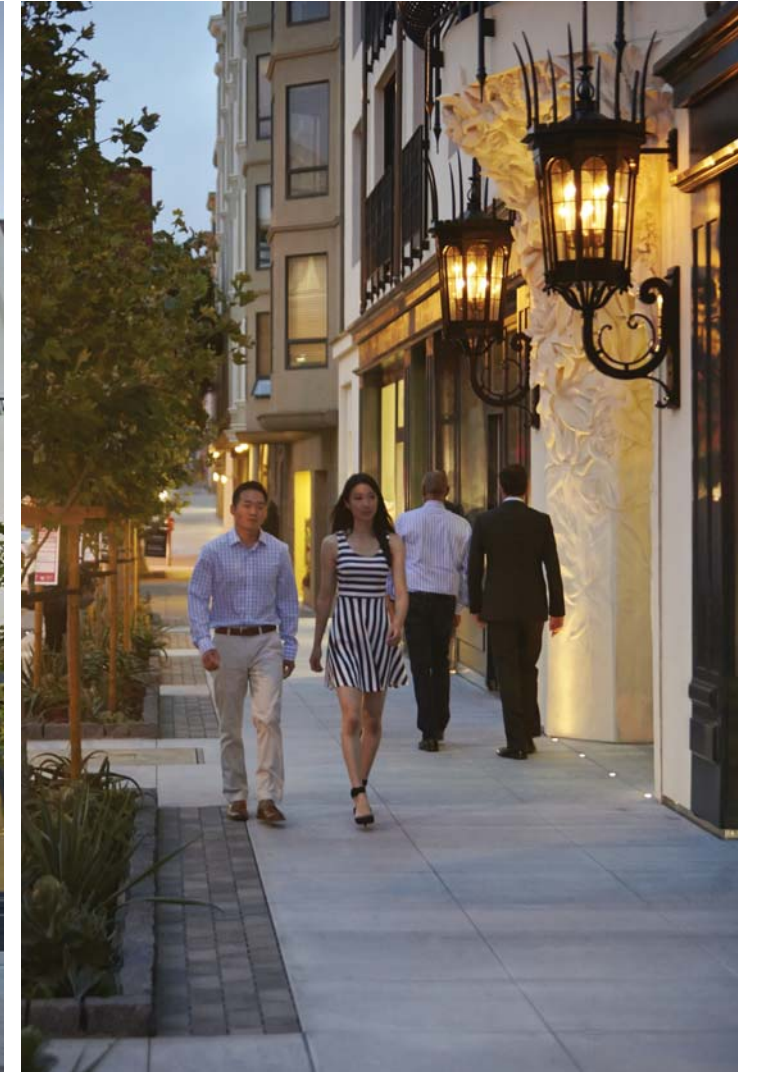
**ARCHITECTURE**

- NEW CONSTRUCTION AND MATERIALS
- HISTORICAL DESIGN AND DETAILING



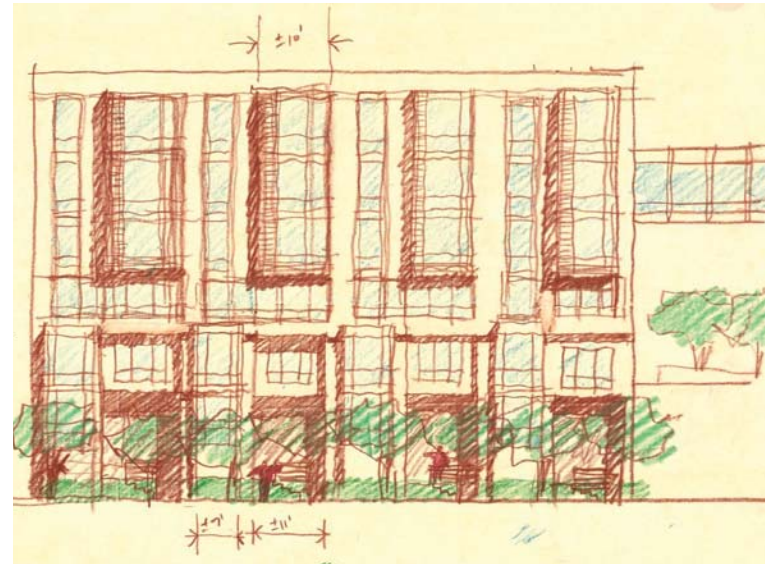
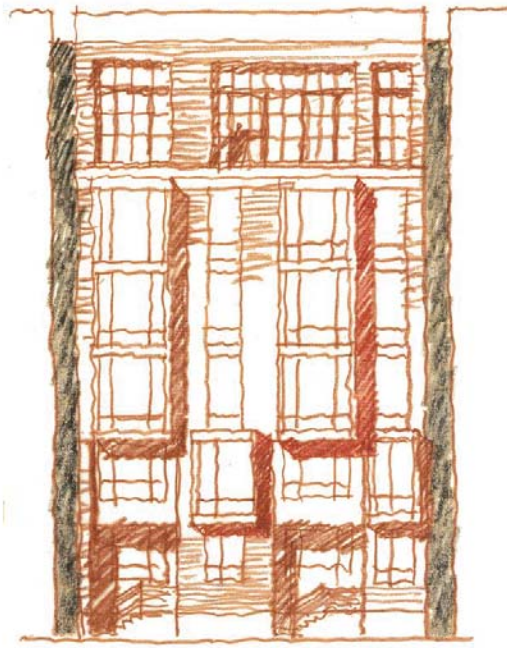
**QUALITY**

- MATERIALS
- FINISHES
- DESIGN



**PEDESTRIAN EXPERIENCE**

- FINE GRAIN
- LUSH LANDSCAPING
- LIGHTING
- RETAIL STOREFRONT
- RESIDENTIAL STOOP UNITS



1/2014 (2)

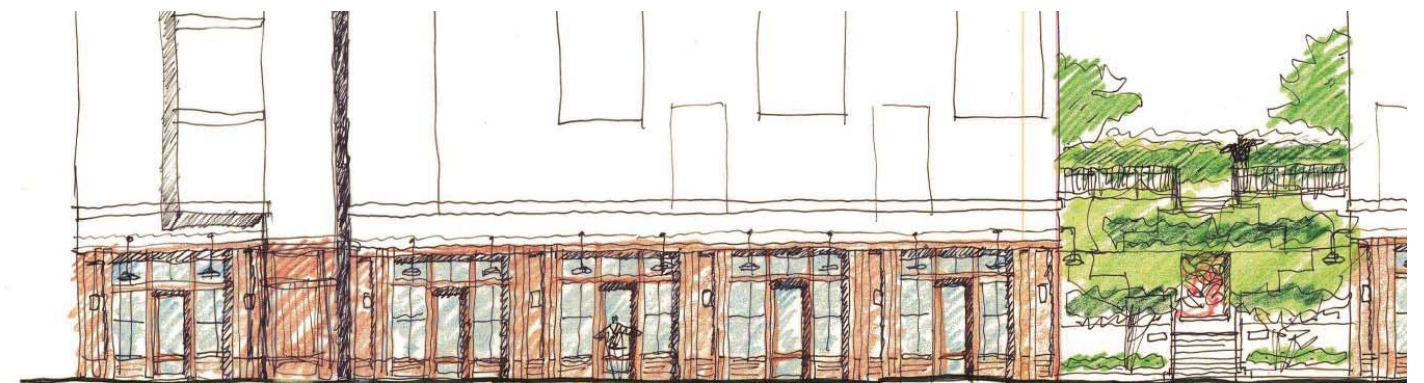


12/2013 (1)

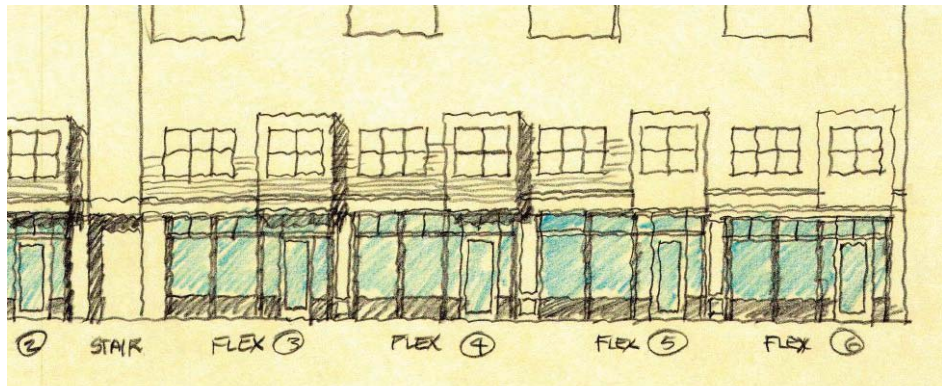


FOR THE LAST 30+ MONTHS NICK PODELL COMPANY AND THE DESIGN TEAM HAVE WORKED WITH PLANNING AT THE STAFF LEVEL TO DEVELOP THE CURRENT DESIGN.

THE PROJECT HAS GONE THROUGH MANY DESIGN ITERATIONS AND CONSIDERATIONS INCLUDING CURRENT AND HISTORICAL INFLUENCES OF THE NEIGHBORHOOD TO ARRIVE AT THE CURRENT DESIGN.







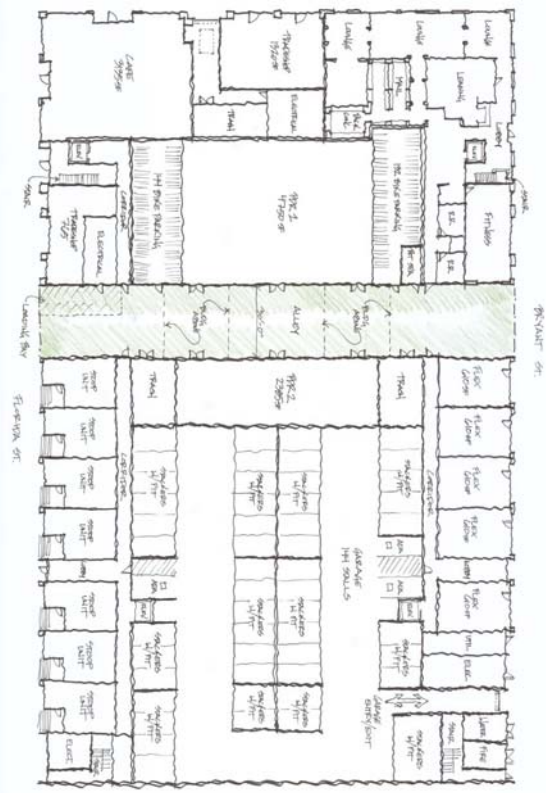
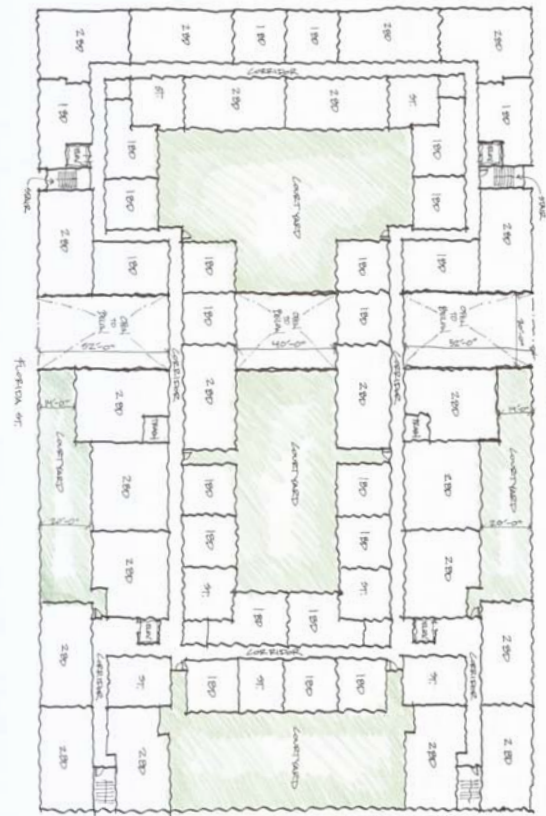
3/2015 (5)



12/2014 (4)



3/2014 (3)



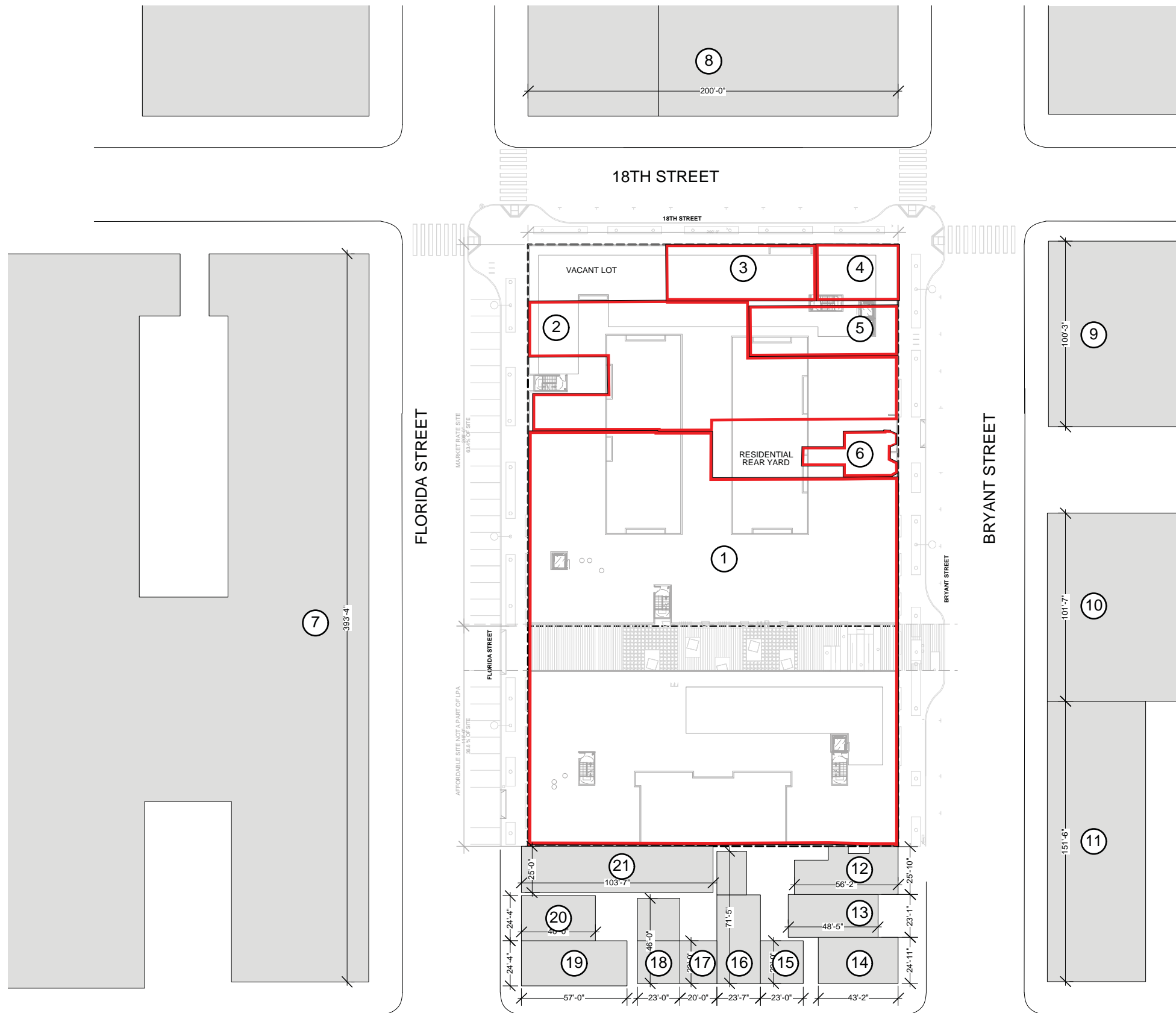
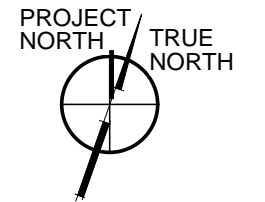
8/2015 (6)



## GENERAL NOTES

A. REFER TO SITE SURVEY FOR EXISTING:

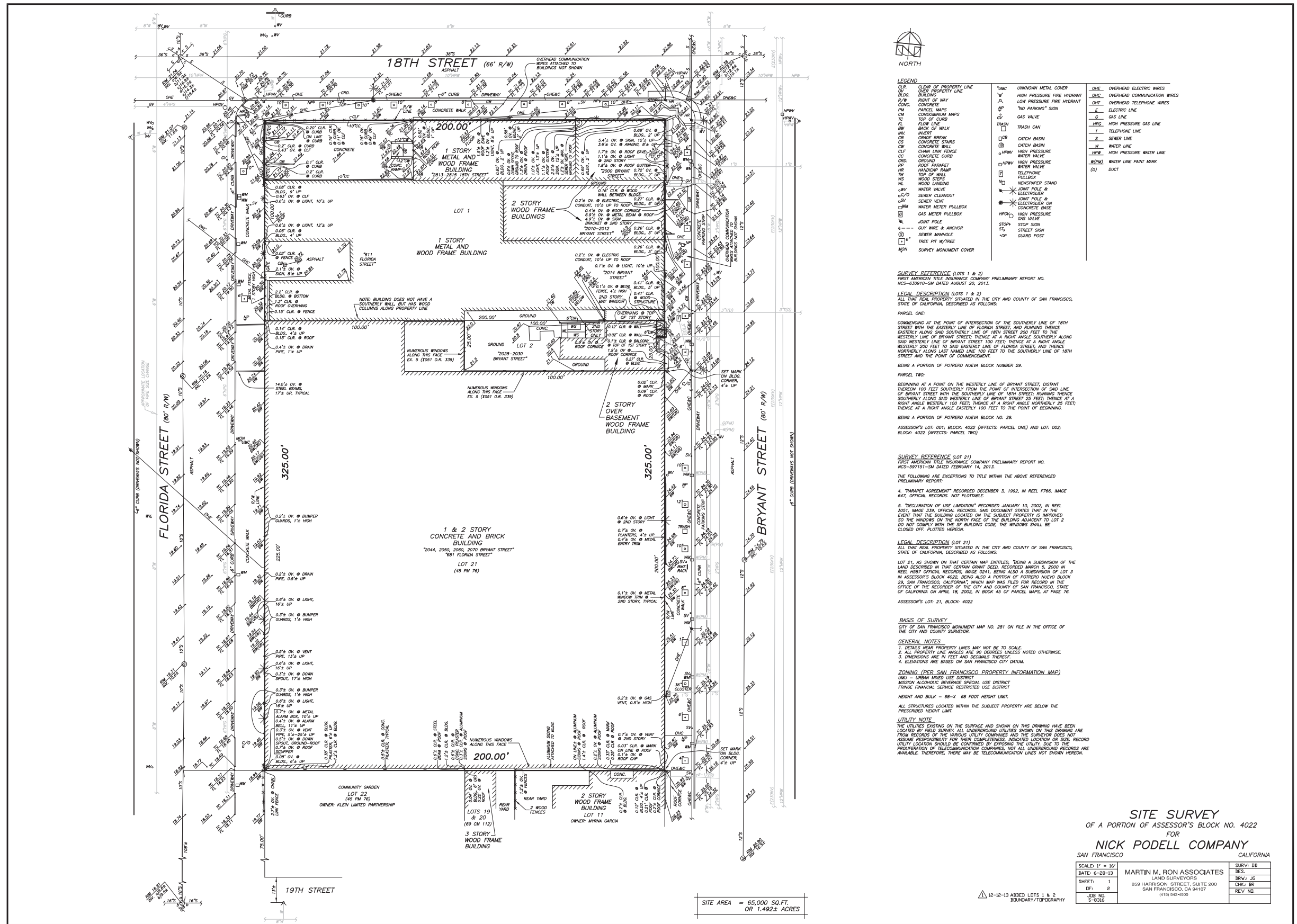
- CURB CUTS
- CURB LINES
- SITE AND VICINTY GRADING
- ADJACENT PROPERTY LINES
- EXISTING UTILITIES

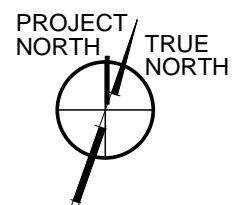
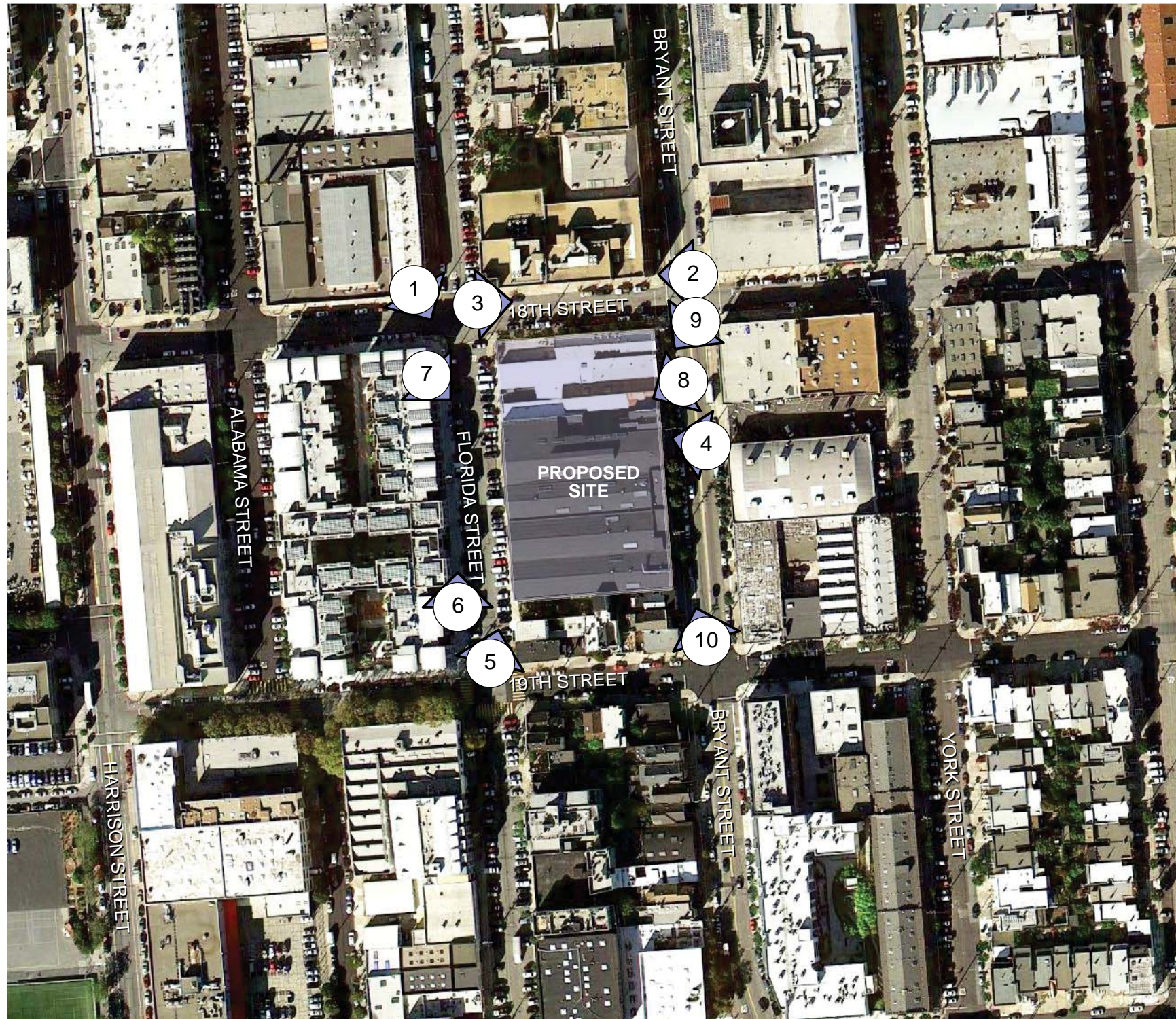


## SHEET NOTES

	DESCRIPTION	AREA	HEIGHT	STORIES
ON SITE	① (DEMO) WAREHOUSE-ARTS/ LIGHT INDUSTRIAL	50,000SF	26'	1-2
	② (DEMO) WAREHOUSE/ AUTOMOTIVE REPAIR	6,160SF	22'	1-2
	③ (DEMO) OFFICE	3,540SF	22'	2
	④ (DEMO) RESTAURANT/ VACANT RESIDENTIAL UNIT	(1,440SF) (1,200SF)	26'	2
	⑤ (DEMO) ARTS USE	4,480SF	23'	2
	⑥ (DEMO) VACANT 2 UNIT RESIDENTIAL	1,870SF	27'	2
OFF SITE	⑦ MULTI FAMILY	OFFSITE	50'	4
	⑧ MIXED USE	OFFSITE	40'-60'	3-4
	⑨ COMMERCIAL	OFFSITE	25'	2
	⑩ COMMERCIAL	OFFSITE	28'	2
	⑪ COMMERCIAL	OFFSITE	22'	1
	⑫ MULTI FAMILY	OFFSITE	24'	2
	⑬ MULTI FAMILY	OFFSITE	30'	2
	⑭ MULTI FAMILY	OFFSITE	26'	2
	⑮ GARAGE	OFFSITE	14'	1
	⑯ MULTI FAMILY	OFFSITE	32'	3
	⑰ RESTAURANT	OFFSITE	13'	1
	⑱ GARAGE	OFFSITE	10'	1
	⑲ MULTI FAMILY	OFFSITE	18'	2
	⑳ SINGLE FAMILY	OFFSITE	22'	2
	㉑ FUTURE RESIDENTIAL	OFFSITE	55'	5







PLOT PLAN: N.T.S.





BRYANT STREET: VIEW NORTH TOWARDS 18TH STREET



18TH STREET: VIEW WEST DOWN 18TH



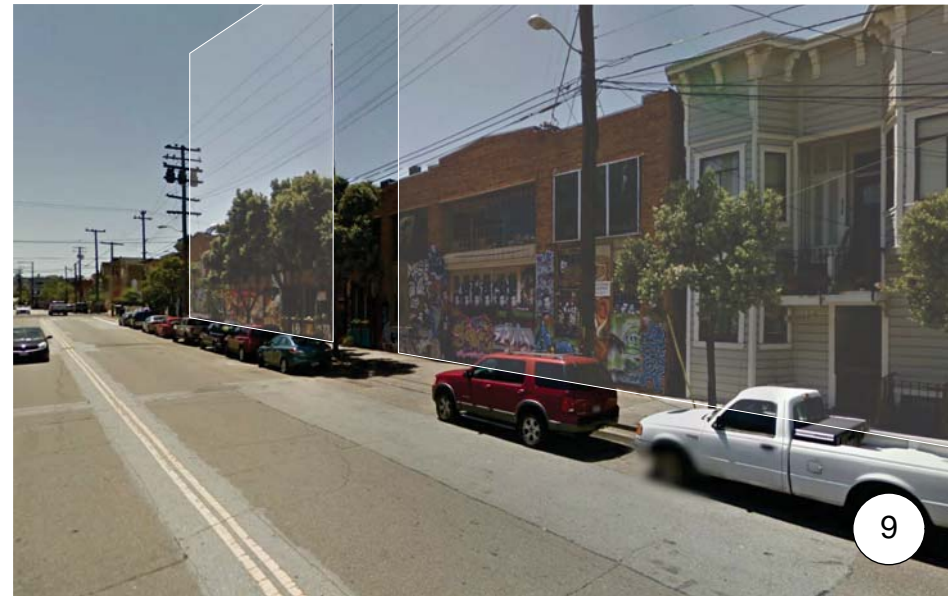
18TH STREET: VIEW EAST DOWN 18TH



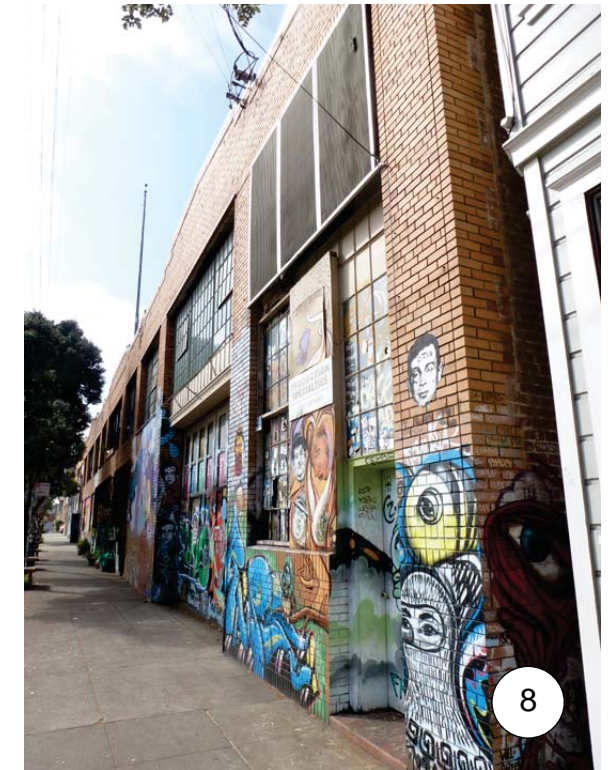
18TH STREET: VIEW SOUTH TOWARDS FLORIDA STREET



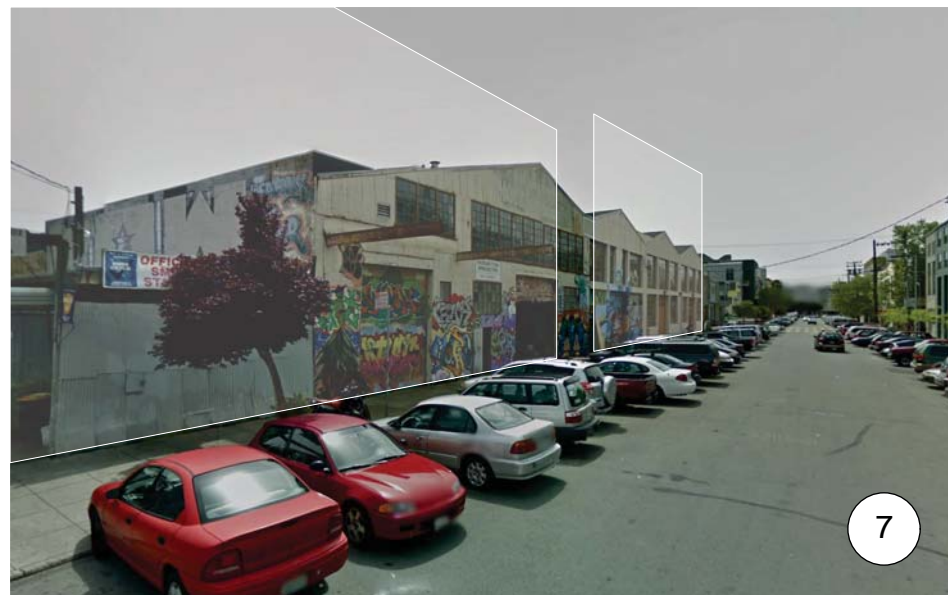
**BRYANT STREET: VIEW NORTH TOWARDS 18TH STREET**



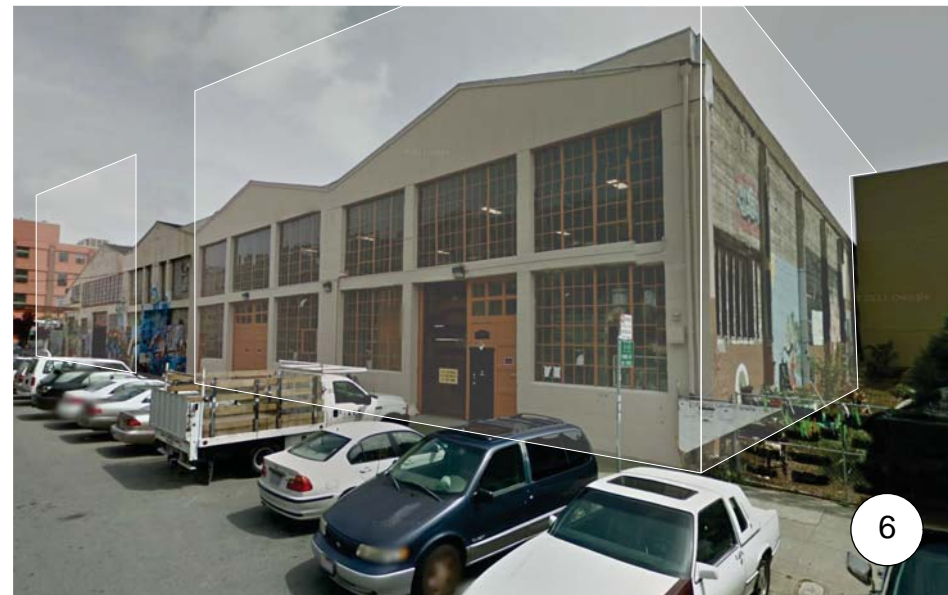
**BRYANT STREET: VIEW SOUTH TOWARDS 19TH STREET**



**BRYANT STREET: VIEW SOUTH TOWARDS 19TH STREET**



**FLORIDA STREET: VIEW SOUTH TOWARDS 19TH STREET**



**FLORIDA STREET: VIEW NORTH TOWARDS 18TH STREET**



**FLORIDA STREET: VIEW NORTH TOWARDS 18TH STREET**



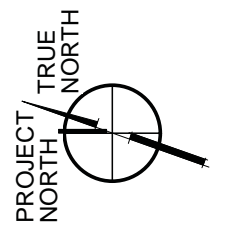


**MODIFICATION REQUEST: REAR YARD: SECTION 134**

REQUIRED: 25% OF PROPERTY MUST BE ALLOCATED TO A REAR YARD.

PROVIDED: THE MARKET RATE PROJECT SITE IS 41,200 SF. IN LIEU OF ONE REAR YARD THE PROJECT IS PROVIDING TWO CENTRAL COURTYARDS ORIENTED NORTH/SOUTH. THE TOTAL AREA OF THE TWO COURTYARDS IS 8,558 SF PROVIDING 20.8% "REAR YARD" (NOT INCLUDING MID BLOCK ALLEY EASEMENT).

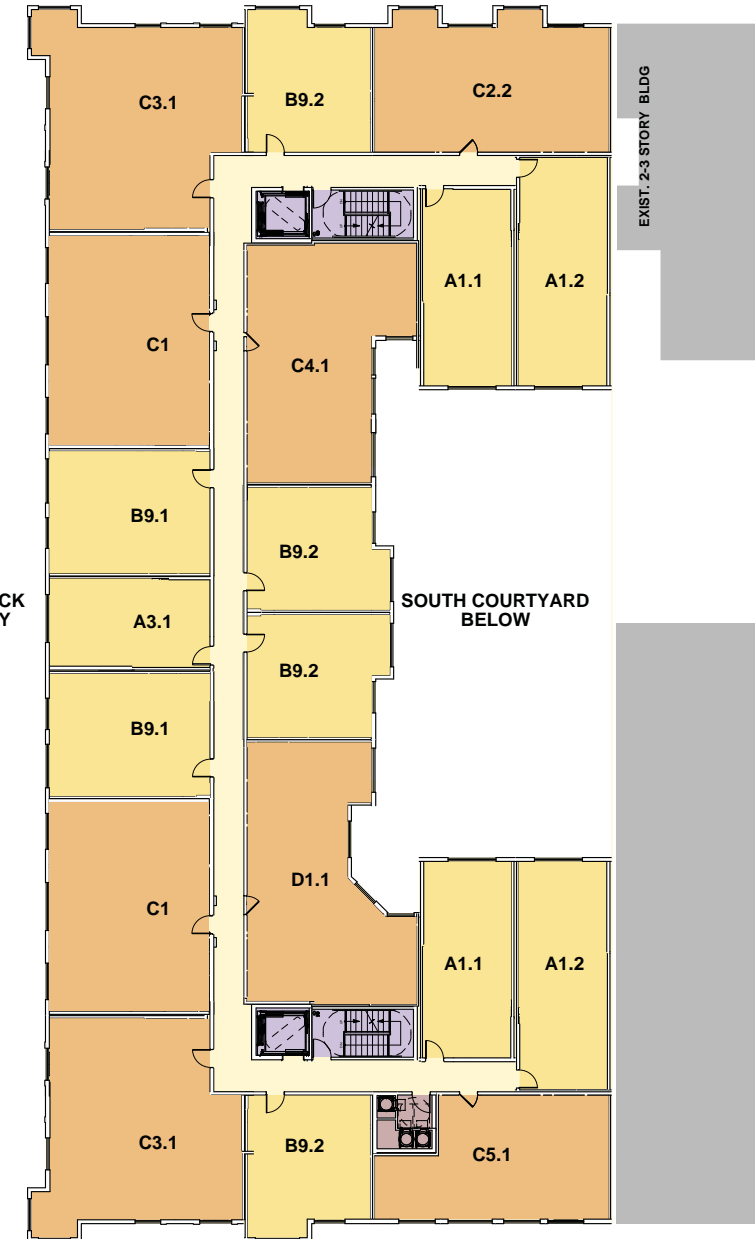
JUSTIFICATION: THE SITE IS SPLIT BETWEEN AFFORDABLE AND MARKET RATE PROJECTS. IF THE (2) PROJECTS ARE COUNTED AS ONE SITE THE TOTAL OPEN SPACE FOR COURTYARDS AND MIDBLOCK ALLEY IS 17,662SF.  $17,662SF / 65,000SF(SITE\ TOTAL) = 27.1\%$  REAR YARD.



BRYANT STREET



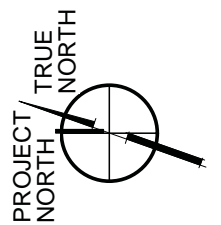
18TH STREET



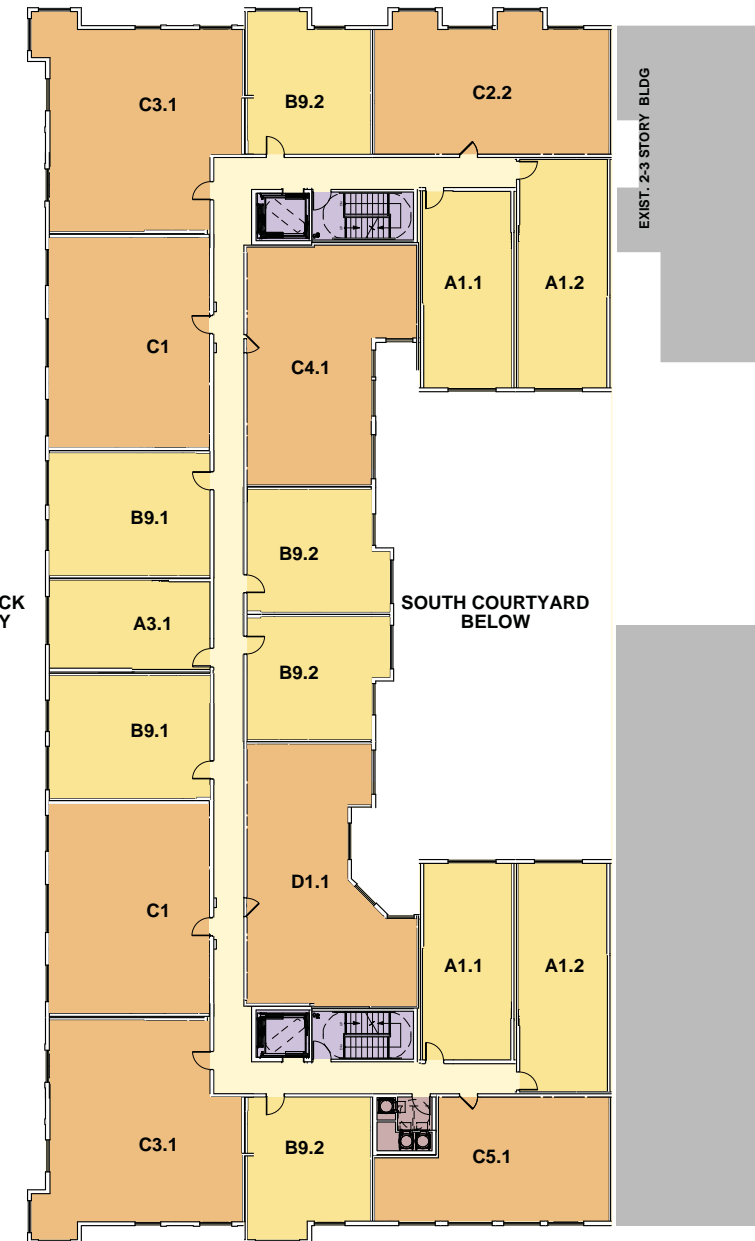
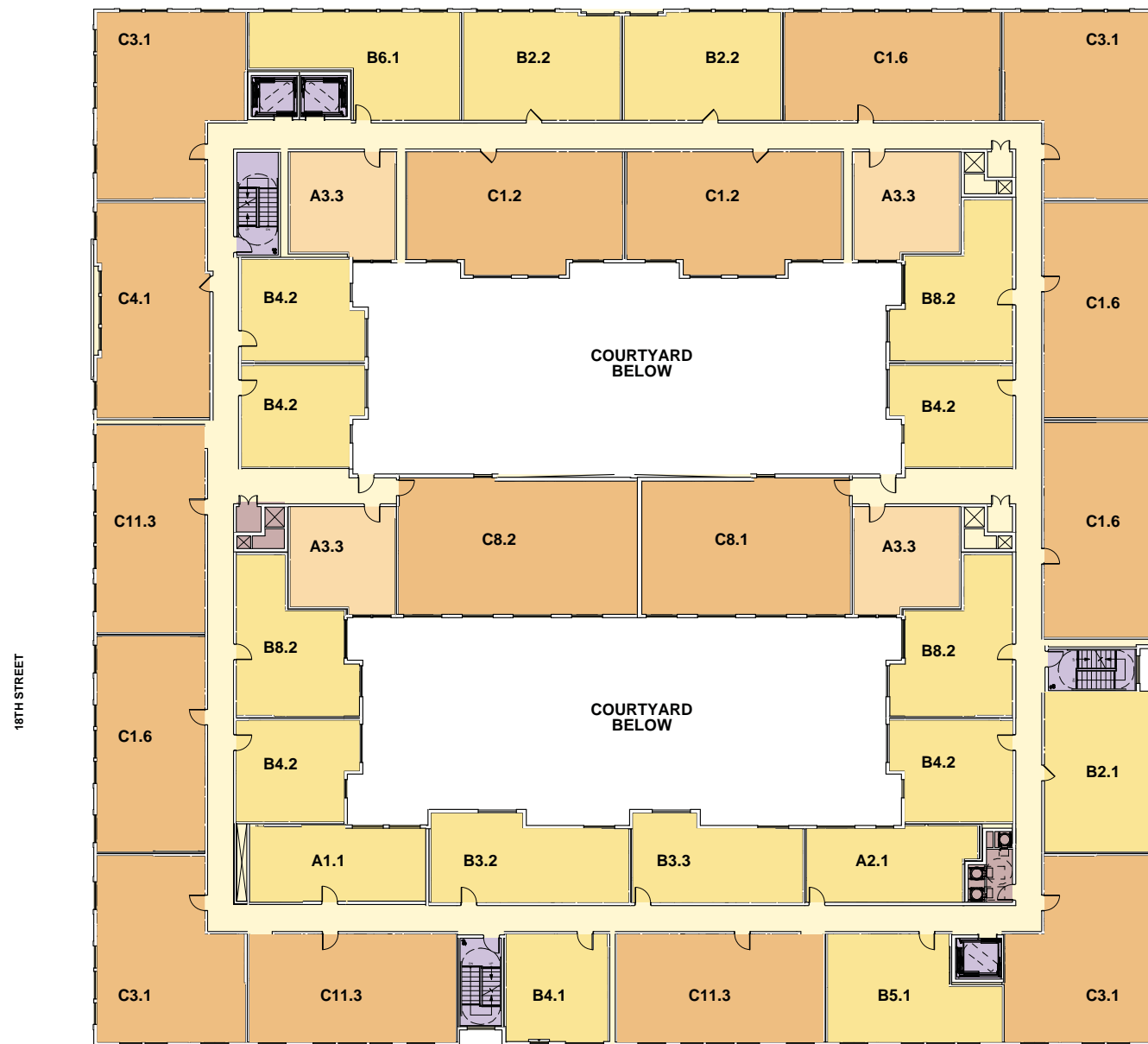
MID BOCK ALLEY

EXIST. 2-3 STORY BLDG

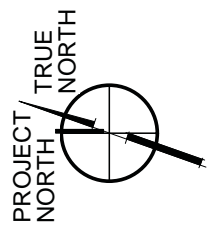
FLORIDA STREET



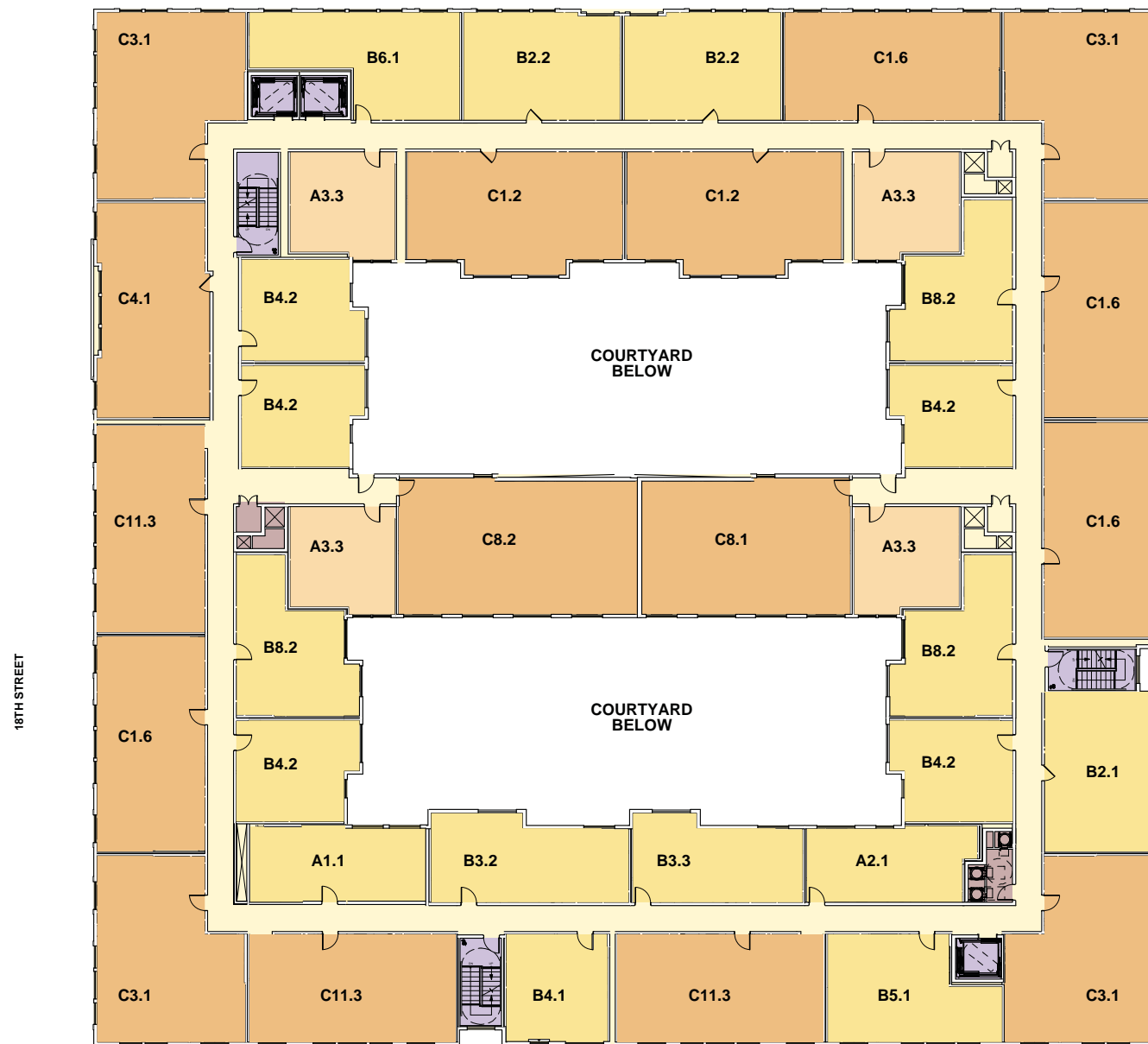
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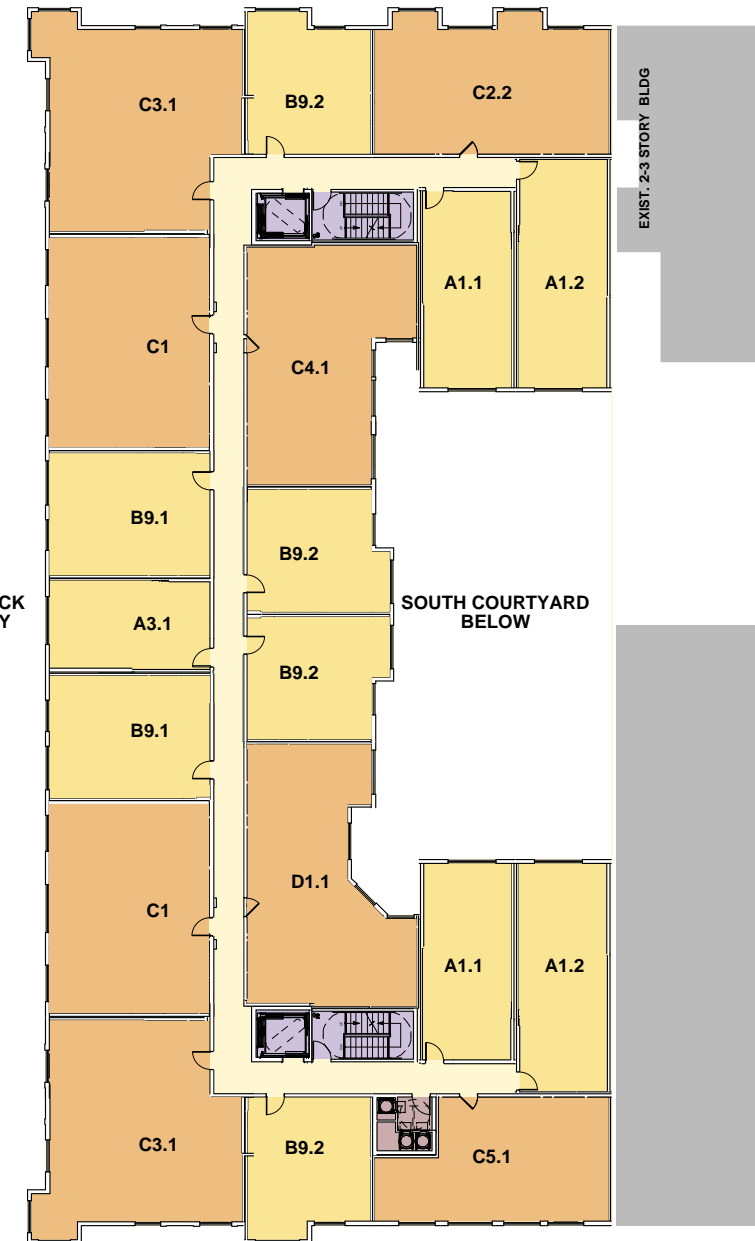
FLORIDA STREET



BRYANT STREET



18TH STREET

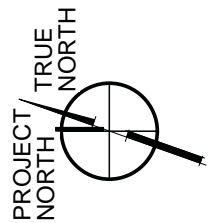


EXIST. 2-3 STORY BLDG

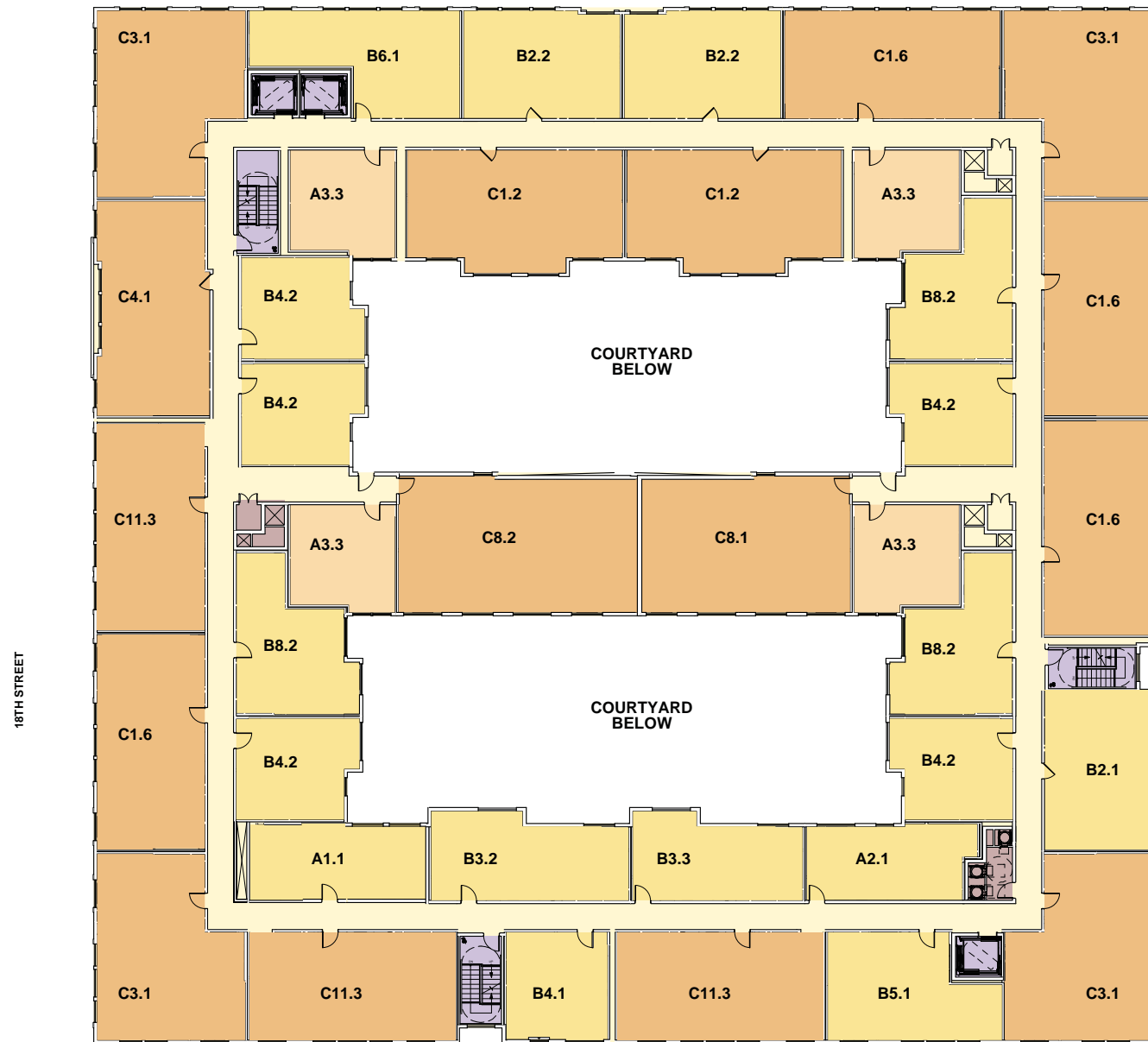
MID BOCK ALLEY

SOUTH COURTYARD BELOW

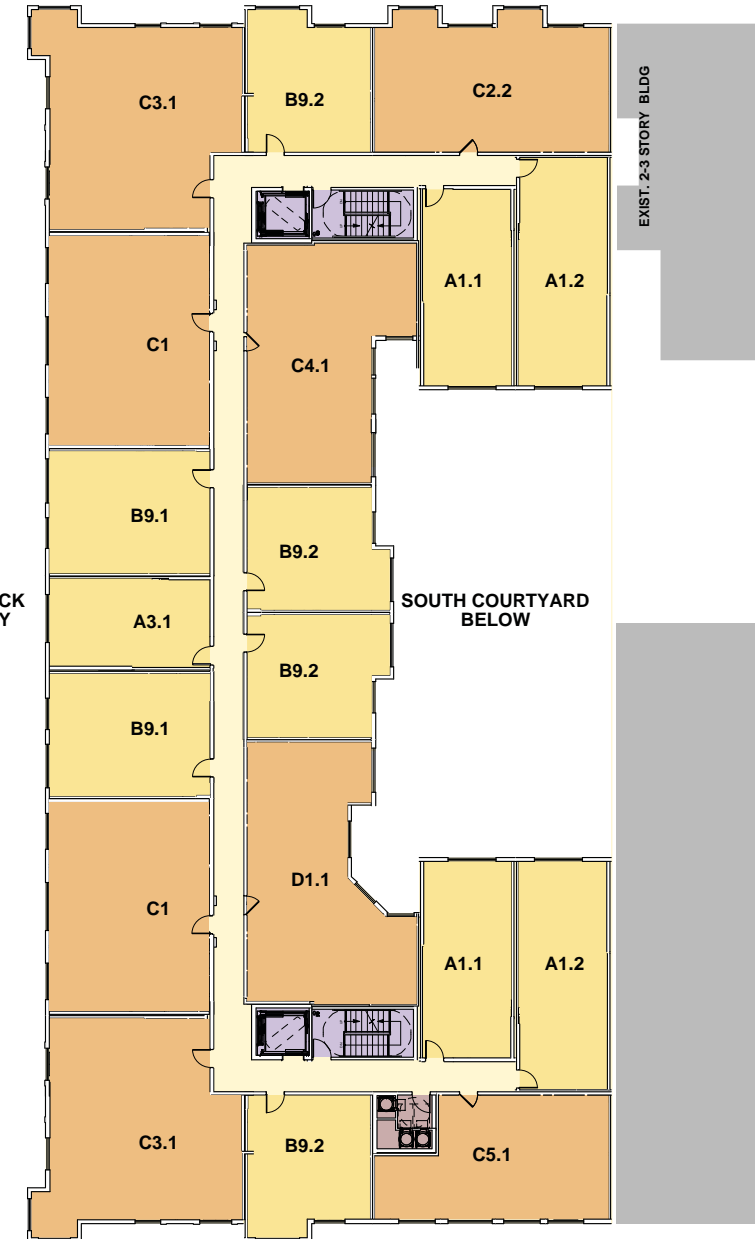
FLORIDA STREET



BRYANT STREET

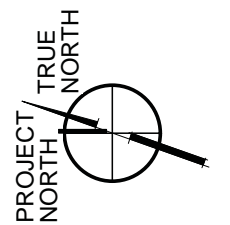


18TH STREET

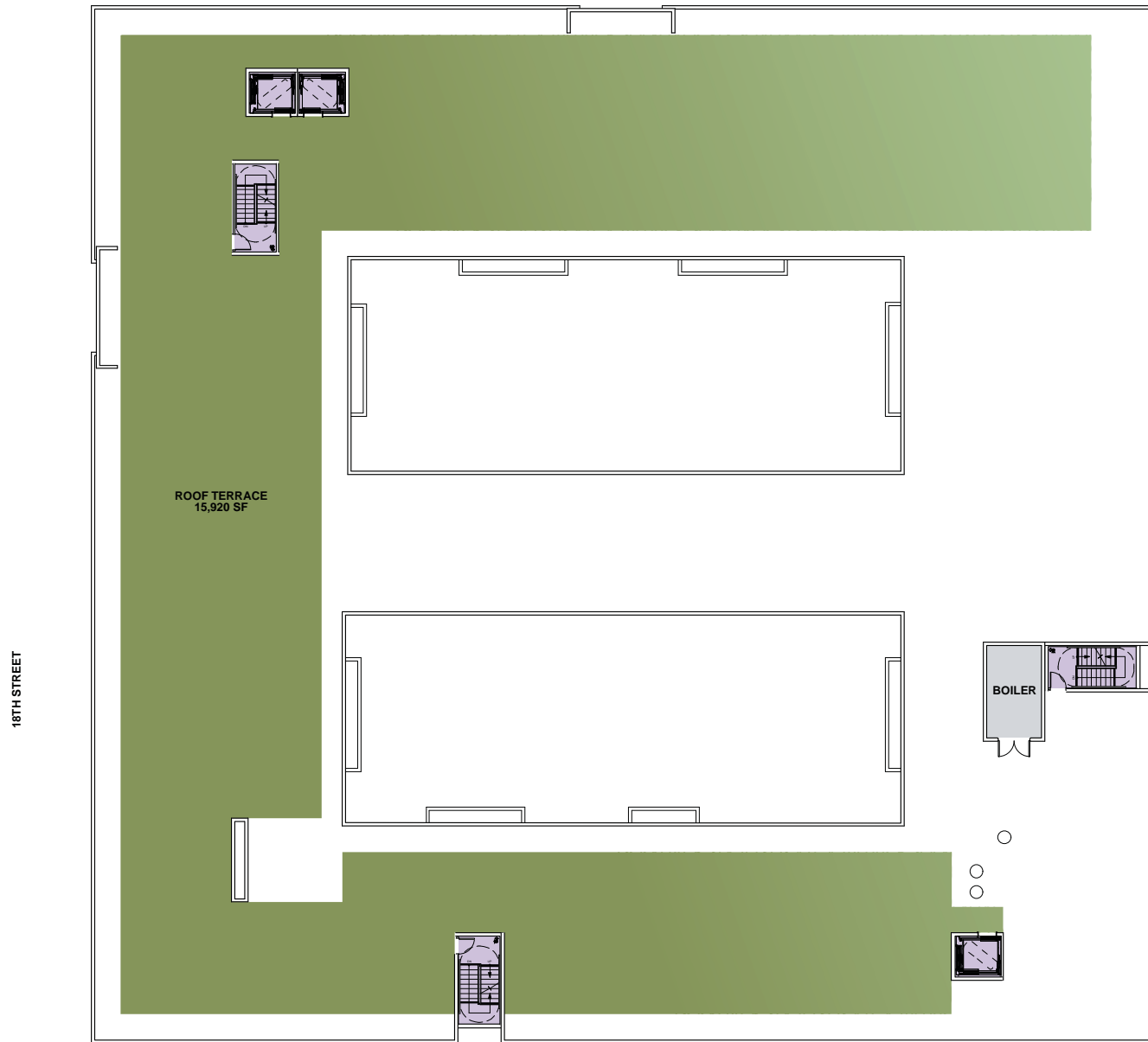


MID BOCK ALLEY

FLORIDA STREET



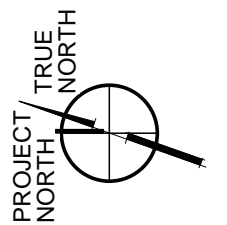
BRYANT STREET

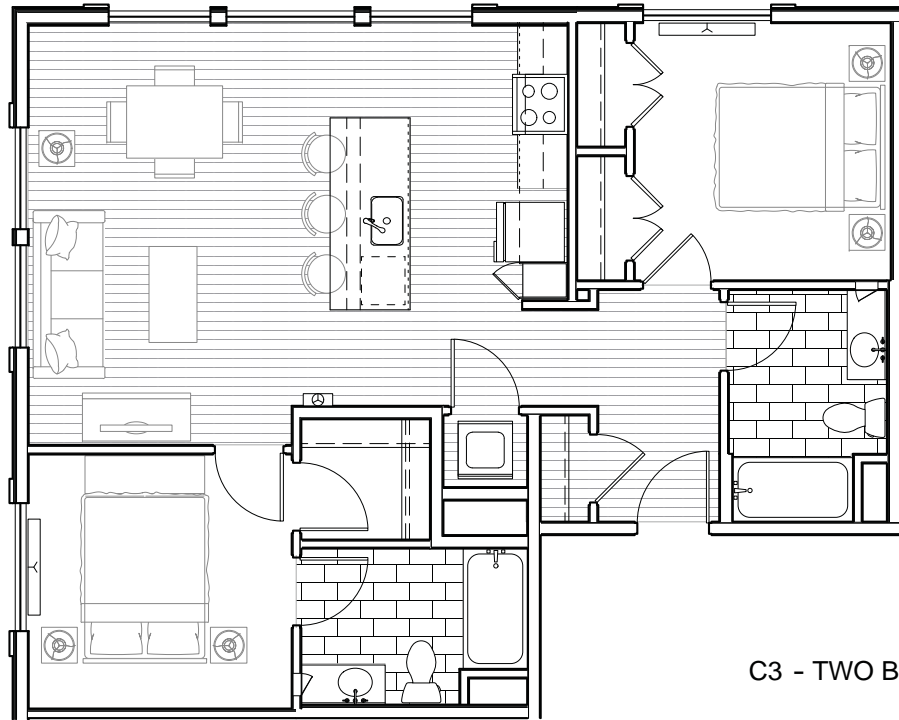


18TH STREET

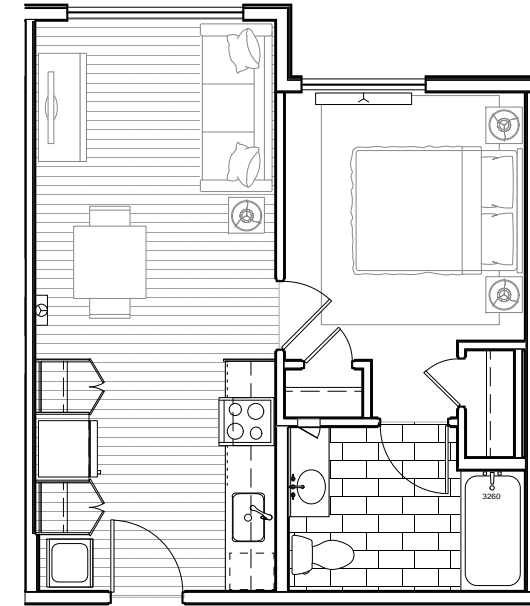


FLORIDA STREET

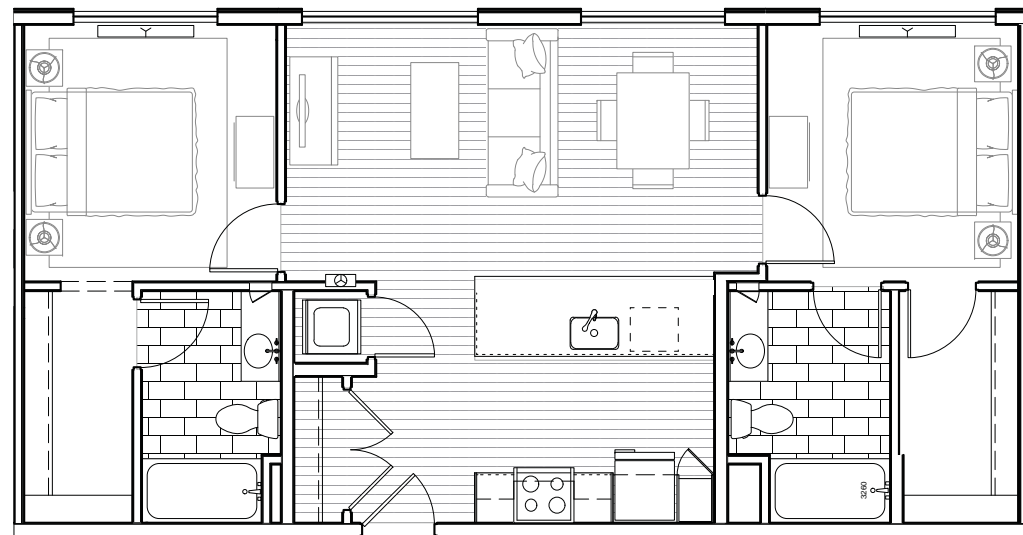




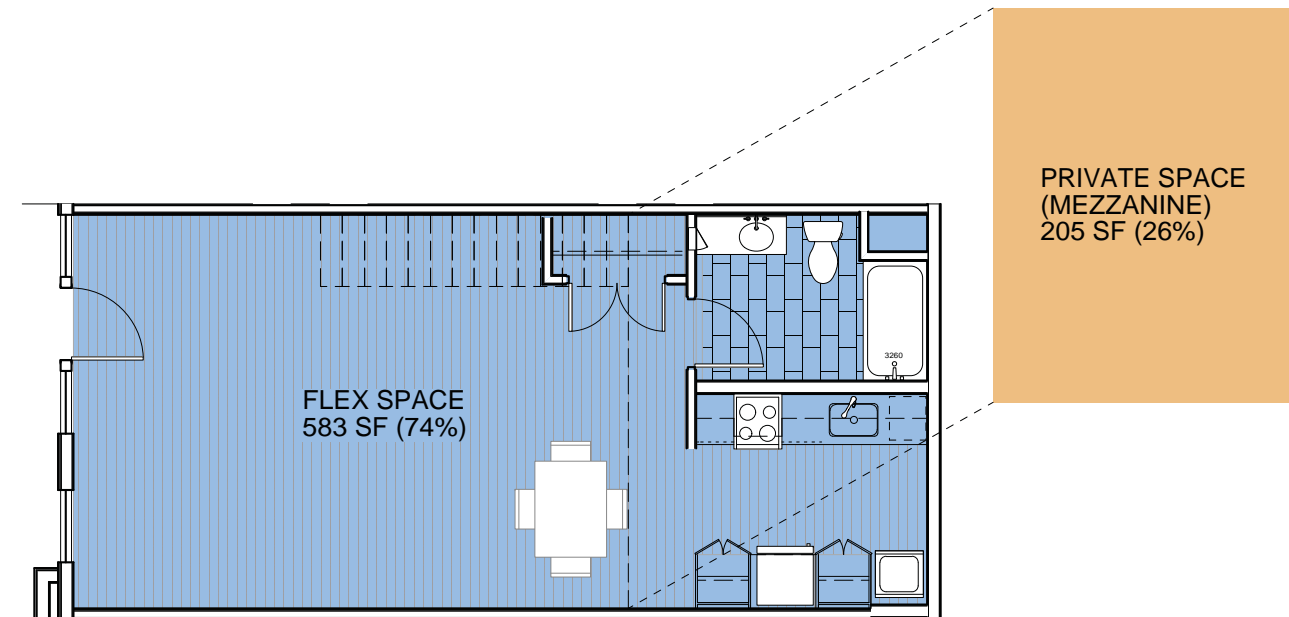
C3 - TWO BEDROOM



B4 - ONE BEDROOM



C1 - 2 BEDROOM



F1.1 - FLEX UNIT: 788 SF

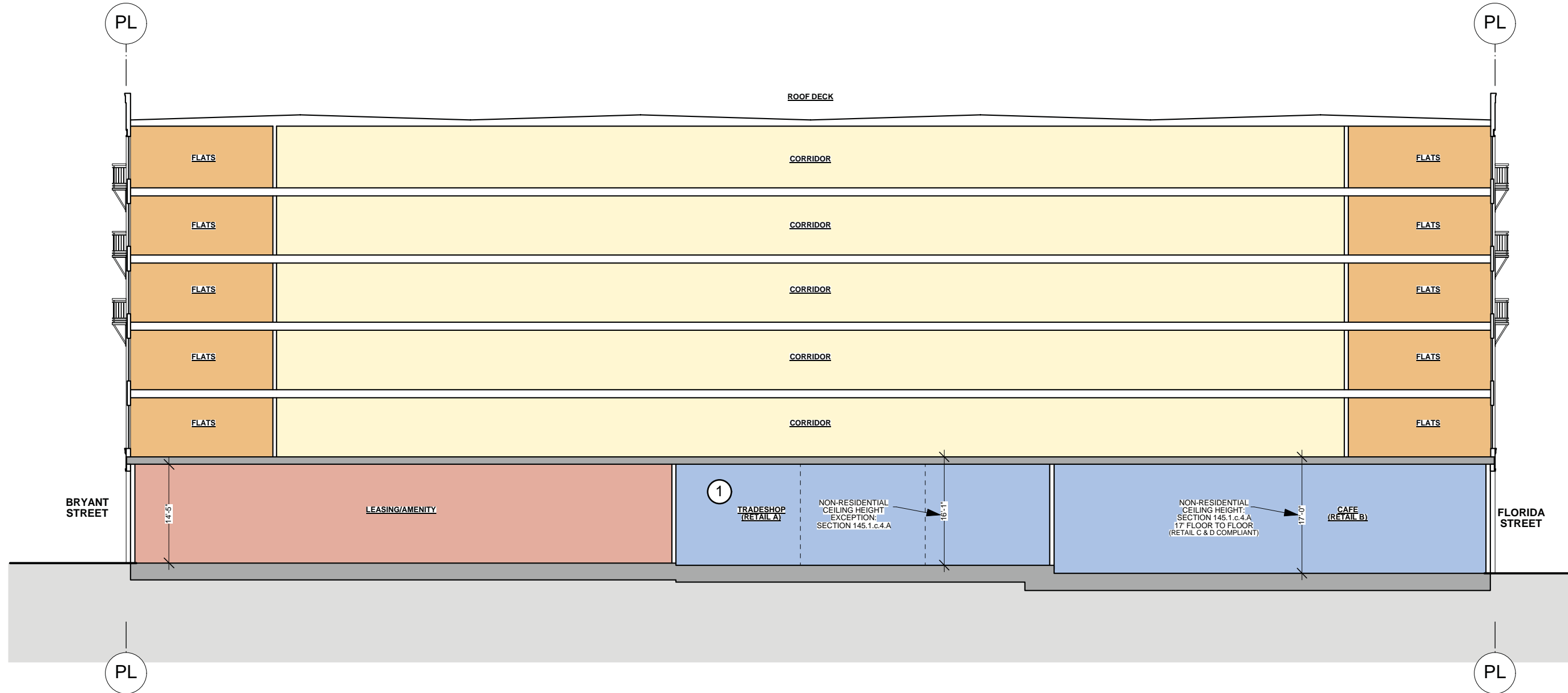
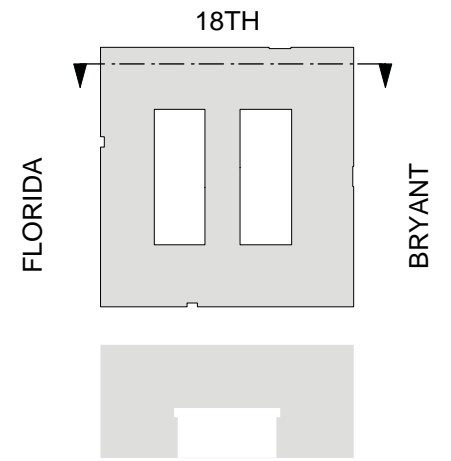


① **MODIFICATION REQUEST: NON-RESIDENTIAL CEILING HEIGHT: SECTION 145.1.c.4.A**

REQUIRED: NON-RESIDENTIAL GROUND FLOOR USES TO HAVE 17'-0" FLOOR TO FLOOR

PROVIDED: RETAIL SPACES B, C, D COMPLY WITH 145.1.c.4.A. RETAIL SPACE "A" PROVIDES 15'-10" FLOOR TO FLOOR.

JUSTIFICATION: SITE GRADING DOES NOT ALLOW FOR A 17'-0" FLOOR TO FLOOR FOR "RETAIL A." "RETAIL A" WAS ADDED PER COMMUNITY REQUESTS TO HAVE MORE ART/RETAIL SPACE. THE ONLY WAY FOR "RETAIL A" TO COMPLY WOULD BE TO RAISE PODIUM (SECOND FLOOR) AN ADDITIONAL 14 INCHES. THIS IS NOT PRACTICAL FOR THE 199 UNITS ABOVE THE PODIUM THAT WOULD HAVE LOWERED CEILING. AN EXCEPTION IS SOUGHT FOR "RETAIL A" ONLY.



**NON-RESIDENTIAL CEILING HEIGHT DIAGRAM  
BUILDING SECTION**

1/16" = 1'-0" **25**

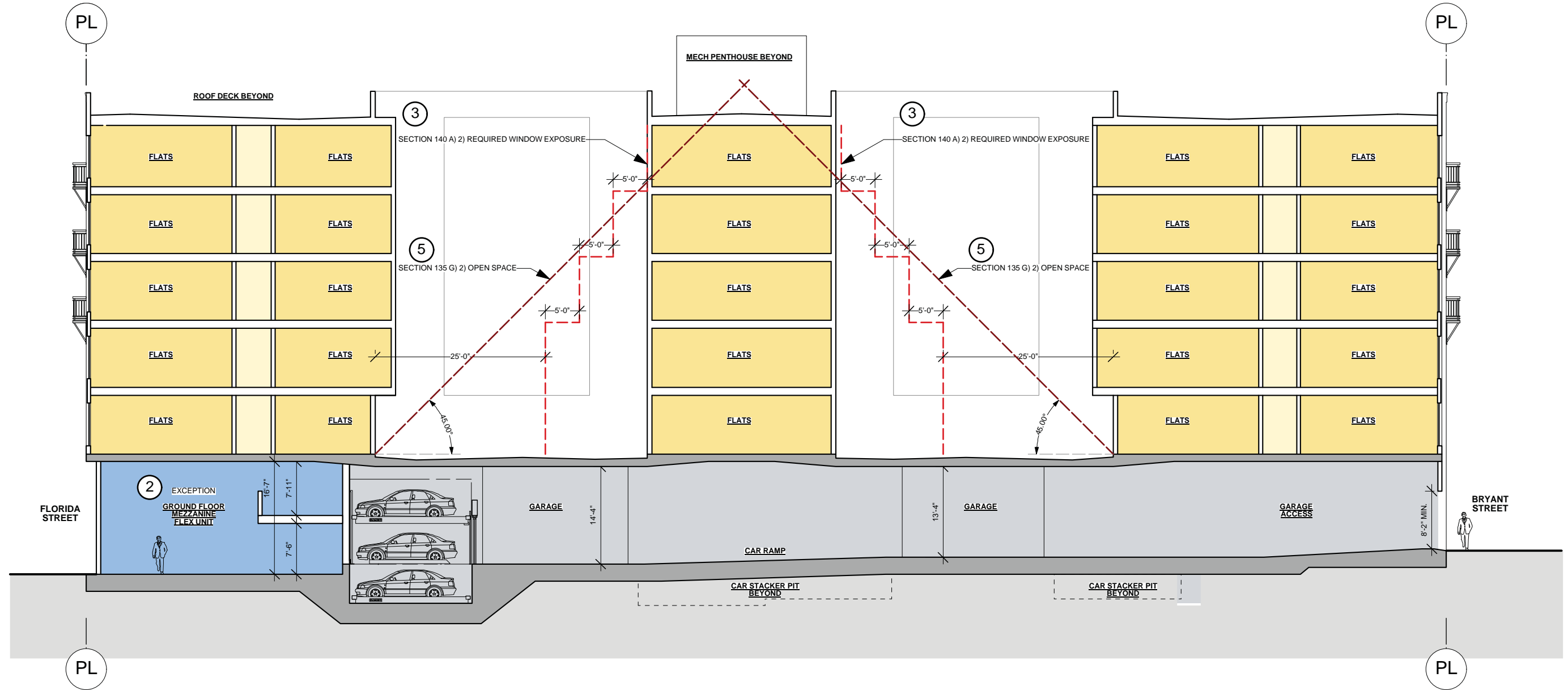
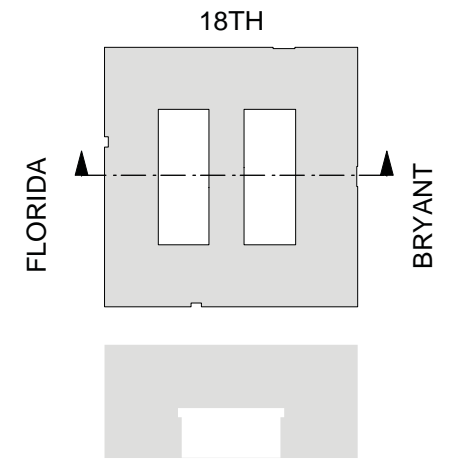


② **MODIFICATION REQUEST: FLEX UNIT SECTION: 803.3 (b)(1)(c)**

REQUIRED: GROUND FLOOR DWELLING UNITS MAY HAVE AN ACCESSORY USE.

PROVIDED: APPROXIMATELY 126 LINEAR FEET ALONG BRYANT STREET OF STOREFRONT WINDOWS CONTAINING 6 ON GRADE UNITS.

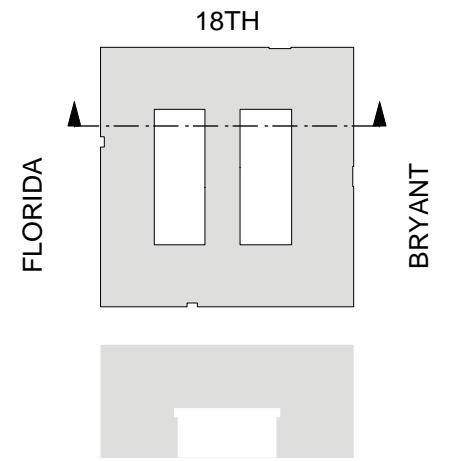
JUSTIFICATION: THE SITE HAS HISTORICALLY BEEN USED FOR ART AND FABRICATION TRADES. THE FLEX UNITS ARE INTENDED FOR ARTISTS AND TRADESMAN TO LIVE AND WORK/DEVELOP/CREATE TO REINSTATE THE NEIGHBORHOOD AS AN ARTISTS' COMMUNITY.



③ **PLANNING COMPLIANCE: WINDOW EXPOSURE: SECTION 140 A) 2)**

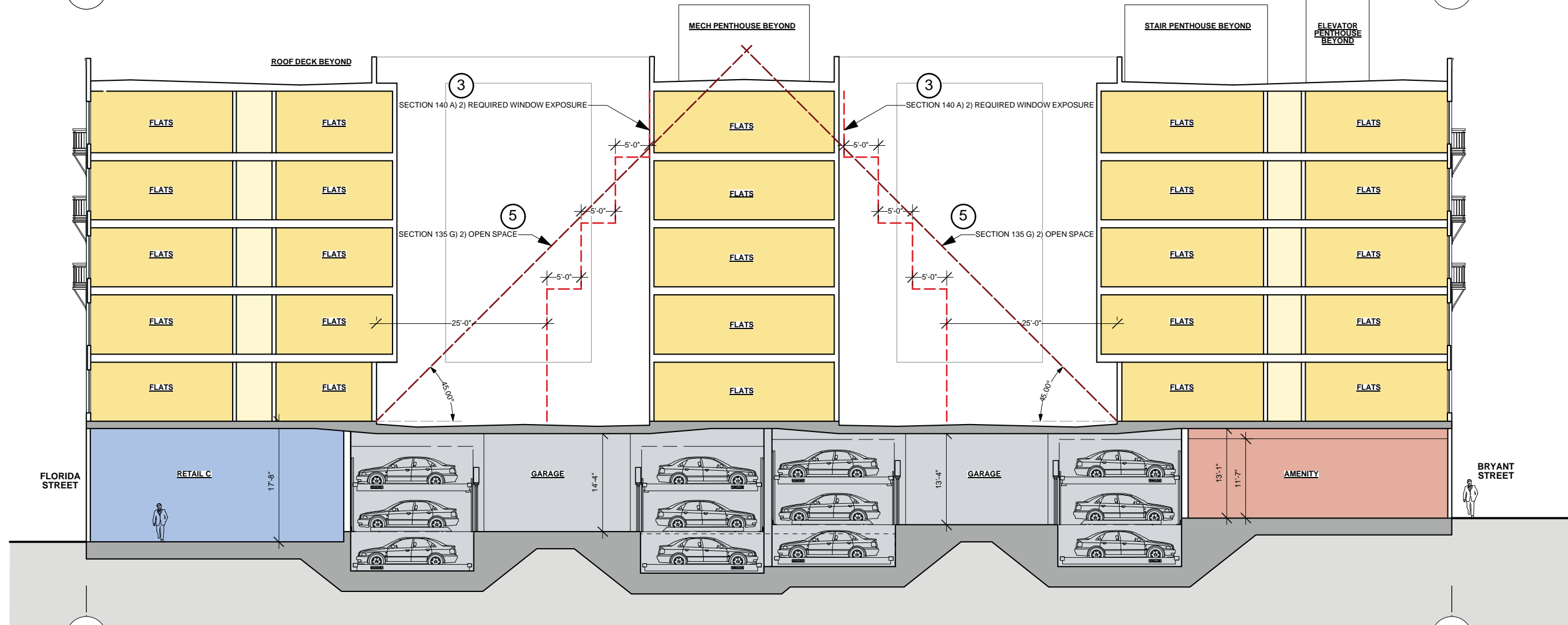
REQUIRED: WINDOWS SHALL HAVE 25'-0" CLEAR FROM FACE OF WALL ON FLOORS 1 AND 2. FOR EVERY ADDITIONAL FLOOR WINDOW EXPOSURE INCREASES 5'-0"

PROVIDED: ALL WINDOWS ON SITE ARE COMPLIANT WITH A MINIMUM OF 40'-0" CLEAR FROM FACE OF WALL.



PL

PL



PL

PL

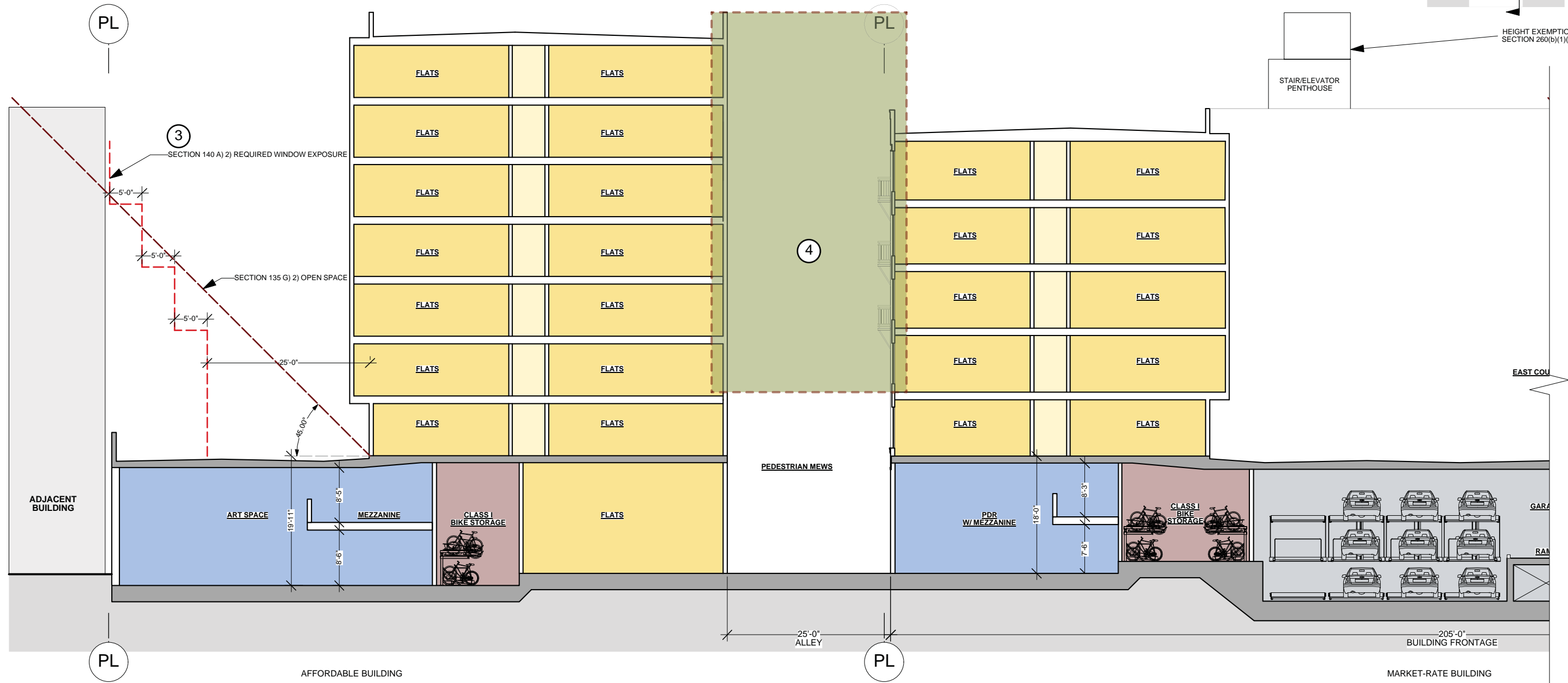
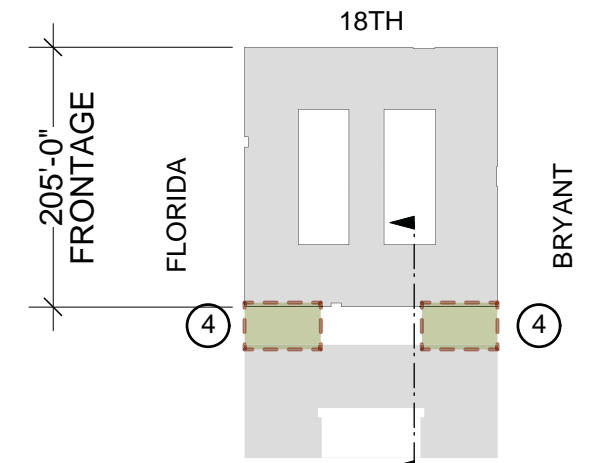


④ **MODIFICATION REQUEST: HORIZONTAL MASS REDUCTION 270.1**

REQUIRED: BUILDINGS WITH MORE THAN 200 FEET OF CONTINUOUS STREET FRONTAGE SHALL PROVIDE A HORIZONTAL MASS BREAK IN THE BUILDING; STARTING AT THE 3RD FLOOR OR 25 FEET, 30 FEET WIDE AND 60 FEET DEEP.

PROVIDED: 25 FOOT WIDE MID BLOCK ALLEY FROM BRYANT STREET TO FLORIDA STREET. MARKET RATE SITE STREET FRONTAGE IS 205'-0" ON BRYANT AND FLORIDA.

JUSTIFICATION: THE SITE IS DIVIDED INTO TWO PROJECTS/SITES AND PROVIDING MAXIMUM DENSITY. THE MID BLOCK ALLEY (WHICH EXCEEDS THE MASS REDUCTION VOLUME REQUIREMENT) IS THE PROJECT'S PROPOSED "MASS BREAK"



**OPEN SPACE/ EXPOSURE/ MID BLOCK ALLEY  
BUILDING SECTION- PARTIAL**

1/16" = 1'-0" **28**

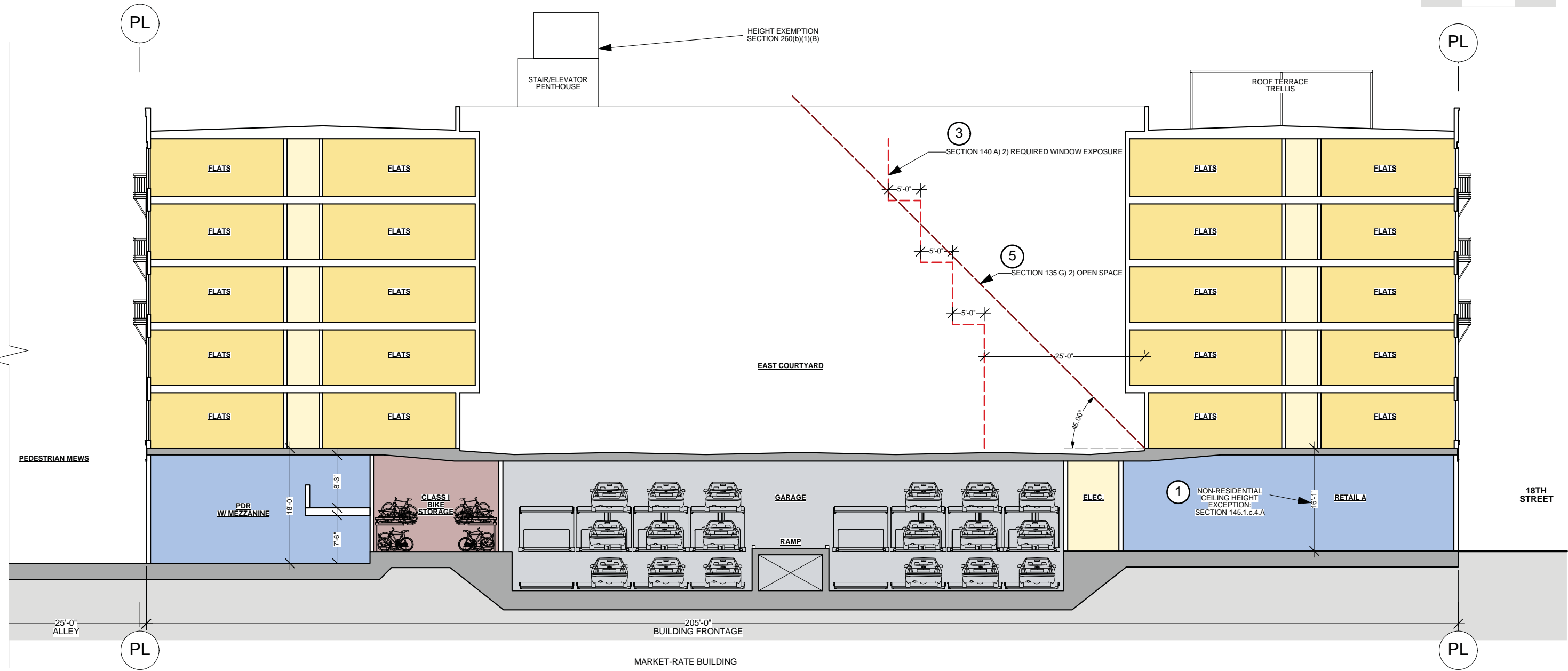
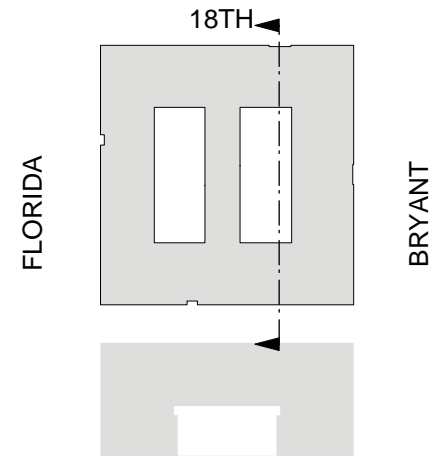


5 **MODIFICATION REQUEST: OPEN SPACE: SECTION 135 G) 2)**

REQUIRED: OPEN SPACE MUST BE AS WIDE AS IT IS TALL. A 45 DEGREE ANGLED LINE FROM THE BASE OF THE LOWEST FLOOR MUST NOT HIT OPPOSITE WALL/ARCHITECTURAL STRUCTURE.

PROVIDED: THE PROJECT HAS (2) COURTYARDS ARRANGED ON SITE FOR MAXIMUM SUN EXPOSURE. BOTH COURTYARDS ARE RECTANGULAR IN SHAPE. THE WIDTH OF THE COURTYARDS DOES NOT COMPLY. THE DEPTH OF BOTH COURTYARDS EXCEEDS THE MINIMUM REQUIRED WIDTH.

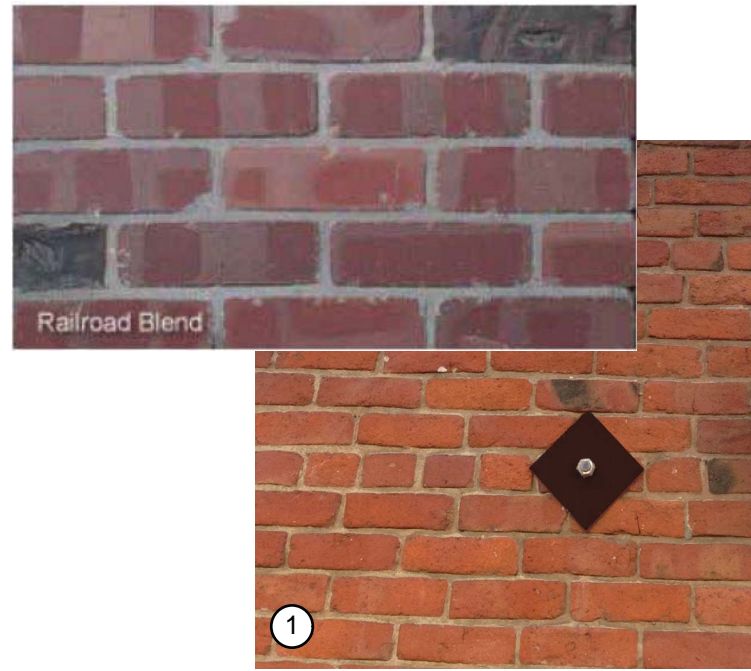
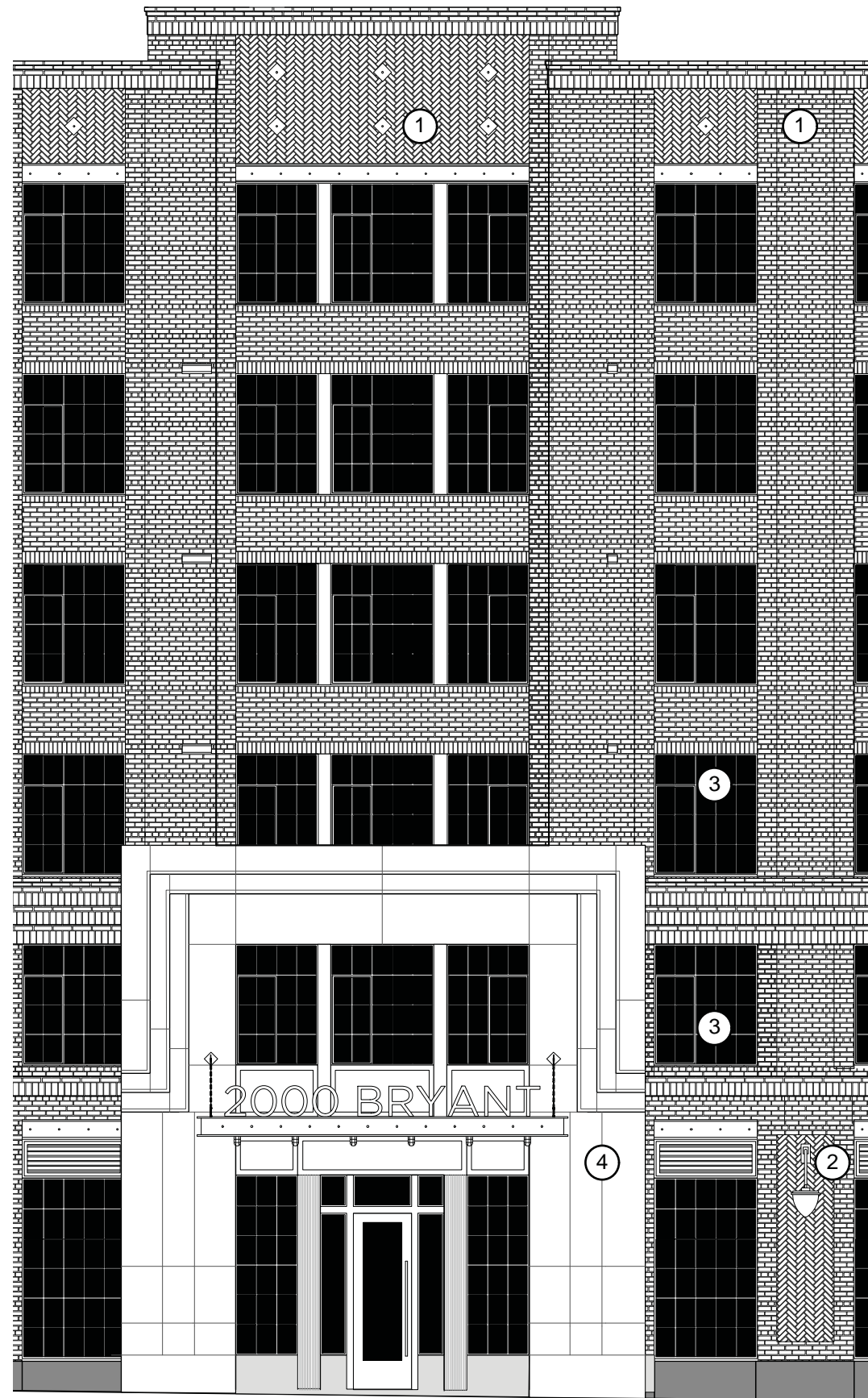
JUSTIFICATION: DUE TO THE ELONGATED SHAPE AND ORIENTATION FOR MAXIMUM SUN EXPOSURE, THE PROJECT IS PROPOSING A PORTION OF ITS REQUIRED OPEN SPACE AS NON-COMPLIANT. REFER TO SHEET 3 FOR TOTAL REQUIRED OPEN SPACE AND THE AMOUNT PROVIDED. THE PROJECT IS PROPOSING A 7,162 SF ROOF TERRACE FOR THE REMAINING OPEN SPACE FOR THE PROJECT.





BRICK BUILDINGS





BRICK VENEER



INSPIRATIONAL SCONCE



ALUMINUM SASH WINDOW:  
1645 SIMILAR

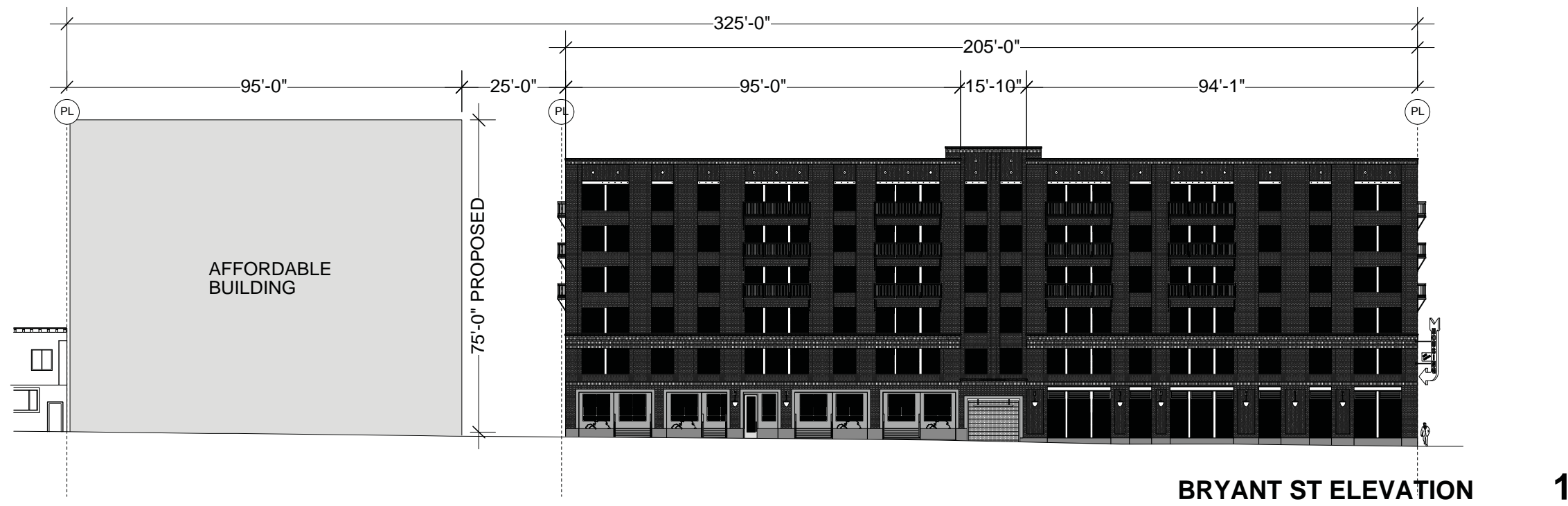
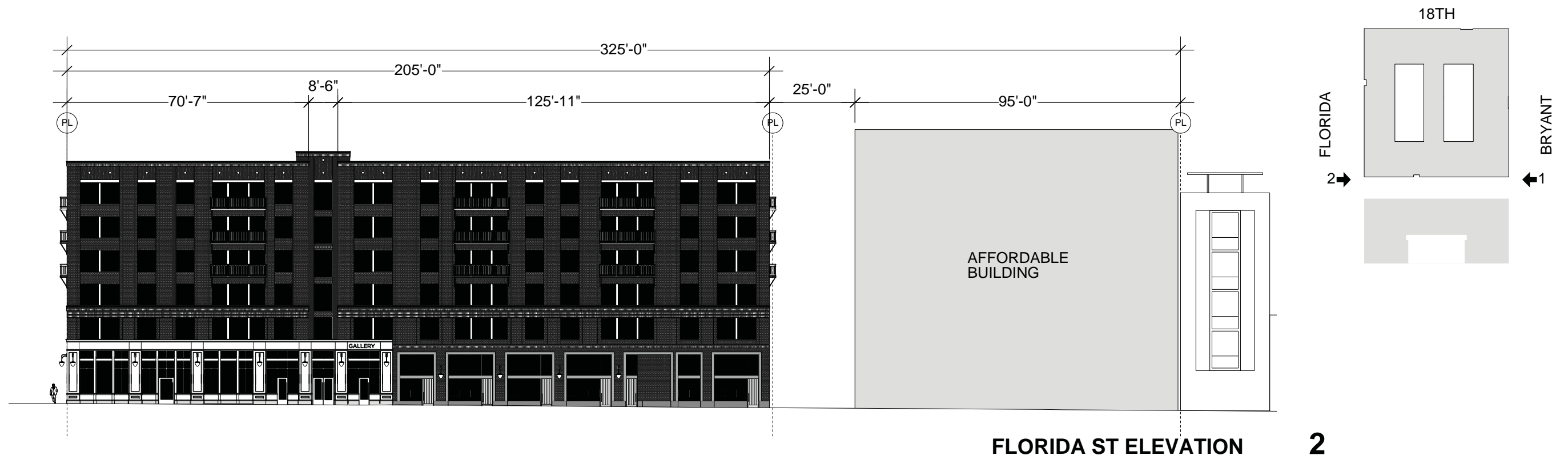


WOOD STOREFRONT: 1645 PACIFIC SIMILAR

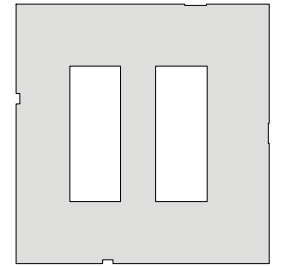


HAND-CRAFTED TERRA COTTA GLAZING  
"COLOR SIMILAR"



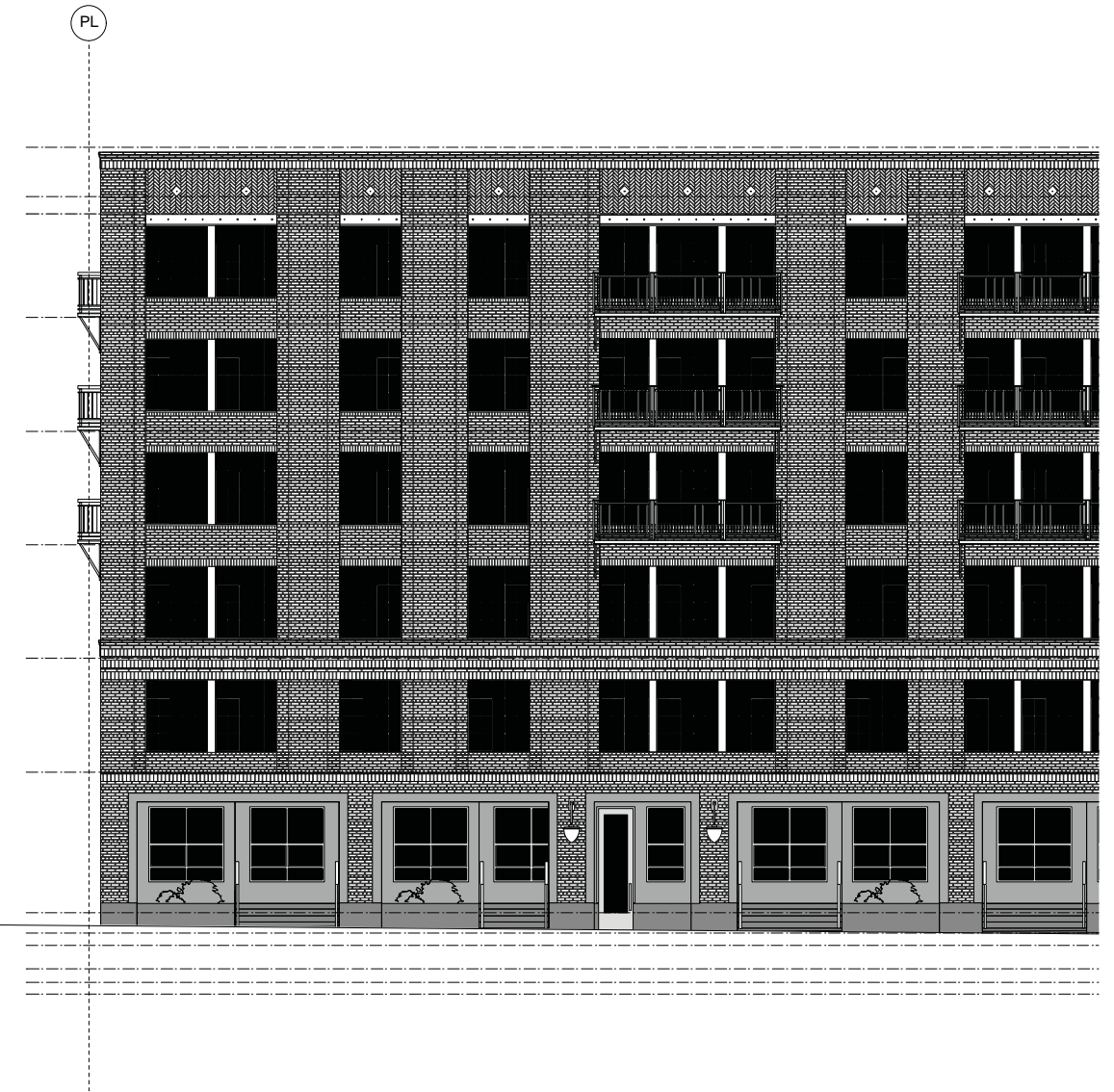
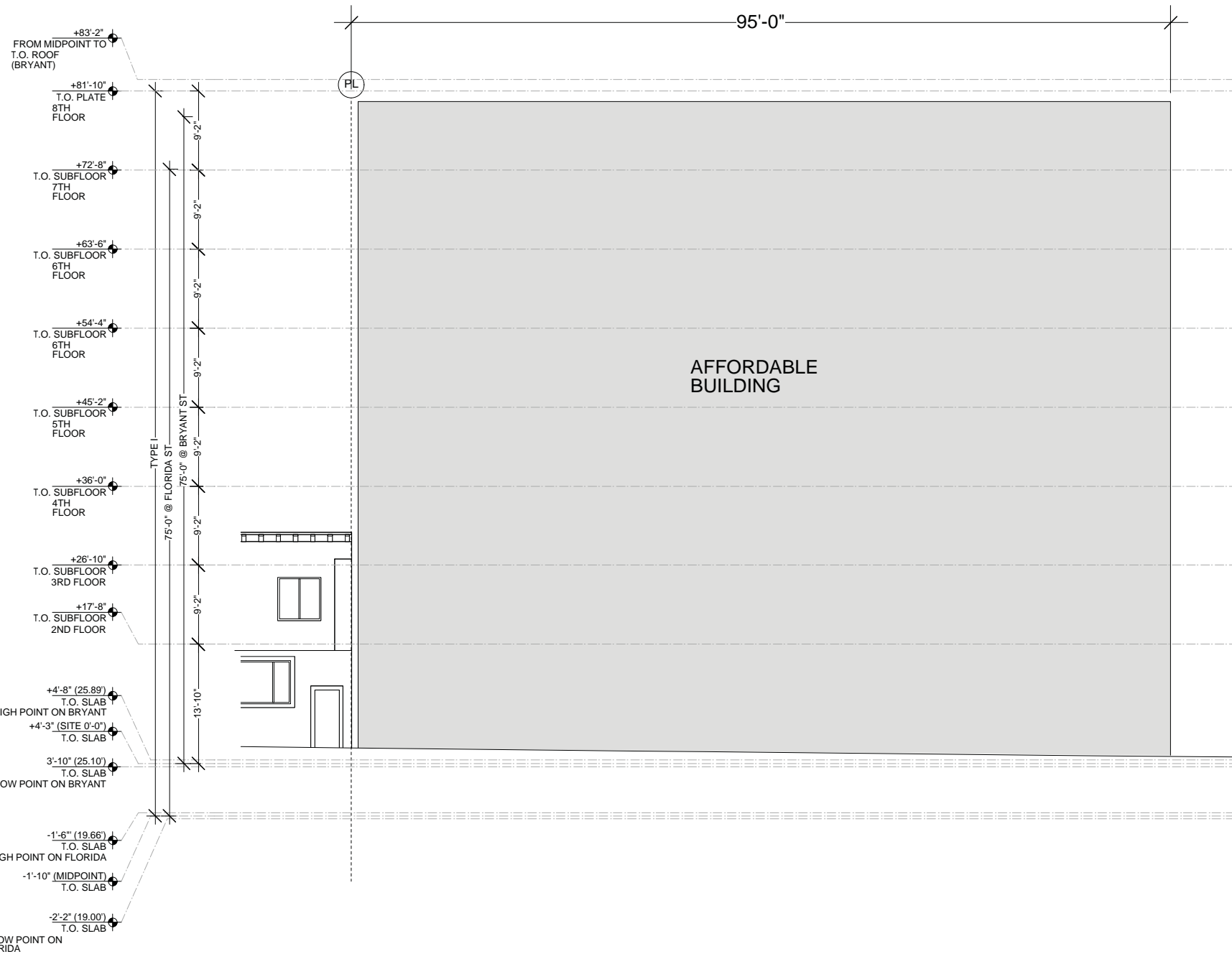


18TH



FLORIDA

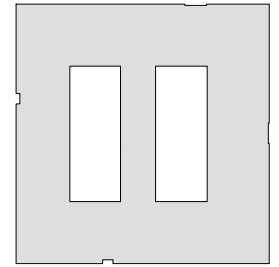
BRYANT



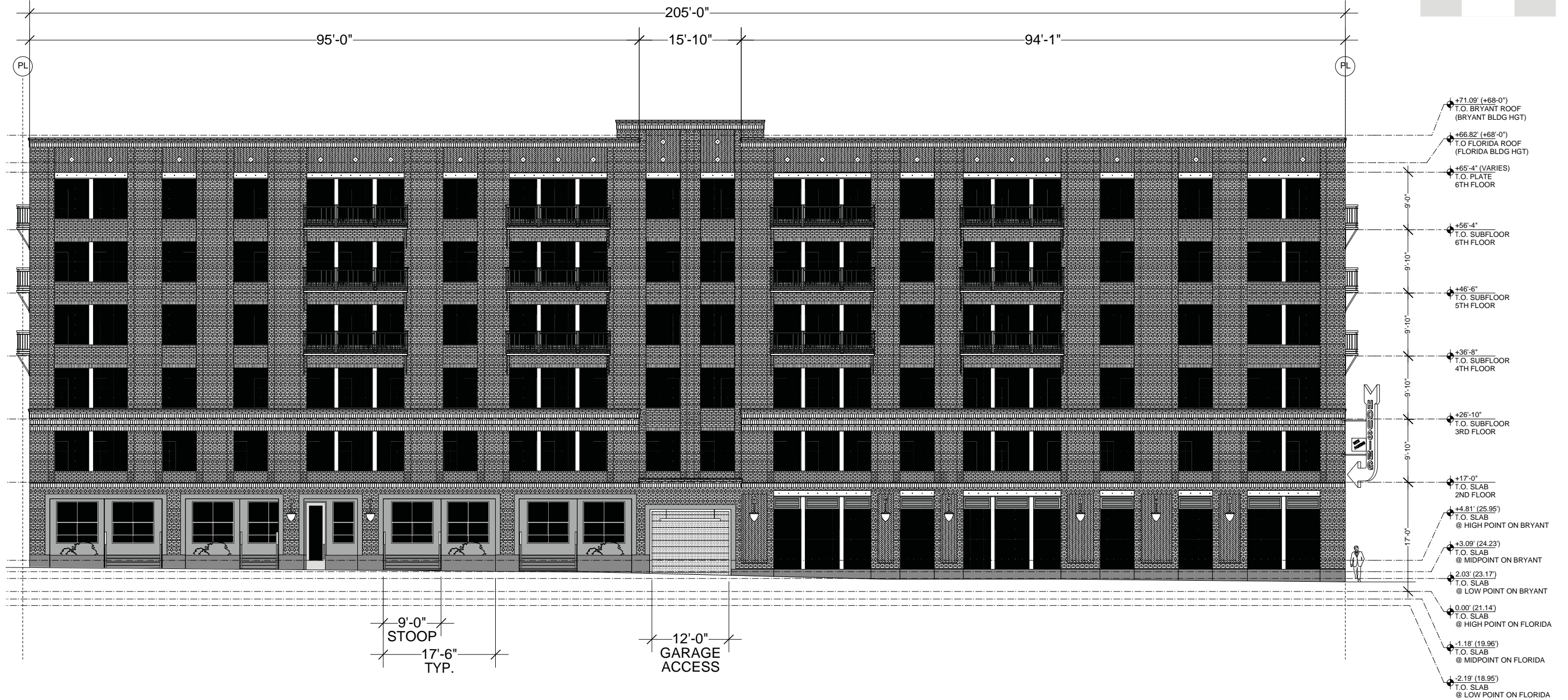


18TH

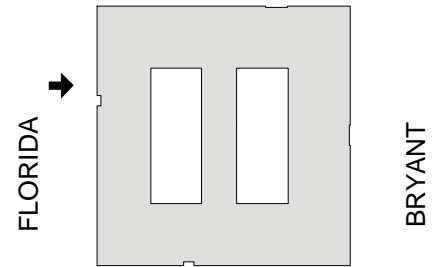
FLORIDA



BRYANT



18TH



FLORIDA

BRYANT

205'-0"

70'-7"

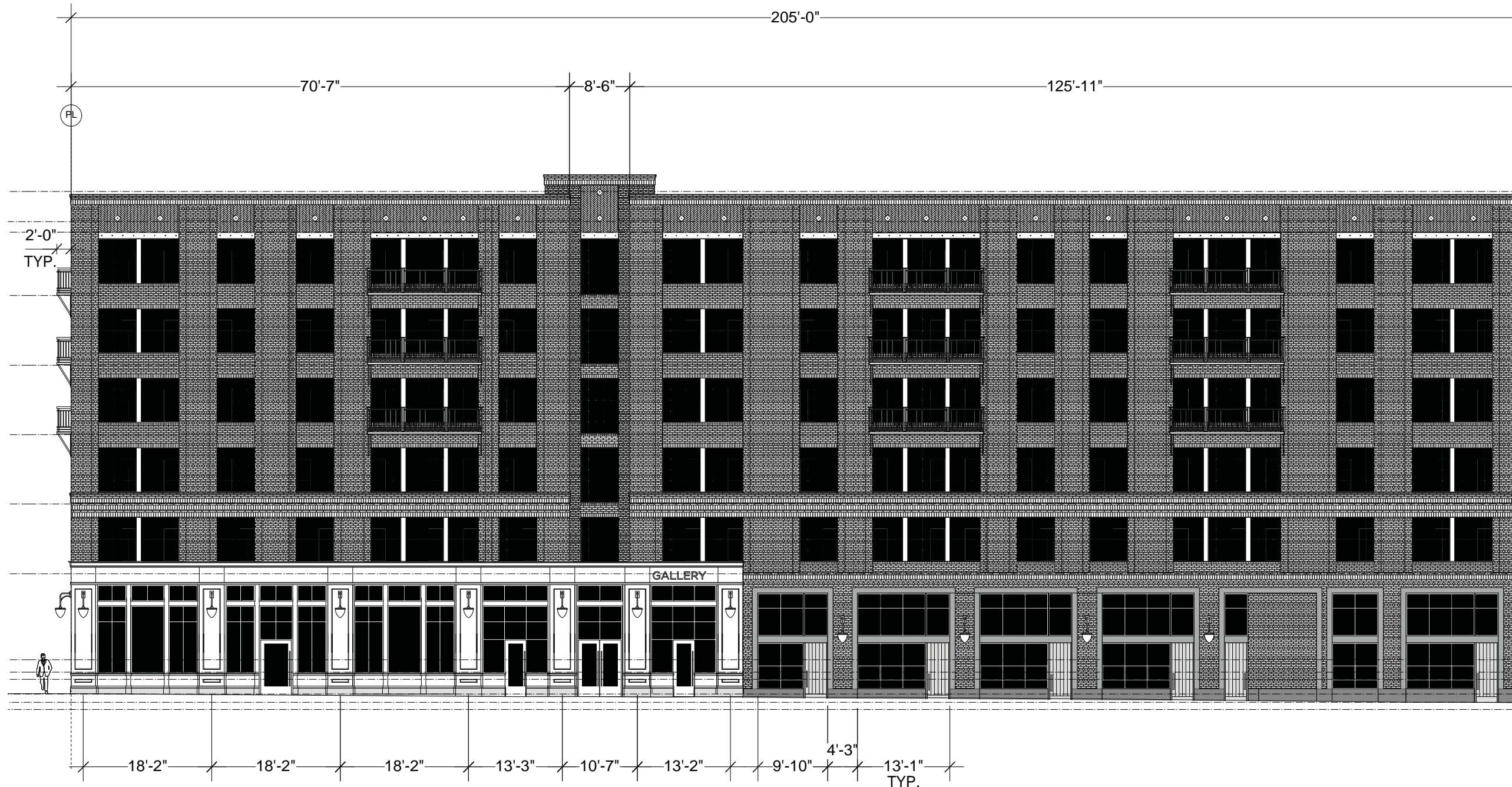
8'-6"

125'-11"

PL

PL

2'-0"  
TYP.



- +71.09' (+68'-0")  
T.O. BRYANT ROOF  
(BRYANT BLDG HGT)
- +66.82' (+68'-0")  
T.O. FLORIDA ROOF  
(FLORIDA BLDG HGT)
- +65'-4" (VARIES)  
T.O. PLATE  
6TH FLOOR
- +56'-4"  
T.O. SUBFLOOR  
6TH FLOOR
- +46'-6"  
T.O. SUBFLOOR  
5TH FLOOR
- +36'-8"  
T.O. SUBFLOOR  
4TH FLOOR
- +26'-10"  
T.O. SUBFLOOR  
3RD FLOOR
- +17'-0"  
T.O. SLAB  
2ND FLOOR
- +4.81' (25.95')  
T.O. SLAB  
@ HIGH POINT ON BRYANT
- +3.09' (24.23')  
T.O. SLAB  
@ MIDPOINT ON BRYANT
- 2.03' (23.17')  
T.O. SLAB  
@ LOW POINT ON BRYANT
- 0.00' (21.14')  
T.O. SLAB  
@ HIGH POINT ON FLORIDA
- 1.18' (19.96')  
T.O. SLAB  
@ MIDPOINT ON FLORIDA
- 2.19' (18.95')  
T.O. SLAB  
@ LOW POINT ON FLORIDA

18'-2" 18'-2" 18'-2" 13'-3" 10'-7" 13'-2" 9'-10" 4'-3" 13'-1" TYP.

NICK PODELL COMPANY  
**BDE**  
ARCHITECTURE



**MARKET RATE  
FLORIDA PARTIAL ELEVATION**

1/16" = 1'-0" **35**

2000-2070 BRYANT ST | SAN FRANCISCO

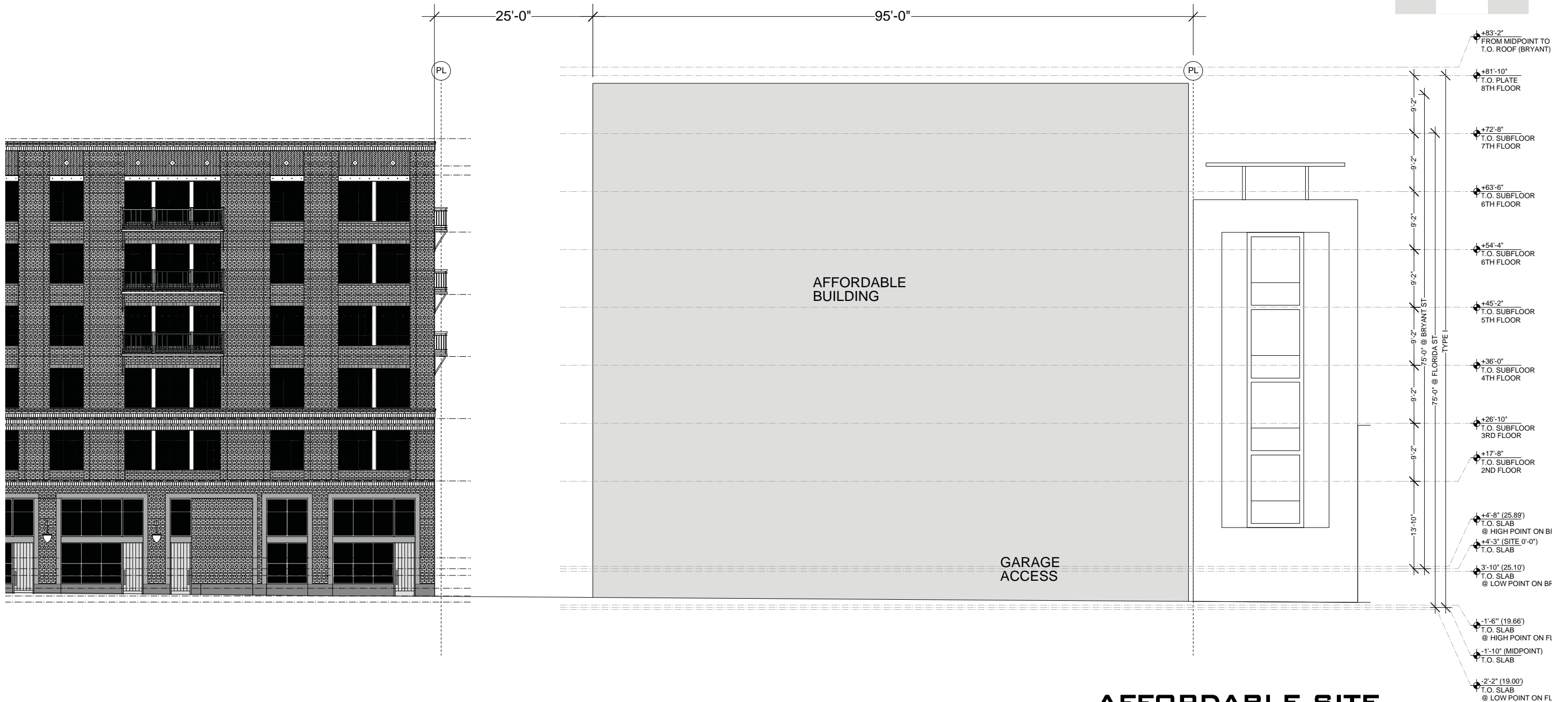
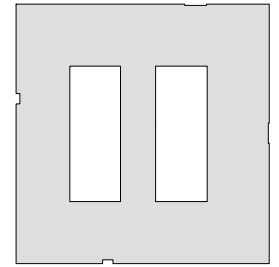
APRIL 29, 2016

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18TH

FLORIDA

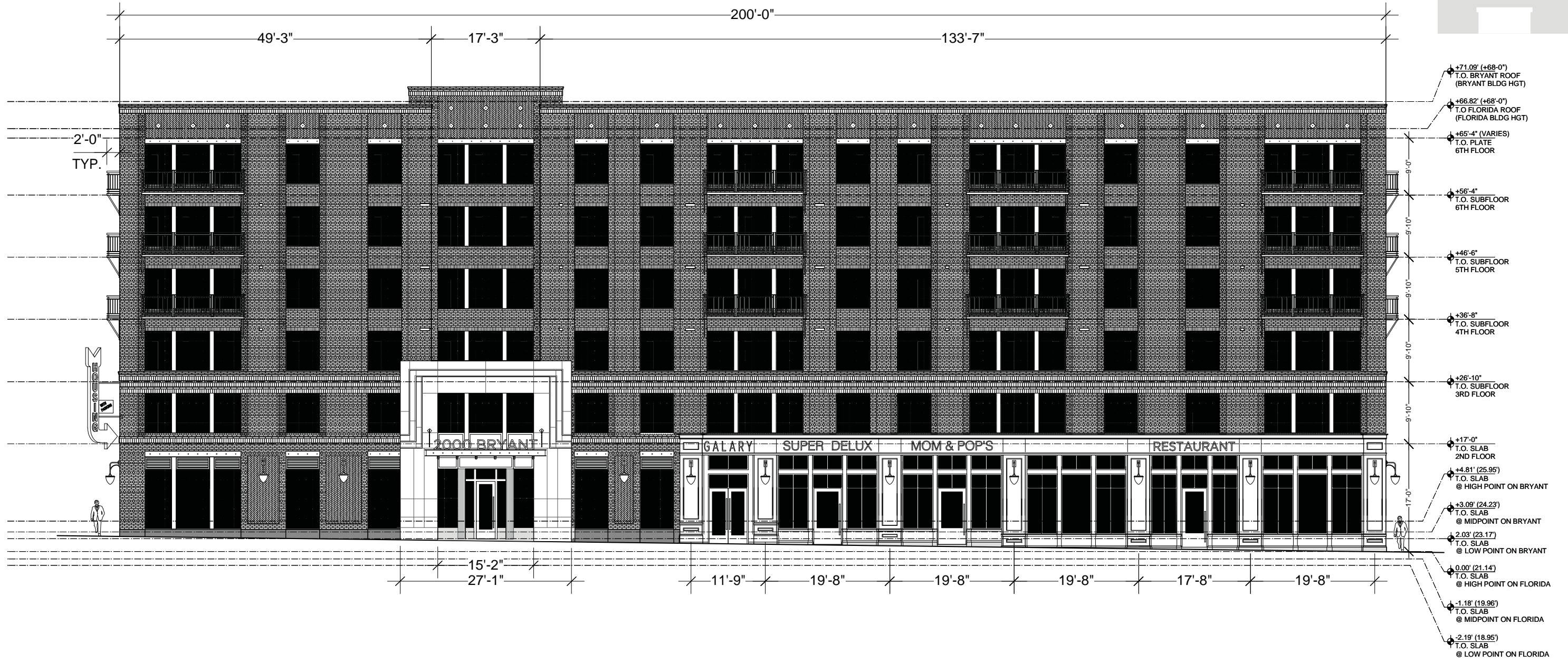
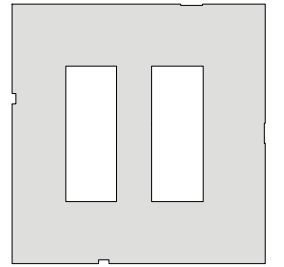
BRYANT

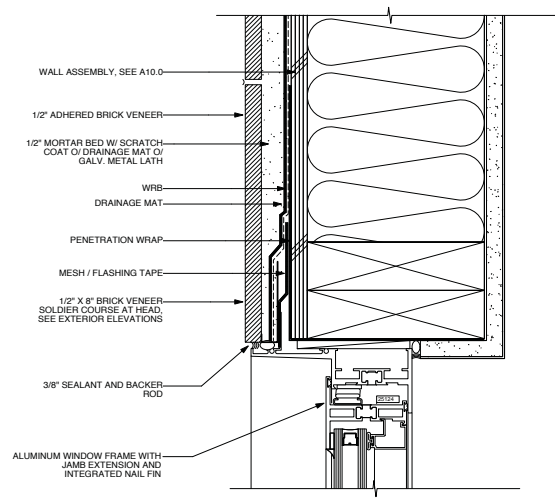


↓ 18TH

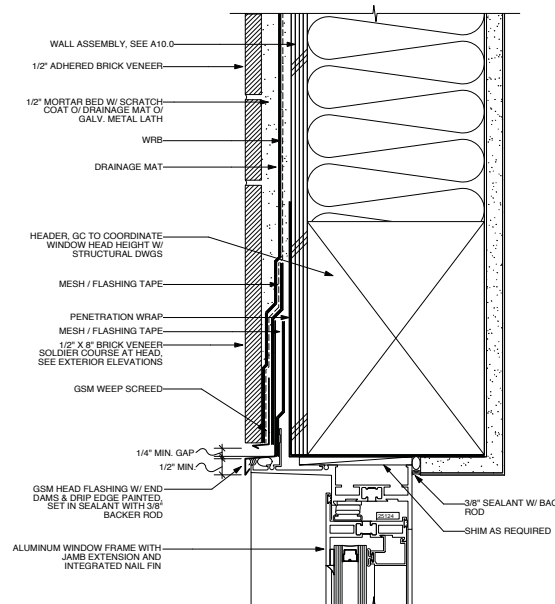
FLORIDA

BRYANT

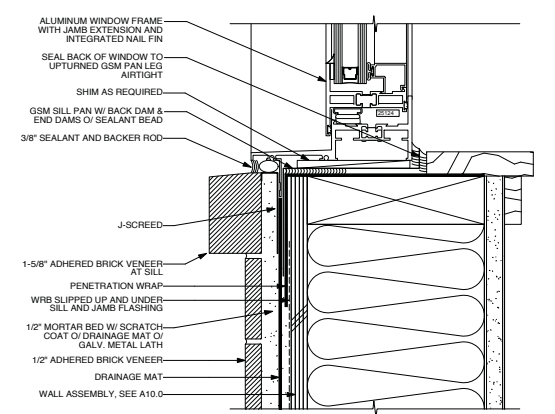




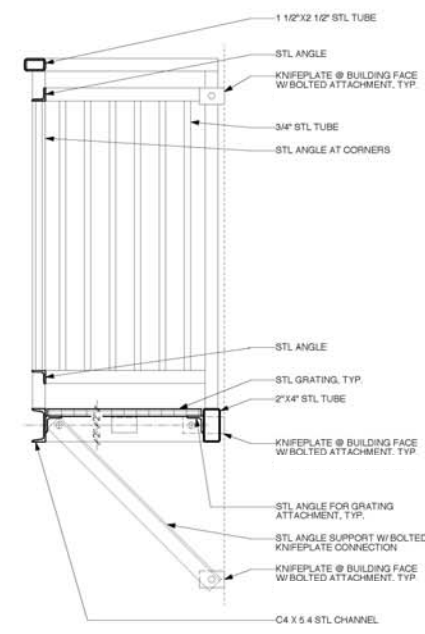
**RECESSED ALUMINUM WINDOW JAMB - BRICK VENEER** 6  
6" = 1'-0"



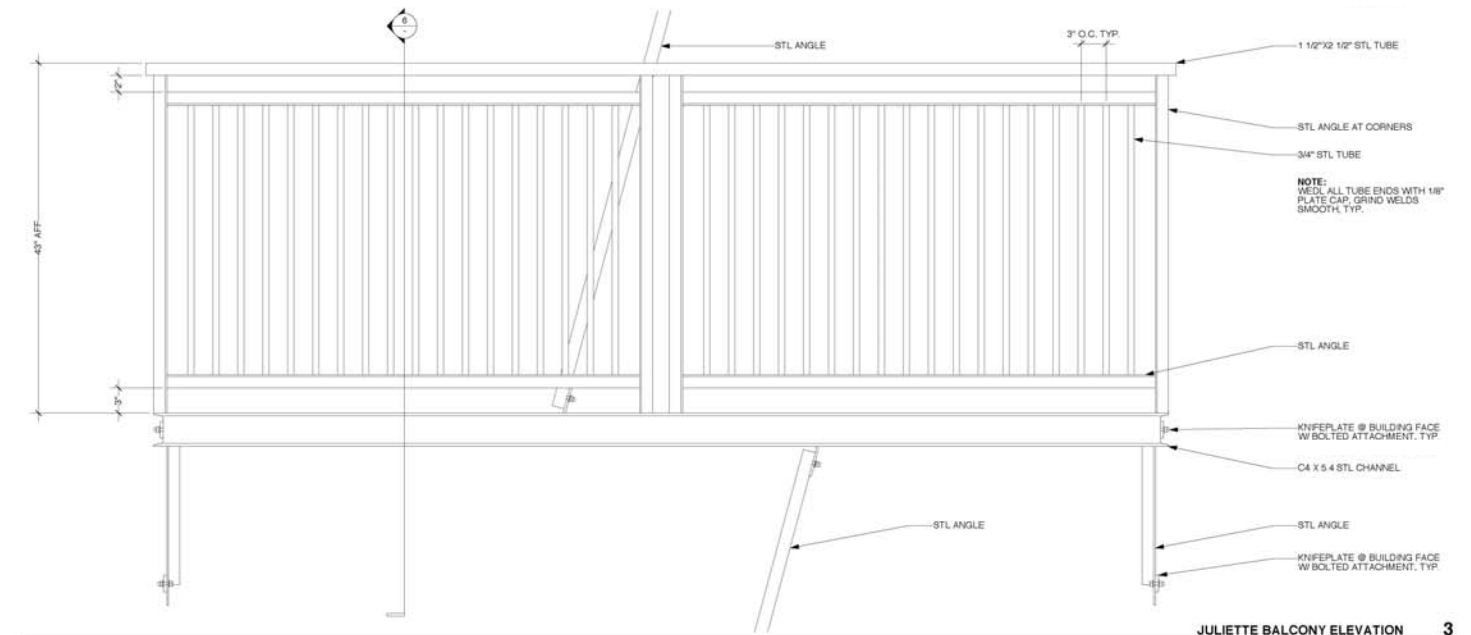
**TYPICAL WINDOW HEAD - BRICK VENEER** 5  
6" = 1'-0"



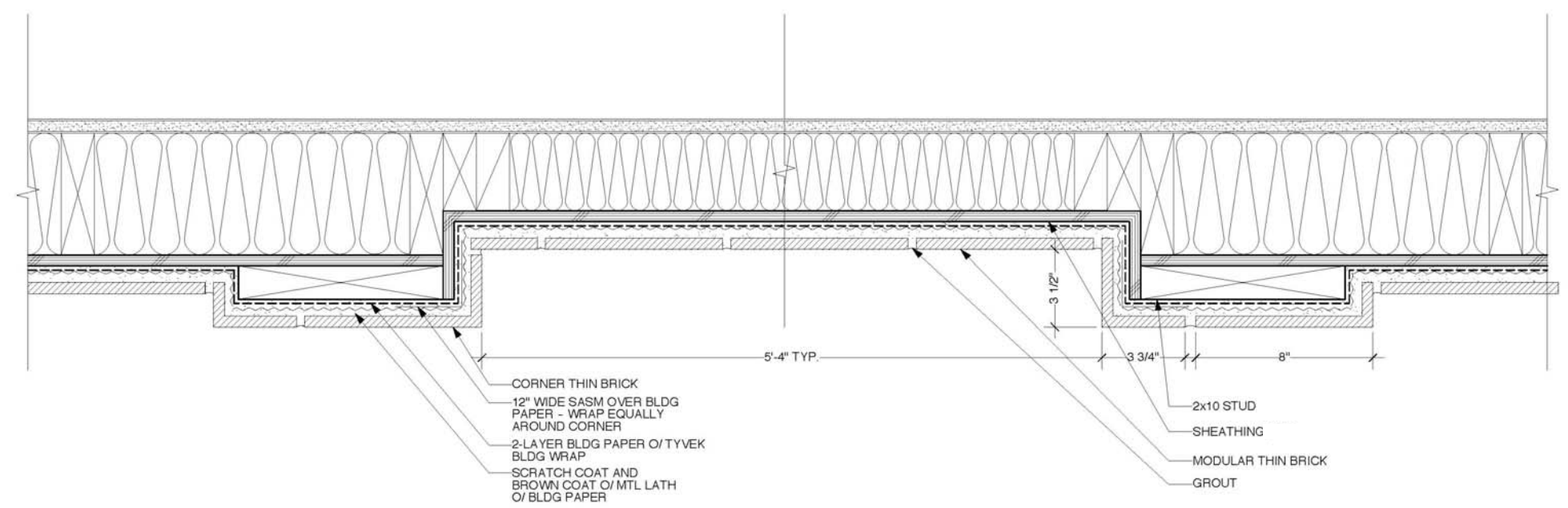
**TYPICAL WINDOW SILL - BRICK VENEER** 4  
6" = 1'-0"



**JULIETTE BALCONY DETAIL SECTION** 6



**JULIETTE BALCONY ELEVATION** 3



**BRICK BUILDING WINDOW FURRING/INSET**





*Bougainvillea* sp.



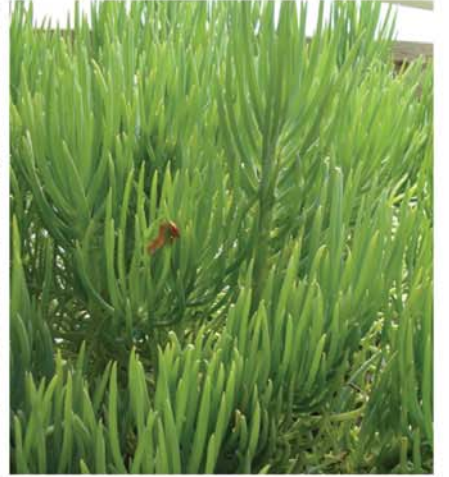
*Podranea ricasoliana*



*Pandorea jasminoides*



*Euphorbia myrsinites*



*Senecio cylindricus*



*Mahonia eurybracteata* 'Soft Caress'



*Agave attenuata*



*Choisya* 'Aztec Pearl'



*Dianella* 'Baby bliss'



*Salvia californica*



*Helleborus foetidus*



*Huechera maxima*



*Pelargonium tomentosum*



*Lomandra confertifolia* 'Seascape'



*Persicaria capitata*

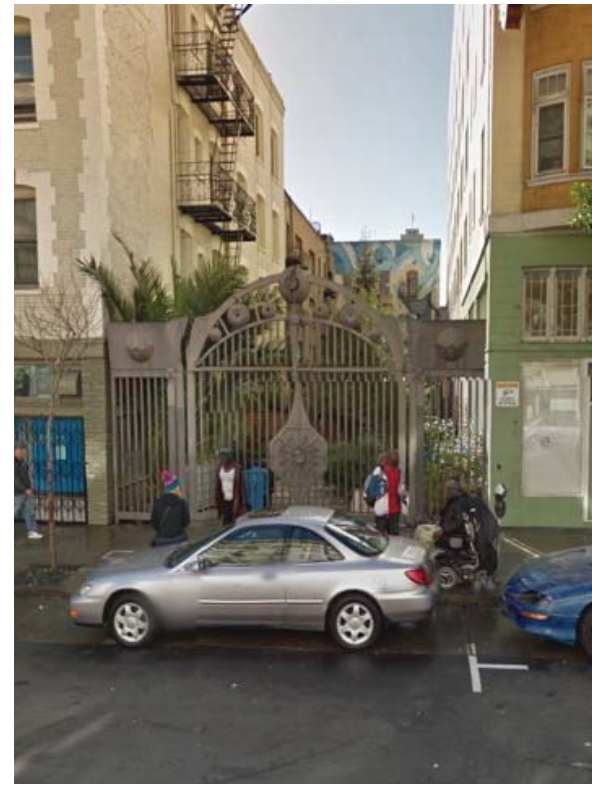
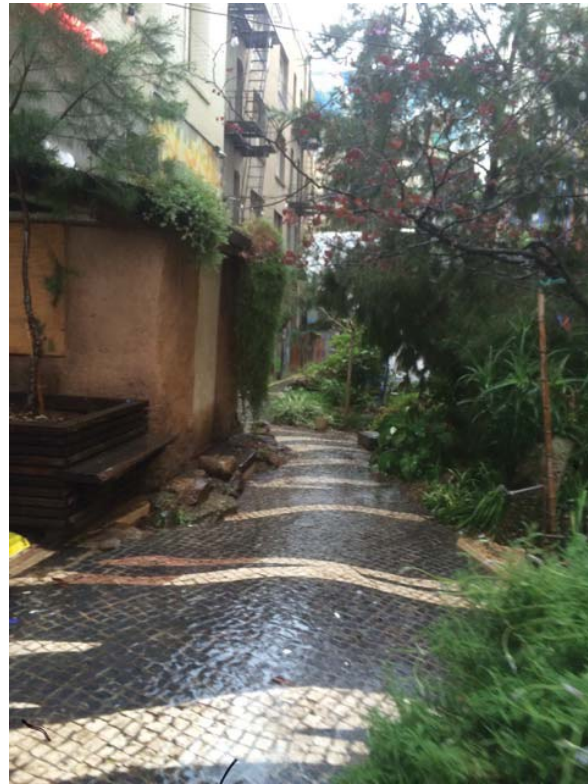


*Erigeron x moerheimii*



*Correa pulchella*

















NICK PODELL COMPANY

**BDE**

ARCHITECTURE



**PERSPECTIVE FLORIDA & 18TH STREET**

**45**

2000-2070 BRYANT ST | SAN FRANCISCO

APRIL 29, 2016

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## Sucre, Richard (CPC)

---

**From:** spike <spikekahn@gmail.com>  
**Sent:** Wednesday, April 27, 2016 12:31 AM  
**To:** Rahaim, John (CPC); Sanchez, Scott (CPC); Richards, Dennis (CPC); Johnson, Christine (CPC); Cindy Wu; Rich Hillis; Secretary, Commissions (CPC); Kathrin Moore; Rodney Fong; Sucre, Richard (CPC)  
**Subject:** Fwd: Bryant St reso  
**Attachments:** Reso 12 April 2016.pdf

Attached is a new resolution from the **SF Bldg Trades Council** opposing the Beast on Bryant and calling for a (Better) Beauty on Bryant. The Community and Labor are **united** in rejecting the proposed project as it stands, with only the absolute barest minimum allowed by law of affordable units. Worse than a Poor Door, the project has an Apartheid Road separating the rich from the poor. This Apartheid Road actually is taking up some of the 35% of the land dedicated to affordable housing, so the project, as presented, does **not comply with the current planning code**.

The revised Beast on Bryant project has no actual affordable units that would be built in the foreseeable future, nor funds dedicated to build it. The community has seen promises that take forever to come to fruition: we're still waiting for an RFQ to be issued by the City, on a parcel of land at 490 S Van Ness. It's been 10+ months, and we've been promised each month that the RFQ will go out on Friday. I heard the MOH official state that to me 6 months ago, and it still hasn't been released, and this is on City-owned land with entitlements in place. The affordable units on land dedicated by VIDA project have yet to be built 7 years later... there are many, many disappointing promises that have not happened. This sounds to us like another one.

An additional community and labor concern is the Beast on Bryant has only 3,983 sq ft of **PDR** replacement of the original 50,000 sq ft on site. Podell's project description states that he's building 11k of PDR, but 8k of that is on the affordable side, so in fact, *he* is not actually building more than 4000 sq ft, less than 10% of the original PDR space. Since the Planning Dept, with support of our Mayor, is crafting language for interim controls preserving existing PDR space, we call on you to delay approval of this project, until these interim controls for PDR retention and replacement are in place.

An additional reason we'd like the hearing delayed is that the community needs at least 15 days to **review** the Planning Dept staff report, so that we can analyze and communicate our concerns to the Planning Department and Commissioners. In conversations with some of the Commissioners, they have said *they* need at least 2 weeks to review the materials, and that receiving the packets 9 days before the hearing does not give *them* enough time to review. We, too, need 2 weeks to review and to respond, in order for the Commissioners to have our comments with enough time to speak to the project developers and possibly suggest revisions. The 2 minute comment period on the day of the hearing is too late for anyone to be able to competently process the comments and issue a decision. Out of **respect** to both the Commissioners and the public, I again request that the staff reports be issued a *month* prior to the hearing date. The Director has said to me that it would be difficult for that to happen, but I see no reason why calendaring projects at least 2 wks later than currently scheduled couldn't be done, given the huge benefit to the process that would be the result.

In that we haven't seen the Project summary yet, nor seen the developers' answers to these new questions under the new interim controls that were just recently put in place, we need more time. We have yet to see and be able to analyze the staff report, as it's not been released yet. Podell is also requesting an exemption from Environmental Review, but the ER report won't be released until May 5th. That is not enough time to review and write up any concerns the community might have prior to the scheduled hearing date on May 19th.

Finally, another reason to delay the hearing: MAP2020 will be complete in only a few months. It addresses several concerns which this project exacerbates. This is the largest project in the Mission, and will be precedent setting. It should comply with the recommendations of MAP2020, a product of a group of dedicated City staff and Community members that has been laboring for a year of thoughtful analysis to address major concerns in the Mission. This huge project should **not** be left out of that process.

For these many reasons, we request that this project be taken off the calendar for May 19th.

Our community desires for a Beauty on Bryant can be found at: [www.beautyonbryant.org](http://www.beautyonbryant.org)

Spike Kahn  
Pacific Felt Factory  
[www.pacificfeltfactory.com](http://www.pacificfeltfactory.com)  
[\(415\) 724-2055](tel:4157242055) [spikekahn@gmail.com](mailto:spikekahn@gmail.com)

## Sucre, Richard (CPC)

---

**From:** Peter Papadopoulos <papadooloo@gmail.com>  
**Sent:** Tuesday, April 26, 2016 11:34 AM  
**To:** planning@rodneymfong.com; Richards, Dennis (CPC); wordweaver21@aol.com; Rich Hillis; Johnson, Christine (CPC); mooreurban@aol.com; cwu.planning@gmail.com; Secretary, Commissions (CPC); Sucre, Richard (CPC)  
**Subject:** 2070 Bryant - Beauty on Bryant Proposal

Dear Commissioners,

After months of meetings, neighbors and community members have created a "Beauty on Bryant" plan for the 2000 block of Bryant St development.

This Community Development proposal calls on the city to work with the developer and affordable housing partners to build a project that works for the needs of the community and limits the displacement and gentrification impacts of this project.

This Beauty on Bryant proposal fits the character and needs of this working-class neighborhood now facing surging gentrification. We believe this proposal is also appropriate for a project that's at the site of a vibrant longtime artistic hub, CELLspace, as well as the blue-collar jobs of the ACT Costume Shop and an auto repair shop.

The Beauty on Bryant plan calls for the developer, city officials, and affordable housing partners to build together a project that contains:

50% land dedication to build a new 100% affordable housing building (with a maximum AMI of 55%), built at the same time as the market-rate development.

Both buildings would share equally the responsibility of accommodating a 1:1 replacement of affordable PDR (arts/industry) space to replace the 50,000 sq. ft. recently vacated containing at least:

- 15,000 sq ft of nonprofit arts space
- 15,000 sq ft of maker and gathering space
- 15,000 sq ft of fabrication, manufacturing, repair

Additionally the community calls for:

- Community serving businesses
- 100% union-built with maximized local hires and community apprenticeships
- Existing 3 rent control units be retained on "developer's side" at same rates
- Luxury and affordable sides must be built at the same time.
- Truly accessible public open space.
- City/Private guarantee of money before approval of the development.
- Money to build is separate from the Mission allocation of \$50 million from Prop A.



- Community process to choose arts organizations and businesses.
- A mural on the building by a local artist.
- Developer to share their books privately with a community team.

Finally, the community would like to see:

- Architectural integrity
- Local landlord running the buildings
- No vehicle exits on Bryant St.
- Affordable arts and business rents are comparable to pre-displacement levels
- Energy and environmentally sound – LEED architecture

I am sure you are familiar with the recent release of UMU/PDR loss numbers from the Planning Department. They reveal a roughly 60% loss of Mission PDR including the pipeline, but we are only 1/3 of the way through the Eastern Neighborhoods Plan. When you add the additional occupation of UMU/PDR by offices and the ongoing false classification of work/live units as PDR that are merely luxury housing units, the overall PDR scenario is far more bleak than even these numbers reveal.

Thank you for your attention to this important community plan. We believe building the project in this manner will make a contribution to the community while not adding significantly to displacement and gentrification associated with projects that build primarily luxury units and remove PDR from the neighborhood.

Sincerely,

Peter Papadopoulos

Beauty on Bryant

[www.beautyonbryant.org](http://www.beautyonbryant.org)

(415) 967-0795

## Sucre, Richard (CPC)

---

**From:** Eddie Stiel <eddiestiel@yahoo.com>  
**Sent:** Tuesday, April 26, 2016 3:24 PM  
**To:** Thomas, Christopher (CPC)  
**Cc:** Sucre, Richard (CPC); Rahaim, John (CPC); Rodney Fong; Cindy Wu; Michael Antonini; Rich Hillis; Johnson, Christine (CPC); Kathrin Moore; Richards, Dennis (CPC); Campos, David (BOS); Joe Rivano Barros; Laura Wenus; editor@eltecote.org; Tim Redmond; Randy Shaw  
**Subject:** 2000-2070 Bryant Street, 2815 18th Street, and 611 Florida Street Notification of Project Receiving Environmental Review. Case No.: 2013.0677E  
**Attachments:** thomas042616.docx

2887 Folsom Street  
San Francisco, CA 94110  
April 26, 2016

Chris Thomas  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(By email)

RE: 2000-2070 Bryant Street, 2815 18<sup>th</sup> Street, and 611 Florida Street Notification of Project Receiving Environmental Review. Case No.: 2013.0677E

Dear Mr. Thomas:

I have lived in the Mission District since January, 1992, always as a renter, twice no fault evicted.

I write to request a full Environmental Impact Review for the proposed development at 2000-2070 Bryant Street, 2815 18<sup>th</sup> Street, and 611 Florida Street.

The proposed development would include a six-story, 68 foot tall building with 199 dwelling units and some PDR and commercial retail spaces. Additionally, the land dedication segment of the proposal might eventually include an eight story, 85' building with 129 housing units and some arts activity space. Both buildings alone and especially together are out of scale and character with the existing neighborhood. Accordingly, your department must require a full Environmental Impact Review of this project.

Such an EIR will discover the following impacts:

Shade and shadow.

Increased traffic and vehicle emissions exacerbated by the proposed 12 off-street parking spaces.

Wind tunnel effects.

Environmental impacts beyond my quick review.

Of course, this proposed development will hike neighborhood property values leading to further involuntary displacement through increased no fault evictions and landlord harassment, as is happening in other parts of the Mission District, other neighborhoods in San Francisco, and other cities nationwide.

I must point out some misleading language in the Notification of Project Receiving Environmental Review, which states, "Project construction is anticipated to take 20 months." This sentence refers to both proposed buildings, the north (rich) building and the south (poor) building. In reality, the plan calls for a land dedication to the Mayor's Office of Housing where the south (poor) building could possibly be built. However, the land dedication does not include funding for that part of the block nor development entitlements. Thus, your statement about construction time is entirely speculative and unlikely. In fact, the other project in the Mission District that

included a land dedication, Vida on Mission Street near 22<sup>nd</sup> Street with its dedicated land at 1296 Shotwell Street, has seen the completion of the luxury condos on Mission Street with no set completion or even start date for the construction of the affordable senior housing component on Shotwell Street. The latest guess for that completion is 2019 or 2020, at least six or seven years after Planning Commission approval for Vida, while MEDA and CCHC are just now beginning the entitlement process for 1296 Shotwell Street.

Next, because the south (poor) building will require public funds and because the north (rich) building cannot proceed without the land dedication, this proposal requires public funding to subsidize private developer profits. Moreover, because the pot of public money available for affordable housing development is fixed, the land dedication will necessarily prevent other potential affordable housing developments, especially those under non-profit, land trust or other forms of community control, from proceeding.

In summary, although the land dedication proposal superficially seems to produce more affordable units than the original proposal, it is in reality a raw deal for the neighborhood and San Francisco taxpayers. That is why the inclusionary housing ordinance considers 12% (16% in UMU districts) onsite BMR units equivalent to a 35% unfunded land dedication, both statutory minimums.

I have sent a copy of this letter to Richard Sucre because my concerns include non-environmental effects. Thank you for letting me share my thoughts with you.

I look forward to your requirement of a full EIR for 2000-2070 Bryant Street, 2815 18<sup>th</sup> Street, and 611 Florida Street. Likewise, I urge the Planning Department to recommend a rejection of the pending Conditional Use Authorization for this project and for the Planning Commission to confirm that rejection.

Sincerely,  
Edward Stiel

Cc: Richard Sucre, SF Planning Department  
John Rahaim, Director, SF Planning Department  
San Francisco Planning Commissioners  
Supervisor David Campos



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RESOLUTION IN SUPPORT OF "BUILDING A BETTER BEAST" AT 2000 BRYANT STREET

WHEREAS, there is an affordability crisis in the Mission in which nearly 250 working class families are forced out of the neighborhood each year, causing a vibrant community and cultural center to lose blue-collar workers, artists, seniors, and everyday people; and

WHEREAS, eight thousand Latino residents have been displaced since 2000 and thousands of current, past, and prospective members of our union living in and around the Mission are at risk; and

WHEREAS, the 2000 Bryant Street project, a proposal by the Nick Podell Company to build up to 300 units of housing at a site formerly occupied by creative space, local businesses and housing, has become so symbolic of a heightened sense of community apprehension and activism that it has been nicknamed "The Beast on Bryant"; and

WHEREAS, the San Francisco Building & Construction Trades Council took the historic step of joining community members in opposing the project last year, calling out the undercutting of wages for the men and women who would be hired to build the project alongside affordability concerns; and

WHEREAS, several months ago, the Podell Company unveiled a new project design, one that utilizes the land dedication method to meet minimum affordability requirements and includes efforts to address community and labor concerns, but that unfortunately suffers from lack of direct input from these same stakeholders; and

WHEREAS, The San Francisco Building and Construction Trades have worked with neighbors and community members who have voiced their support for our labor concerns and we in turn have embraced their call for increased affordability and blue-collar space in an effort to create a community and labor-driven path forward for the project that earns the support of a broad coalition of affordability, arts, and labor advocates,

THEREFORE BE IT RESOLVED that Laborers Local 261 calls upon the Nick Podell Company to Build A Better Beast; and

BE IT FURTHER RESOLVED that Building A Better Beast requires that Podell address four key concerns that have been raised by community and labor voices:

- 1) Majority Affordable: At least 50% of the units should be affordable to low, moderate, and middle income residents, including working-class families, artists, non-profit workers, building trade union members, and those that have experienced or face displacement.
- 2) Simultaneous Affordability: In order to minimize the potential for a delay between construction of market rate and affordable housing, affordable units should be fully funded and structured so that shovels go in the ground at the same time for all affordable and market rate construction.

- 3) 1 For 1 PDR Replacement: The project will demolish approximately 50,000 square feet of existing production, distribution, and repair (PDR) space that once created opportunities for blue-collar jobs and artists. The current proposal does not include PDR replacement but instead relies on "flex unit" apartments which are not PDR. Podell should work with community members, artists and local businesses, including construction firms, to replace all PDR space which will be lost.
- 4) 100% Union: The project as currently proposed would be built by a mix of union and non-union contractors, particularly with respect to plumbing and mechanical work, creating a two-tier approach that is unfair to workers. All workers should be paid union-scale wages and benefits that support working families in our communities and provides a necessary anti-displacement tool to help blue-collar workers remain in the City, and expanding access to state-approved, jointly-administered apprenticeship programs through responsibly built projects provides a path into the middle class for the youth of the Mission District and of all San Francisco; and

BE IT FURTHER RESOLVED that Laborers Local 261 asks that the Nick Podell Company meet with labor and community representatives to discuss this proposal and changes that may be required to the current plan in order to turn 2000 Bryant into a model for working with community and labor partners to sustain the Mission District at a time when workers are challenged to live in the neighborhood and residents continue to feel the pressure of the forces of displacement.

Approved by the Board of Business Representatives  
San Francisco Building and Construction Trades Council  
12 April 2016



Michael Thériault  
Secretary-Treasurer

## Sucre, Richard (CPC)

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**From:** John Sarter <sarterfish@gmail.com>  
**Sent:** Wednesday, October 21, 2015 4:39 PM  
**To:** Sucre, Richard (CPC); lloyd klein; Riyad Ghannam  
**Subject:** Re: 2000-2070 Bryant St Plans

Hi Richard,

Thank you for forwarding the preliminary plans for the Nick Podell development. Our team is reviewing this preliminary submittal by Nick Podell. Initially, we are concerned with the height and mass of the structures. They appear to even exceed the allowable height limit for UMU zoning in many areas. The building has such height that it will obscure the view of our building unit's owners, and also create privacy issues for the users of the owner's rooftop decks. We would ask that perhaps "stepped back" roof lines and building heights perhaps be considered at all property lines, and reduce the overall impression of the mass of structures resembling a "[Borg Space Ship](#)" (Massive cubic block).

-John Sarter

On Fri, May 29, 2015 at 2:12 PM, Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)> wrote:

Hi John,

Attached are the plans for the project at 2000-2070 Bryant St. Let me know if you have any questions or comments.

Thank You,

Rich

**Richard Sucre**  
Preservation Technical Specialist/Planner, Southeast Quadrant, Current Planning

Planning Department | City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-9108 | Fax: [415-558-6409](tel:415-558-6409)

Email: [richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

Web: [www.sfplanning.org](http://www.sfplanning.org)



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John Sarter  
415-342-7199  
Managing Partner, R&D and Project Development;  
[Sol-Lux Alpha, LLC](#)

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Consulting at;  
<http://www.zintro.com/expert/john-sarter>

## Sucre, Richard (CPC)

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**From:** SUSANA MILLMAN <mamarazi@icloud.com>  
**Sent:** Monday, August 03, 2015 5:54 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

My husband Dennis McNally and I have owned and lived at 2767 22nd street since 1988.

We have been pleased with many changes in the neighborhood, including cleaner streets and more families with children, but not happy with evictions for profit and simply aghast at this development proposal.

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary



In my opinion this project is desirable not to the mission or our residents but only to line Mr. Podell's pockets and violate the neighborhood beyond recognition.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium

on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

## Sucre, Richard (CPC)

---

**From:** David Alvarez <d\_alvarez@apple.com>  
**Sent:** Thursday, July 02, 2015 4:29 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I urge you to read this amazing immigrant story and think of it when you're considering immigration reform:

My name is David and this is my story.

I am an immigrant from Mexico who first came to the US to get an education and learn English at an early age. From the age of 3, preschool through the 3rd grade of elementary school, my parents drove my brothers and I back and forth the Tijuana/San Diego border. That's every day (mon-fri) for 5 years. Then I went to school in Tijuana, Mexico from 4th -10th grade in order to be well rounded and get some schooling in Mexico as well. I learned to properly read and write in Spanish, Mexican History, Government and all the same classes one would take in the US, but focused on Mexico. I came back to school in the US to finish my high school studies my junior year; and in 2000 I moved from Tijuana to San Diego to start my college career at the University of San Diego. Since graduating with a BA in Accounting in 2004 have worked at a local accounting firm in San Diego, Sony Electronics in San Diego, Sony Music in New York and PlayStation in Foster City, CA. Along the way I managed to obtain my CPA license and I now work as a Compliance Analyst at Apple, Inc. in Cupertino.

Although I've been living in the US for 15 years, first as a student and now in the labor force, I have always been on a temporary visa, which does not grant me permanent residence. I urge you to focus on immigration reform to fix the broken system and provide for long time employees like myself, an easier path to permanent residence which does not hinder on employer sponsorship because at this point, that is the only thing between me and a green card. I would either have to get sponsorship from my employer, or get married to a US citizen or permanent resident. Neither of which are eminent.

With the current immigration laws, if I leave my employer or get fired, my work visa would be terminated and I would be required to leave the country in a very short amount of time even though my siblings and one remaining parent all live in the US, I've lived in the US for 15 years and all of my friends and family reside in the US.

The current immigration laws do not provide for a solution for me to apply for a green card on my own merits, such as having received a high school and college education in the US, and working 10+ years in the US. and my employers so far have been reluctant to sponsor my green card.

Best,  
David Alvarez

## Sucre, Richard (CPC)

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**From:** Gary Siegel <gary@sanfranciscoautorepaircenter.com>  
**Sent:** Wednesday, July 01, 2015 6:21 PM  
**To:** Sucre, Richard (CPC)  
**Cc:** Gary Siegel  
**Subject:** Support of 2070 Bryant Street Project

July 1, 2015

Dear Mr. Sucre,

My name is Gary Siegel, my wife Michele and I are the owners of San Francisco Auto Repair Center, Inc., located at 611 Florida Street. We are writing to you to convey our strong support for Nick Podell and his residential project at 2070 Bryant Street.

Our business has been in this location for 37 years. We first met Nick in 2014 when he bought the building from our previous landlord. He immediately informed us that he planned to create a new housing development on the existing site, and that the plans did not include saving the building we have leased since 1978.

We understood that when the property was rezoned from MU-1 to UMU that it was just a matter of time before it was redeveloped. We have intentionally not made any improvements to the space which is in dire need of updating and is too small to grow our business in a meaningful way.

Over the past year, Nick has helped our business by maintaining a below market rental rate and providing lease extensions which have allowed us to prepare to relocate our business. Additionally, he has agreed to provide San Francisco Auto Repair Center with the necessary resources to relocate to a larger location that supports our plans to expand our business. We have already signed a new lease within the Mission District, and look forward to continuing operations with our nine employees for years to come.

As you know, change is upon us in the Mission. In our case, we believe Nick has acted in good faith and has been instrumental in helping us make a positive transition. We appreciate his support of our locally-owned business and want to strongly endorse his project that will bring desperately needed new housing to the city, including 47 on-site affordable units to low-income families.

Sincerely,

Gary Siegel and Michele Jones-Siegel

San Francisco Auto Repair Center, Inc.

611 Florida Street

San Francisco, CA 94110

415-285-8588

## Sucre, Richard (CPC)

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**From:** Heather Buechler <msdaisyh@gmail.com>  
**Sent:** Tuesday, June 16, 2015 11:23 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less

spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Heather Buechler

766 Harrison ST

San Francisco Ca 94107

## Sucre, Richard (CPC)

---

**From:** bedazzle.me.harris@gmail.com on behalf of Harris Kornstein  
<harris.kornstein@gmail.com>  
**Sent:** Monday, June 15, 2015 7:04 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC);  
richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com;  
planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor  
(MYR); Board of Supervisors, (BOS)  
**Subject:** Re: 2000 Bryant St block

PS (with apologies for excessive emails):

As just one more example of how this kind of development will hurt neighborhood residents, one can look at the price of a burrito at El Metate (at 22nd and Bryant): since I moved into this apartment 5 years ago (to the month), the price of a super burrito has gone up from \$6 to \$8.50 -- that's an increase of 40%! I'm not griping about my favorite taqueria -- I think it's a worthwhile example and that a study of similar affordable food and grocery options would probably also show significant price increases that cater to wealthier demographics but are unaffordable to lower-income residents. That's not to mention all of the new upscale businesses that have emerged, including several along 20th Street, including Sightglass, Trick Dog, and Salumeria -- these completely reflect the bracket of residence who would be moving into this new development project, and contribute to the squeezing out of current working and middle class people in the immediate surrounding areas.

Thank you for your time. Again, please deny these permits.

On Mon, Jun 15, 2015 at 6:33 PM, Harris Kornstein <[harris.kornstein@gmail.com](mailto:harris.kornstein@gmail.com)> wrote:  
Dear Planning Commission, Mayor Lee, and Board of Supervisors,

I am writing to ask that you deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA and 2013.0677X, and Building Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109).

I'm in a unique situation: I live just up the street — on the corner of Bryant and 21st Streets — and my day job also happens to be on one of blocks adjacent to the planned constructions. I've regularly attended events at CELLspace and its subsequent incarnations in my nine years in the Bay Area (and even hosted an event a few years ago that drew in about 300 people), I get my car serviced by Gary at SF Auto Repair, and I used to eat lunch sometimes at Tortilla Flats. To tear down nearly this entire block in order to build market-rate (aka luxury) housing is frankly criminal in its erasure of cultural landmarks and local businesses. As an artist, I am also worried how this will affect other neighborhood institutions, including Z-Space which is nearby, and other small culturally-specific groups like the Galeria de la Raza.

In addition to the loss of these institutions, I'm also worried about the effect it will have on our neighborhood, which is already rapidly changing. We often get letters or flyers in our mailbox from real estate developers who write about how "hot" and "up-and-coming" the neighborhood is and are interested in trying to get our landlord to sell the building so that it can be flipped. Just a few weeks

ago, there was an open house on our block that included valet service with four attendants working — frankly, I was shocked and scared as this has never been the demographic of our neighborhood! Though I've lived in this apartment for almost five years, due to our landlord's restrictions, I am not on the lease (we were allowed only one person on the lease in a 4BR apartment though I was present when we renewed it). This leaves me and my other roommates in an especially precarious situation; were we to be evicted under the Ellis Act, I would likely not receive any compensation. Of course, I am not alone in these concerns, and many others in our neighborhood have already been evicted. Adding additional luxury housing just up the street will likely only encourage these kinds of predatory evictions and buyouts.

From what I have read, it sounds as though the plan for development does not match with San Francisco's laws regarding zoning or with plans for the neighborhood, and its permits should be rejected. With Supervisor Campos's temporary moratorium failing to win a supermajority (though still receiving a simple majority!), we especially need relief from these kinds of projects in this moment.

Sincerely,  
Harris Kornstein  
2303 Bryant St  
San Francisco, CA 94110  
[510-343-6065](tel:510-343-6065) mobile



## Sucre, Richard (CPC)

---

**From:** bedazzle.me.harris@gmail.com on behalf of Harris Kornstein  
<harris.kornstein@gmail.com>  
**Sent:** Monday, June 15, 2015 6:34 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC);  
richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com;  
planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor  
(MYR); Board of Supervisors, (BOS)  
**Subject:** 2000 Bryant St block

Dear Planning Commission, Mayor Lee, and Board of Supervisors,

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I'm in a unique situation: I live just up the street — on the corner of Bryant and 21st Streets — and my day job also happens to be on one of blocks adjacent to the planned constructions. I've regularly attended events at CELLspace and its subsequent incarnations in my nine years in the Bay Area (and even hosted an event a few years ago that drew in about 300 people), I get my car serviced by Gary at SF Auto Repair, and I used to eat lunch sometimes at Tortilla Flats. To tear down nearly this entire block in order to build market-rate (aka luxury) housing is frankly criminal in its erasure of cultural landmarks and local businesses. As an artist, I am also worried how this will affect other neighborhood institutions, including Z-Space which is nearby, and other small culturally-specific groups like the Galeria de la Raza.

In addition to the loss of these institutions, I'm also worried about the effect it will have on our neighborhood, which is already rapidly changing. We often get letters or flyers in our mailbox from real estate developers who write about how "hot" and "up-and-coming" the neighborhood is and are interested in trying to get our landlord to sell the building so that it can be flipped. Just a few weeks ago, there was an open house on our block that included valet service with four attendants working — frankly, I was shocked and scared as this has never been the demographic of our neighborhood! Though I've lived in this apartment for almost five years, due to our landlord's restrictions, I am not on the lease (we were allowed only one person on the lease in a 4BR apartment though I was present when we renewed it). This leaves me and my other roommates in an especially precarious situation; were we to be evicted under the Ellis Act, I would likely not receive any compensation. Of course, I am not alone in these concerns, and many others in our neighborhood have already been evicted. Adding additional luxury housing just up the street will likely only encourage these kinds of predatory evictions and buyouts.

From what I have read, it sounds as though the plan for development does not match with San Francisco's laws regarding zoning or with plans for the neighborhood, and its permits should be rejected. With Supervisor Campos's temporary moratorium failing to win a supermajority (though still receiving a simple majority!), we especially need relief from these kinds of projects in this moment.

Sincerely,  
Harris Kornstein  
2303 Bryant St

San Francisco, CA 94110  
510-343-6065 mobile

## Sucre, Richard (CPC)

---

**From:** Miles Skorpen <miles@milesskorpen.com>  
**Sent:** Monday, June 15, 2015 5:19 PM  
**To:** Sucre, Richard (CPC)  
**Subject:** 2000-2070 Bryant Street

Hi Richard,

I wanted to let you know that, as a San Francisco resident, I'm really excited to see projects like the proposed development at 2000-2070 Bryant Street breaking ground in SF.

The city needs more housing and development, not a construction moratorium (and NIMBY-ism). Cities are dynamic, living, spaces. We should embrace that change by accepting much more construction than we have historically — though I hope you can also help make sure that this construction is deliberate and thoughtful.

Best,

Miles Skorpen  
1850 Gough St, San Francisco, CA 94109a

## Sucre, Richard (CPC)

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**From:** Nitika Nadgar <nitiquita@gmail.com>  
**Sent:** Sunday, June 14, 2015 6:05 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

– Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933

– Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years

– Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park

– San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years

– A custom carpet installation and repair business, there 25+ years

– Production Specialities – a custom submarine parts factory with at least 15 machinists

- A community arts center with art gallery, performance and artists’ studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.’s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-controlled dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood’s character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Nitika Nadgar  
San Francisco  
94108

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Nitika Nadgar  
[nitiquita@gmail.com](mailto:nitiquita@gmail.com)  
510.593.5818

## Sucre, Richard (CPC)

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**From:** amanda hanlon <amanda@amandahanlon.com>  
**Sent:** Sunday, June 14, 2015 10:43 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** Demolition of Mission Bryant Block

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of

SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Amanda Hanlon  
SOMA Artist Studios  
689 Bryant Street  
San Francisco, California  
94107



## Sucre, Richard (CPC)

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**From:** Starhawk <stella@mcn.org>  
**Sent:** Sunday, June 14, 2015 5:46 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

San Francisco is on the verge of losing its viability as a livable city due to rising costs and overdevelopment of luxury housing at the expense of jobs, affordable housing and space for the arts and culture that make this city such a special place. I am a Mission homeowner and have lived in San Francisco since 1975, and therefore I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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– San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years

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- A community arts center with art gallery, performance and artists’ studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
  
- A.C.T.’s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
  
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The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

We desperately need to conserve the spaces that allow for multiple and diverse uses of our city. We should be providing more affordable housing, more spaces for the arts and light industry, more places where people who work for a living can continue to live in the city we love. Please stop this abomination!

Thank you,

Miriam Simos

San Francisco  
94110


## Sucre, Richard (CPC)

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**From:** Louis Fox <louis@freerange.com>  
**Sent:** Saturday, June 13, 2015 8:36 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet **INSTALLATION**  and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists

– A community arts center with art gallery, performance and artists’ studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace

– A.C.T.’s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada


– Three rent-controlled dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:



- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood’s character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build **AFFORDABLE**

**HOUSING**  in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing **AFFORDABLE HOUSING**  units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new **MARKET**  Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Louis Fox

san geronimo, 94963

## Sucre, Richard (CPC)

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**From:** Tyler Young <tyleryoung@lclark.edu>  
**Sent:** Saturday, June 13, 2015 9:57 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
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- A community arts center with art gallery, performance and artists’ studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.’s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
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that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

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- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Tyler Young

Portland, Oregon 97206

## Sucre, Richard (CPC)

---

**From:** Anja Bircher <anjabircher@gmail.com>  
**Sent:** Saturday, June 13, 2015 9:33 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission

– Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Anja Bircher  
San Francisco  
94110

## Sucre, Richard (CPC)

---

**From:** Dominique Sevi <drsevi85@gmail.com>  
**Sent:** Saturday, June 13, 2015 12:28 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** Case# 2013.0677CUA is disgusting

San Francisco IS displacement. More luxury housing? I know you make a lot of money off of this, but it's not moral. It's actually embarrassing a city like SF allows this kind of control from wealthy investors.

## Sucre, Richard (CPC)

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**From:** Lisa Aguilar <laaguilar1829@sbcglobal.net>  
**Sent:** Saturday, June 13, 2015 12:00 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Lisa Aguilar  
San Francisco  
94121

Sent from my iPad

## Sucre, Richard (CPC)

---

**From:** Jason Serafino-Agar <jsa41510@gmail.com>  
**Sent:** Friday, June 12, 2015 10:08 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-controlled dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan.



Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Jason Serafino-Agar

431 Ellington Ave.

San Francisco, CA 94112

## Sucre, Richard (CPC)

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**From:** Cayla Lewis <cayla.ann.lewis@gmail.com>  
**Sent:** Friday, June 12, 2015 10:01 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** July 2nd, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- A community arts center with art gallery, performance and artists’ studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Cayla Lewis

San Francisco

94121

## Sucre, Richard (CPC)

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**From:** Skot Kuiper <videoamp@gmail.com>  
**Sent:** Friday, June 12, 2015 4:44 PM  
**To:** Sucre, Richard (CPC)  
**Subject:** Re: 2000-2070 Bryant St Planning Commission Hearing

Thank you for getting back to me Richard!

I believe the community surrounding the 2070 Bryant St project is interested in having the continuance issued and organize around the July 2nd hearing date.

Could you please send me links to the latest documents for this project or advice on how to remain informed on any changes to the project or agenda items?

I know people are concerned about the filing of an EIR exemption on June 2nd and feel the blanket EIR from the Eastern Neighborhoods plan is currently out of date enough to not cover the real neighborhood changing effects this project will have on the mosaic of mission culture.

I am one of the co-founders of CELLspace, the non-profit community arts theater that was at 2050 Bryant St for about 17 years and the arts representative from the WSoMa Community Plan where I operate a multiuse creative space.

There is significant concern from arts and cultural leaders regarding the loss of this site and the loss of a large amount of PDR space and jobs in the NEMIZ which the MISSION General Plan calls on to protect.

We feel the developer ignored these concerns, the arts and PDR loss, and has up til now done a poor job in community outreach about the project.

The affordable housing community is very concerned about the minimal amount of accessible housing on one of the largest MISSION District development sites.

The neighborhood neither needs nor finds essential another large site market rate development inaccessible to most San Franciscans and will argue against the CU issuance.

I will write a more formal letter and recommend others to do so when I have access to the latest information.

Could you let me know the deadline for the submission of letters or concerns about this project?

Thank you for your help and communication on this matter.

Hope you have a great weekend!

Skot Kuiper  
415305815  
[videoamp@gmail.com](mailto:videoamp@gmail.com)

On Thu, Jun 11, 2015 at 4:52 PM, Sucre, Richard (CPC) <[richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)> wrote:

Hello Scott,

I received your voicemail.

The Planning Department is recommending a continuance for 2000-2070 Bryant Street. The Department is requesting that the hearing be continued to July 2<sup>nd</sup>; however, this date will need to be confirmed by the Planning Commission at the June 18, 2015 Planning Commission Hearing.

Let me know if you have any other questions.

Rich

**Richard Sucre**  
Preservation Technical Specialist/Planner, Southeast Quadrant, Current Planning

Planning Department | City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-575-9108 | Fax: [415-558-6409](tel:415-558-6409)

Email: [richard.sucre@sfgov.org](mailto:richard.sucre@sfgov.org)

Web: [www.sfplanning.org](http://www.sfplanning.org)



## Sucre, Richard (CPC)

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**From:** Colette Crutcher <kramm51@earthlink.net>  
**Sent:** Friday, June 12, 2015 2:28 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium

on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Colette Crutcher  
316 Highland Ave..  
SF 94110



## Sucre, Richard (CPC)

---

**From:** Marty Jaye <martyjjsf@yahoo.com>  
**Sent:** Friday, June 12, 2015 1:13 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

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Thank you,

Marty Jaye  
San Francisco, CA 94110

## Sucre, Richard (CPC)

---

**From:** Heather Normandale <heathernormandale@gmail.com>  
**Sent:** Friday, June 12, 2015 9:20 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

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I myself am personally being pushed out of my home, yes from my home where I live, by my landlord speculators who think the rent ( which has been rent controlled for 7 years) should be tripled and I should be removed so they can make more money. This is a DISEASE killing the Bay Area. Not feeding it... It's feeding a select few's pockets but it's killing the reason this area is thriving with art and culture... And that's the main reason that it is so popular for real-estate ( otherwise you would have seen people moving in hordes to Palo Alto but that didn't happen).

Thank you,

Heather Normandale

Oakland

94606

Sent from my iPhone  
Sent from my iPhone

## Sucre, Richard (CPC)

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**From:** Secretary, Commissions (CPC)  
**Sent:** Friday, June 12, 2015 8:52 AM  
**To:** Johnson, Christine (CPC); Cindy Wu; Richards, Dennis (CPC); Kathrin Moore; Michael Antonini; Rich Hillis; Rodney Fong  
**Cc:** Gerber, Patricia (CPC); Sucre, Richard (CPC)  
**Subject:** FW: From The Owners of Inner Mission SF

### Office of Commission Affairs

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



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**From:** Eric Reid [<mailto:ericwreid@gmail.com>]  
**Sent:** Thursday, June 11, 2015 9:31 PM  
**To:** Secretary, Commissions (CPC)  
**Cc:** mike vau de vire  
**Subject:** From The Owners of Inner Mission SF

To the San Francisco Planning Department and Members of the Planning Commission:

My name is Eric Reid, and I am the co-owner of Inner Mission SF along with Mike Gaines. I am writing to you to express my strong support for Nick Podell and his residential project at 2070 Bryant Street.

We began our relationship with Nick Podell in 2013 when he bought the building from our previous landlord, Lloyd Klein. At the time of the purchase, Mike and I were in the middle of negotiating a long-term lease with the previous landlord while making much needed capital improvements to the building so that we could become a fully licensed and permitted community arts venue. Nick immediately informed us that he planned to develop a new housing development on the existing site, and those plans did not include saving our venue.

As you can imagine, our first reaction was pure shock followed quickly by disappointment and fear. The surprising sale of the building left our business in a lurch. We had spent tens of thousands of dollars upgrading the facility and were now looking at the very real possibility of losing our entire investment.

We went to Nick and explained our situation to him. From the beginning, he was very open and understanding and immediately offered us a significant rental reduction. He also allowed us to remain open and operational until the time came for the building to be demolished for his project, and he remained proactive by using his resources to help us search for a new space. Unfortunately, rental prices for spaces like ours had skyrocketed, and Inner Mission SF wasn't able to afford any of the available properties that would be able accommodate our business.

As the community began to protest the new housing developments in the Mission, we all realized that this project needed to do more to address the community needs. The community was not only demanding new affordable housing be built but also that its community arts venue be preserved.

Mike and I realized that this was an opportunity to introduce a new conversation about how developers and community arts venues can work together. At the same time, Nick realized the importance of preserving our valuable art space for the

community, and he asked us to help. We all agreed that Inner Mission SF should be saved and that the community deserved to keep its beloved art space -- also a very rare minority-owned business.

From that point on we set a course to forge a long-term partnership where Nick would not only help relocate Inner Mission SF in the Mission or surrounding neighborhoods, but he would also subsidize a significant portion of our initial relocation expenses and ongoing operating costs over the next five years. To further secure our long-term partnership, we took added steps to make the terms of this agreement legally binding.

We are very proud of and satisfied with the long-term partnership agreement we've been able to forge. We believe this partnership sets a new standard for how developers, communities, and culture-centric businesses can work together to achieve our common goals and maintain our common interests.

Inner Mission's future depends on the approval of this project. I implore you to approve this project and save our valuable arts institution. You have our commitment to continue to offer the members of our community an arts space that promotes the ongoing conversation of how we all live together and contribute to the world-renowned character of this great city.

I would love to speak with you if you have any further questions, so feel free to contact me at any time at [415-203-2674](tel:415-203-2674).

Thank you for your time. In Love and Art,

Eric Reid  
Owner - Inner Mission SF



## Sucre, Richard (CPC)

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**From:** rsw <ronswi@earthlink.net>  
**Sent:** Thursday, June 11, 2015 10:07 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

As a long-time Mission resident I am very strongly opposed to the demolition of the existing building located between Bryant/Florida Streets, 18th and 19th Streets. This city has already suffered a huge loss of industrial and artists' spaces at the hands of hit-and-run private developers with out-of-town financial backers.

The blind allowance of this kind of luxury development is short-sighted and will destroy the character of this neighborhood forever. This blind embracement of the 'build-build-build' mentality will one day be seen as a dark moment in San Francisco's planning history. The so-called affordable unit percentage in this proposal is much too small. And placing such a huge mostly-luxury development here will undoubtedly have the oft-repeated effect of displacing lower-income residents in the surrounding area as property values skyrocket.

Endless gentrification is leading to a sterilized, soulless city. Please, please don't rubber-stamp this proposal without carefully considering the horrid legacy this massive project will bring. Enough is enough!

Thank you for your time.

Ron Winter  
San Francisco  
94110

## Sucre, Richard (CPC)

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**From:** Centa Schumacher <centamichel@gmail.com>  
**Sent:** Thursday, June 11, 2015 9:47 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

– Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933

– Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years

– Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park

– San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years

– A custom carpet installation and repair business, there 25+ years

– Production Specialities – a custom submarine parts factory with at least 15 machinists

- A community arts center with art gallery, performance and artists’ studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.’s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-controlled dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood’s character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Centa Schumacher  
San Francisco, CA  
94107

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Centa Schumacher  
<http://www.centaschumacher.com>

## Sucre, Richard (CPC)

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**From:** Celia Gonzalez <sillyclg@gmail.com>  
**Sent:** Thursday, June 11, 2015 9:23 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

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- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace

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– Three rent-controlled dwelling units

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- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Celia LoBuono Gonzalez

San Francisco

94122

## Sucre, Richard (CPC)

---

**From:** Amaris Elheid <aelheid@yahoo.com>  
**Sent:** Thursday, June 11, 2015 7:39 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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– Production Specialities – a custom submarine parts factory with at least 15 machinists



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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

[A. Elheid]

[Houston]

[77006]

## Sucre, Richard (CPC)

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**From:** Luke Andreoni <luke.andreoni@gmail.com>  
**Sent:** Thursday, June 11, 2015 7:10 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

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- Preserving the PDR businesses and jobs in the Mission
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Thank you,

Luke Andreoni

San Francisco

94103

## Sucre, Richard (CPC)

---

**From:** eileenmarietorrez . <eileenmarietorrez@gmail.com>  
**Sent:** Thursday, June 11, 2015 4:39 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Eileen Torrez

San Francisco

94117

**Sucre, Richard (CPC)**

---

**From:** Rachel Kaplan <rachelkap@fullcup.info>  
**Sent:** Thursday, June 11, 2015 3:53 PM  
**To:** rachel kaplan  
**Cc:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Rachel Kaplan

San Francisco, CA

94110

## Sucre, Richard (CPC)

---

**From:** Megan Greenberg <MeganGreenberg@mnhc.org>  
**Sent:** Thursday, June 11, 2015 2:15 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

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- San Francisco Auto Repair - a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities - a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
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- Two rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan - now eight years old - no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Megan Greenberg

San Francisco, 94109

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**Confidentiality Notice:** This e-mail message, including any attachments, is the sole use of intended recipient(s) and may contain confidential and protected information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

## Sucre, Richard (CPC)

---

**From:** Laura Guzman <LauraGuzman@mnhc.org>  
**Sent:** Thursday, June 11, 2015 2:10 PM  
**To:** Richards, Dennis (CPC); 'mooreurban@aol.com'; Johnson, Christine (CPC); 'richhillissf@yahoo.com'; 'wordweaver21@aol.com'; 'cwu.planning@gmail.com'; 'planning@rodnefong.com'; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); 'info@cansf.org'  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe - a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios - a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates - an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
  - San Francisco Auto Repair - a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities - a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Two rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan - now eight years old - no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Laura Guzman  
165 Capp Street  
San Francisco, CA 94110

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\*\*\*\*\*

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## Sucre, Richard (CPC)

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**From:** veronica@aplaceforsustainableliving.org  
**Sent:** Thursday, June 11, 2015 2:15 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

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A former resident of SF and concerned citizen of the Bay Area,

Veronica Ramirez  
1121 64th Street  
Oakland, CA 94608



## Sucre, Richard (CPC)

---

**From:** Andy Blue <andyblue415@gmail.com>  
**Sent:** Thursday, June 11, 2015 1:54 PM  
**To:** Richards, Dennis (CPC); Kathryn Moore; Johnson, Christine (CPC); Rich Hills; Michael Antonini; Cindy Wu; Rodney Fong; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** Please reject project at 2000 Block of Bryant (June 18, Case No. 2013.0677CUA)

Dear Planning Commissioners:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Andy Blue  
275 Dolores Street  
San Francisco, CA 94103

## Sucre, Richard (CPC)

---

**From:** Mira Ingram <mirabai.prema@gmail.com>  
**Sent:** Thursday, June 11, 2015 1:33 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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Thank you,

Mira Ingram

San Francisco, 94102

## Sucre, Richard (CPC)

---

**From:** Andrew Ogus <andrewogus@mindspring.com>  
**Sent:** Thursday, June 11, 2015 1:24 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

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Thank you,

Andrew Ogus  
1238 3rd Avenue  
San Francisco, CA 94122

View my works on paper at

<http://andrewogus.net>

and in the book, "100 Artists of the Male Figure"

"It wasn't art I was interested in, but drawing and painting . . ." Richard Diebenkorn

## Sucre, Richard (CPC)

---

**From:** MokaiMusic <mokaimusic@gmail.com>  
**Sent:** Thursday, June 11, 2015 1:16 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109)

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Thank you,

Marc Mokai De Polo

829 Hayes St. #2  
San Francisco, CA 94117

[www.mokaimusic.com](http://www.mokaimusic.com)

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Subscribe to my YouTube channel for Fingerstyle Guitar:

<http://www.youtube.com/mokaimusic>

Folk Blues Guitar Obsession - My Fingerstyle Guitar Blog

<http://mokaimusic.com/guitar>

## Sucre, Richard (CPC)

---

**From:** Moe Beitiks <mobeitiks@gmail.com>  
**Sent:** Thursday, June 11, 2015 1:10 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
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Thank you,

**Meghan Moe Beitiks**  
[www.meghanmoebeitiks.com](http://www.meghanmoebeitiks.com)

San Francisco 94112

## Sucre, Richard (CPC)

---

**From:** Peter Schurman <naturelover415@gmail.com>  
**Sent:** Thursday, June 11, 2015 12:48 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-controlled dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan.

Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Peter Schurman

Berkeley, CA 94702

## Sucre, Richard (CPC)

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**From:** Aley Thompson <athompson2@gmail.com>  
**Sent:** Thursday, June 11, 2015 12:43 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** June 18, Case No. 2013.0677CUA

Alessandra Thompson  
1139 Capp Street  
San Francisco, CA 94110

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.



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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Alessandra Thompson  
1139 Capp Street  
San Francisco, CA 94110

## Sucre, Richard (CPC)

---

**From:** Ryan Marchand <rmarch85@gmail.com>  
**Sent:** Thursday, June 11, 2015 12:18 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** June 18, Case No. 2013.0677CUA

To Whom it may concern-

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Ryan Marchand

San Francisco

94110

## Sucre, Richard (CPC)

---

**From:** Tanja Palmers <tanjapalmers@gmail.com>  
**Sent:** Thursday, June 11, 2015 12:09 PM  
**To:** Richards, Dennis (CPC)  
**Cc:** mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodnevfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

To whom it may concern,

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Three rent-control dwelling units

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This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Tanja Palmers

San Francisco, 94110

--

Tanja Palmers  
[415 305 0233](tel:4153050233)

## Sucre, Richard (CPC)

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**From:** Institute of Urban Homesteading <iuh@sparkybeegirl.com>  
**Sent:** Thursday, June 11, 2015 12:06 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am a native Californian, born and lived my entire life in the Bay Area. I lived in San Francisco from 1980-1997 in the glorious time of cheap rent and fantastic cultural opportunity. During that time I was fortunate enough to be part of a vibrant arts community which included Wise Fool Puppet Intervention, 848 Community Artspace, Cellspace and more.

I am writing now to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you

K.Ruby Blume  
**Institute of Urban Homesteading**  
**Oakland CA 94608**

<http://iuhoakland.com>

*"When in doubt, just add compost."*

## Sucre, Richard (CPC)

---

**From:** Charlie Canfield <charlie@charliecanfield.com>  
**Sent:** Thursday, June 11, 2015 11:48 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Charlie Canfield

ANIMATION ODDMENT & SUNDRIES  
415-254-0083  
<http://www.charliecanfield.com>

## Sucre, Richard (CPC)

---

**From:** Anandi Wonder <anandiwandi@gmail.com>  
**Sent:** Thursday, June 11, 2015 11:42 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** Bryant Street development proposal

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

This is a form letter, but I am sincere in expressing these convictions. We are many, we are growing, and if you continue to act on the wrong side of this issue, you will be swept out of your positions in the next election cycle. It's time to start acting on the right side of history and protecting the city we love.

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Anandi Worden  
2937 26th st #4  
San Francisco  
94110

## Sucre, Richard (CPC)

---

**From:** tracyrose@gmail.com on behalf of Tracy Rosenberg <tracy@media-alliance.org>  
**Sent:** Thursday, June 11, 2015 11:42 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and art space in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialties – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”.

Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.



More mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to transform the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Tracy Rosenberg  
Executive Director, Media Alliance  
Newly moved into the Pacific Felt Factory  
2830 20th Street # 102  
San Francisco CA 94110

## Sucre, Richard (CPC)

---

**From:** Magick Altman <magick@sonic.net>  
**Sent:** Thursday, June 11, 2015 11:14 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

- I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:
- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
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- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
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- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Magick Altman  
San Francisco, 94117

## Sucre, Richard (CPC)

---

**From:** Deborah Slater <deborah@deborahslater.org>  
**Sent:** Thursday, June 11, 2015 10:59 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada

- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- Preserving existing affordable housing units

- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Deborah Slater

San Francisco

94110

Deborah Slater

Artistic Director

Deborah Slater Dance Theater

<http://www.deborahslater.org/>

[deborah@deborahslater.org](mailto:deborah@deborahslater.org)

‘Comedy is tragedy plus time’

## Sucre, Richard (CPC)

---

**From:** Denise Sullivan <denisesullivan@earthlink.net>  
**Sent:** Thursday, June 11, 2015 9:02 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Denise Sullivan  
5758 Geary Blvd. #365  
San Francisco, CA 94121



## Sucre, Richard (CPC)

---

**From:** Laura Allen <laura.oakland@gmail.com>  
**Sent:** Thursday, June 11, 2015 11:07 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Laura Allen

Oakland 94609

## Sucre, Richard (CPC)

---

**From:** Courtney McMillon Bonelli <cmcmillon@gmail.com>  
**Sent:** Thursday, June 11, 2015 11:09 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,  
Courtney McMillon Bonelli  
A new Bay Area resident.

Sent from my iPhone

## Sucre, Richard (CPC)

---

**From:** Courtney McMillon Bonelli <cmcmillon@gmail.com>  
**Sent:** Thursday, June 11, 2015 11:09 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,  
Courtney McMillon Bonelli  
A new Bay Area resident.

Sent from my iPhone

## Sucre, Richard (CPC)

---

**From:** Laura Ash <circadianherbs@gmail.com>  
**Sent:** Thursday, June 11, 2015 10:31 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

The culture of San Francisco is changing, there is no doubt about that. The tech industry is moving in, and the actors involved in the transactions are taking the opportunity to build their resources, and increase their financial gains. This is to be expected.

The unfortunate piece in all of this is the loss of what makes San Francisco the unique beautiful place that people want to live and work in. With increasing rents and increasing mono-tech employees buying up valuable housing, it puts San Francisco and long-time residents at risk of leaving their city. If this is happening, which it currently is, then San Francisco losing it's luster, it's creative forces, it's ability to shine as one of the most beautiful cities in the world. More money will not make that happen, more housing indeed will not.

To protect the arts and folklore culture, according to the World Intellectual Property Organization ([http://www.wipo.int/wipo\\_magazine/en/2009/04/article\\_0007.html](http://www.wipo.int/wipo_magazine/en/2009/04/article_0007.html)), is what we call cultural preservation of arts and folklore. It's what creates an identity of a place, makes a community have a home, brings others in to make them stay.

When you consider the demolition of CellSpace, remember that San Francisco and the Mission district would not be what it is without it. And if it goes, it will never be the same.

Thank you,

Laura

## Sucre, Richard (CPC)

---

**From:** Grove Wiley <grovewiley@aol.com>  
**Sent:** Thursday, June 11, 2015 10:22 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.



Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Grove Wiley, Artist  
The Oddists  
Odd Fellows Building  
26 7th Street  
San Francisco, CA 94103-1508

## Sucre, Richard (CPC)

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**From:** Frank Briones <brionesf@gmail.com>  
**Sent:** Thursday, June 11, 2015 10:15 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** boardofsupervisors@sfgov.org; info@cansf.org  
**Subject:** June 18, Case No. 2013,0677CUA

June 18, 2015 – Case Number 2013, 0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight

years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Frank Briones  
San Francisco  
94121

## Sucre, Richard (CPC)

---

**From:** scott borchardt <scottborch@gmail.com>  
**Sent:** Thursday, June 11, 2015 10:09 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** Do not demolish the Mission Bryant Block

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Scott Borchardt  
San Francisco 94110

**From:** [Pagan, Rachel](#)  
**To:** [Richards, Dennis \(CPC\)](#); [mooreurban@aol.com](#); [Johnson, Christine \(CPC\)](#); [richhillissf@yahoo.com](#); [wordweaver@aol.com](#); [cwu.planning@gmail.com](#); [planning@rodneyfong.com](#); [Sucre, Richard \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Lee, Mayor \(MYR\)](#)  
**Subject:** No to Demo  
**Date:** Thursday, June 11, 2015 10:02:30 AM

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I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

**Rachel Pagan**  
Business Operations Manager  
CA RE License #01823192

---

Newmark Cornish & Carey  
One Bush Street, Suite 400  
San Francisco, CA 94104



D 415.445.5110 F 415.445.8885  
C 510.418.8612  
[rpagan@newmarkccarey.com](mailto:rpagan@newmarkccarey.com)



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## Sucre, Richard (CPC)

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**From:** Jonathan Youtt <jyoutt@gmail.com>  
**Sent:** Thursday, June 11, 2015 10:03 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org; s.f.culturalpreservation@gmail.com  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of nearly 75,000 square feet of light industrial, residential and artists' spaces in the Mission, so that a private developer with out-of-town financial backers who are specifically in the field of high yield speculative real estate can build luxury housing and a huge street-level parking lot. I urge you to deny this proposed development as it undermines the diverse tapestry that makes up our city and specifically violates S.F. city policies.

The developer is ignoring several principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. I have included more specific policy references at the end of this letter to assist with a legal argument for denying this project.

Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

The demolition permit, up for approval, would allow for the destruction of several buildings containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, in Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there for 25+ years
- Production Specialities – a custom machine shop supporting 10-12 trade machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, and converted to a public assembly arts venue in part by city grants from S.F. Art Commission and Grants for the Arts, It was home to Inner Mission and CELLspace.
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, as they have looked at over 75 available properties that are either too expensive or not functional in the way they need it to be.
- Three rent-control dwelling units



The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood’s character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

The following is a list of goals, objectives and specific S.F. city policies that **are being violated or ignored** by the proposed project:

**Mission Area Plan contraventions:**

Land Use

· Policy 1.1.8 While continuing to protect traditional PDR functions that need large, inexpensive spaces to operate, also recognize that the nature of PDR is evolving gradually so that their production and distribution activities are becoming more integrated physically with their research, design and administrative functions

· Policy 1.1.10 While continuing to protect traditional PDR functions that need large, inexpensive spaces to operate, also recognize that the nature of PDR businesses is evolving gradually so that their production and distribution activities are becoming more integrated physically with their research, design and administrative functions

· Objective 1.7 Retain the Mission’s Role As An Important Location for Production, Distribution and Repair (PDR) Activities

Housing

· Objective 2.1 Ensure that a significant percentage of new Housing created in the Mission is affordable to people with a wide range of incomes

· Objective 2.3 Ensure that new residential developments satisfy an array of housing needs with respect to tenure, unit mix and community services

- Objective 2.6 Continue and expand the city's efforts to increase permanently affordable housing production and availability

### Built Form

- Objective 3.2 Promote an urban form and architectural character that supports walking and sustains a diverse, active and safe public realm

### Economic Development

- Objective 6.1 Support the Economic Wellbeing of a variety of Businesses in the Eastern Neighborhoods
- Policy 6.1.1. Provide business assistance for new and existing PDR businesses in the Eastern Neighborhoods

### Community Facilities

- Objective 7.1 Provide essential community services and facilities
- Policy 7.1.2. Recognize the value of existing facilities, including recreational and cultural facilities, and support their expansion and continued use.
- Objective 7.2. Ensure continued support for Human Service Providers throughout the Eastern Neighborhoods

### **Eastern Neighborhoods EIR contraventions:**

#### *Improvement Measure D-1 Support for Local, Neighborhood Serving Businesses.*

To help meet the housing needs of businesses in the Eastern Neighborhoods due to changing economic conditions brought about as a result of the proposed project and to offset changes in neighborhood character that contribute to gentrification and resultant displacement of existing residents, the City could develop programs to support locally owned or operated businesses, businesses that contribute to the cultural character of the area, and organizations and businesses that serve the needs of lower-income households may be required as part of a complementary plan—outside of land use regulations—to manage neighborhood economic development without a loss in valued neighborhood character in the Eastern Neighborhoods.

#### *Improvement Measure D-2 Affordable Housing Production and Retention*

To help offset the potential displacement of Eastern Neighborhoods residents who could sustain loss of employment as PDR businesses are displaced as an indirect effect of the proposed project, the City could undertake measures that require public investment to prioritize the City's response to affordable housing needs: identifying sites for permanently affordable housing and providing financial resources to acquire and develop that housing; increasing financial resources for subsidizing low and very low income housing in San Francisco.

#### *Improvement Measure D-5 Support for PDR Workers*

To reduce the effects of job loss on PDR employees displaced as a result of the project indirectly causing displacement of PDR businesses, the City could undertake efforts under the coordination of the Mayor's Office of Economic and Workforce Development, working with appropriate state agencies and local community-based service providers.

#### *Improvement Measure H-2 Support for New Open Space*

To avoid the effects of overcrowding, overuse, and conflicts in recreational uses to existing park and recreation facilities in Eastern Neighborhoods, the City should set concrete goals for the purchase of sufficient land for public open space use in Eastern Neighborhoods. The City should set a goal of purchasing one neighborhood park in each Eastern Neighborhood.

### **SF General Plan – Arts Element contraventions:**

- Policy II-2.1 Identify and address the needs of arts programs and facilities for all segments of San Francisco
- Policy II-2.3 Continue to increase City support for organizations and developing institutions which reflect the diverse cultural traditions of the San Francisco population
- Goal VI. Enhance, Develop, and Protect the Physical Environment of the Arts in San Francisco
- Objective VI-1. Support the continued development and preservation of artists' and arts organizations' spaces
- Policy VI-1.1. Review, revise and coordinate city permit policies and codes to better meet the needs of the arts.
- Policy VI-1.2. Support and expand programs directed at enabling arts organizations and artists to comply with City building and safety codes to rehabilitate art spaces
- Policy VI-1.3 Increase the use of City owned neighborhood facilities for the arts
- Policy VI-1.4 Preserve existing performing spaces in San Francisco
- Policy VI-1.9. Create opportunities for private developers to include arts spaces in private developments city-wide

Thank you for taking the time to investigate the legal ramifications of this proposed project and for upholding the letter of the law in San Francisco.

Respectfully,

Jonathan Youtt

2754 Harrison, San Francisco, CA 94110

## Sucre, Richard (CPC)

---

**From:** Eddie Stiel <eddiestiel@yahoo.com>  
**Sent:** Thursday, June 11, 2015 9:24 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Campos, David (BOS)  
**Subject:** 2000-2070 Bryant Street

Dear San Francisco Planning Department and Planning Commission:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
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- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission

- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,  
Edward Stiel  
San Francisco, CA  
94110

## Sucre, Richard (CPC)

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**From:** Anne Subercaseaux <annesubercaseaux@gmail.com>  
**Sent:** Thursday, June 11, 2015 9:23 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less

spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

**Anne Subercaseaux**  
**911 Church St.**  
**San Francisco**  
**94114**

## Sucre, Richard (CPC)

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**From:** Jayson Jaynes <jjaynes@gmail.com>  
**Sent:** Thursday, June 11, 2015 9:15 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** Stop Demolition of Mission Bryant Block, Please!

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

I have attended many cultural events at CELLspace and Inner Mission, have had food many times at Tortilla Flats, and have helped a friend record a soundtrack at Earworm Studios. These are vital business that provide space and services for struggling artists. We can't let them just go away!

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan.



Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
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Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Jayson Jaynes

San Francisco

94109

## Sucre, Richard (CPC)

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**From:** Denise Laws <rocoomyworld@gmail.com>  
**Sent:** Thursday, June 11, 2015 9:15 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- a) Some benefit to the community must be conferred for a change of use,
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Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
  - Preserving an arts and cultural institution space in the Mission
  - Preserving the PDR businesses and jobs in the Mission
  - Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.
- Thank you,

**Denise Laws**  
**457 Guerrero Street**  
**San Francisco, CA.**  
**94110**

## Sucre, Richard (CPC)

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**From:** Amy Farah Weiss <amyfarahweiss@gmail.com>  
**Sent:** Thursday, June 11, 2015 9:00 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** Oppose Demolition of Mission Bryant Block

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
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- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture

of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- a) Some benefit to the community must be conferred for a change of use,
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This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Amy Farah Weiss/San Francisco/94117

## Sucre, Richard (CPC)

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**From:** Amy Moore <amyrosemoore@gmail.com>  
**Sent:** Thursday, June 11, 2015 8:44 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
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- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission

- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Amy Moore  
947 Bush Street  
San Francisco  
94109

## Sucre, Richard (CPC)

---

**From:** Cjay Roughgarden <cjay.roughgarden@gmail.com>  
**Sent:** Thursday, June 11, 2015 8:38 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

This city really doesn't need ONE MORE "luxury housing" unit. Yes, you'll get more tax money while destroying the city. What did we really win?

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.



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- a) Some benefit to the community must be conferred for a change of use,
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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Cjay Roughgarden  
San Francisco  
94107

## Sucre, Richard (CPC)

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**From:** Fuzzy :philippe <fuzzmeister@gmail.com>  
**Sent:** Thursday, June 11, 2015 7:41 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933  
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Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park  
San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years  
A custom carpet installation and repair business, there 25+ years  
Production Specialities – a custom submarine parts factory with at least 15 machinists  
A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace  
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Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

Preserving existing affordable housing units  
Preserving an arts and cultural institution space in the Mission  
Preserving the PDR businesses and jobs in the Mission  
Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Philippe Lewis  
Berkeley, CA  
94608

## Sucre, Richard (CPC)

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**From:** joenmadonna@gmail.com on behalf of Joen Madonna <joen@joenmadonna.com>  
**Sent:** Thursday, June 11, 2015 7:10 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less

spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

**Joen Madonna**  
**290 Guerrero Street**  
**San Francisco**  
**94103**

## Sucre, Richard (CPC)

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**From:** Maria De La Mora <mdelamora@mcroskey.com>  
**Sent:** Thursday, June 11, 2015 6:43 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** 2000 Bryant St. SF. Pls Oppose demo & cond use.

Good Morning SFPC's,

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Maria De La Mora  
1337 Alabama Street  
San Francisco, 94110

## Sucre, Richard (CPC)

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**From:** Leigh Anne S <leigh\_anne\_s@hotmail.com>  
**Sent:** Thursday, June 11, 2015 6:21 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** Oppose Demolition of Mission Bryant Block

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-controlled dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.



Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,  
Leigh Anne Shaw  
312 De Nardi Way  
South San Francisco, CA 94080 (one of thousands priced out of San Francisco)

## Sucre, Richard (CPC)

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**From:** Hung Lam <hungvanlam80@gmail.com>  
**Sent:** Thursday, June 11, 2015 3:00 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

Do not demolish the Historical Cellspace and multicultural buildings that give that neighborhood its charm and history. Just like you wouldn't demolish the pink ladies, Lombard, or the pink ladies. This is history for the art community of San Francisco.

It is a cultural center that caters to youth.

Sincerely:  
Hung Van Lam

## Sucre, Richard (CPC)

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**From:** Scott Hubanks <scotthubanks@gmail.com>  
**Sent:** Thursday, June 11, 2015 1:59 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors: With respect, solidarity and compassion, I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Scott Charles Hubanks

San Francisco 94114

## Sucre, Richard (CPC)

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**From:** Mónica Rodríguez <monicadf78@hotmail.com>  
**Sent:** Thursday, June 11, 2015 12:14 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org; Angel Ochoa  
**Subject:** RE: June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,  
Monica Rodriguez  
San Francisco, CA  
94110

## Sucre, Richard (CPC)

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**From:** Audree Delacruz <audreedelacruz@gmail.com>  
**Sent:** Wednesday, June 10, 2015 11:57 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Audree Star  
SF  
94133





- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists’ studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.’s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Helen McGrath

Ventura, CA 93003 (former SF resident)

## Sucre, Richard (CPC)

---

**From:** Keith Wainschel <keith.wainschel@yahoo.com>  
**Sent:** Wednesday, June 10, 2015 11:40 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight

years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Keith  
San Francisco, CA  
94133

Sent from my iPhone

## Sucre, Richard (CPC)

---

**From:** Peter Papadopoulos <pjpapadopoulos@hotmail.com>  
**Sent:** Wednesday, June 10, 2015 11:38 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Peter Papadopoulos

San Francisco, 94122



## Sucre, Richard (CPC)

---

**From:** Susan Tobiason <susan@sutodesign.com>  
**Sent:** Wednesday, June 10, 2015 11:39 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Susan Tobiason  
San Francisco, 94102

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S U T O D E S I G N  
*user experience • visual design • branding*  
.....  
SUSAN TOBIASON  
MOBILE: 415.608.5574

## Sucre, Richard (CPC)

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**From:** Liana Derus <ljderus@mail.sfsu.edu>  
**Sent:** Wednesday, June 10, 2015 11:30 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

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- Preserving the PDR businesses and jobs in the Mission

- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Liana Derus

San Francisco

94110

Liana Derus

BS Environmental Studies Candidate, 2016

San Francisco State University

## Sucre, Richard (CPC)

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**From:** Stephyn Earles <searles@mail.ccsf.edu>  
**Sent:** Wednesday, June 10, 2015 11:14 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Stephyn Earles

San Francisco

94102



## Sucre, Richard (CPC)

---

**From:** Keith Chisholm <mcallisttermansion@gmail.com>  
**Sent:** Wednesday, June 10, 2015 11:05 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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Thank you,

Keith Chisholm

1304 McAllister Street

San Francisco, CA

94115

## Sucre, Richard (CPC)

---

**From:** Randy Blaustein <randyellen@netzero.net>  
**Sent:** Wednesday, June 10, 2015 10:59 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

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Thank you,  
Ms. Randy Ellen Blaustein  
San Francisco  
94110

## Sucre, Richard (CPC)

---

**From:** Clement Hil Goldberg <clementhilgoldberg@gmail.com>  
**Sent:** Wednesday, June 10, 2015 10:58 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR); Board of Supervisors, (BOS); info@cansf.org  
**Subject:** We Can Do Better than Demolishing A Cultural Legacy Block for Mass Luxury Housing

Hi, I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace
- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada

- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood’s character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Clement (SF 94117)



## Sucre, Richard (CPC)

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**From:** Heather Polley <buglarama1@yahoo.com>  
**Sent:** Wednesday, June 10, 2015 10:32 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Three rent-control dwelling units

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- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Heather Polley  
San Francisco  
94131

Sent from my iPhone

## Sucre, Richard (CPC)

---

**From:** Brian Schantz <lastchance@gmail.com>  
**Sent:** Wednesday, June 10, 2015 10:20 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
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The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight

years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
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Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Brian Schantz  
Sacramento, California  
95821

Sent from my iPhone

## Sucre, Richard (CPC)

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**From:** FLORA Davis <floradavis@me.com>  
**Sent:** Wednesday, June 10, 2015 9:54 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

As an artist also in an endangered space in the San Francisco, I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission. This city is in crisis! And, it is not acceptable for a private developer with out-of-town financial backers to build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
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- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

**Flora Davis**  
**689 Bryant Street**  
**San Francisco**  
**94118**

## Sucre, Richard (CPC)

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**From:** BDWK <bdwaldman@gmail.com>  
**Sent:** Wednesday, June 10, 2015 9:49 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

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- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Beth Waldman  
Mill Valley  
94941



## Sucre, Richard (CPC)

---

**From:** Megan Murray <megan.murray@mac.com>  
**Sent:** Wednesday, June 10, 2015 9:41 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Subject:** Oppose Demolition of Mission Bryant Block

Enough! Trickle down housing isn't working and cultural genocide is wrong. How much more of this will it take? Have we truly lost any hope of a community?

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
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The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Megan Murray  
San Francisco  
94103

## Sucre, Richard (CPC)

---

**From:** ss@ssteuer.com  
**Sent:** Wednesday, June 10, 2015 9:36 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

As an artist in an endangered space in the Mission, I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission. As a city in crisis it is not acceptable for a private developer with out-of-town financial backers to build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
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Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

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- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

there are fewer and fewer possible places in the Mission for studio spaces and affordable housing—this plan doesn't address either loss.

Thank you,

Sharon Steuer  
379 Highland Ave  
San Francisco, CA 94110

## Sucre, Richard (CPC)

---

**From:** Lisa Vincenti <lisa@sensoryrevolution.com>  
**Sent:** Wednesday, June 10, 2015 8:33 PM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC); Sanchez, Scott (CPC); Lee, Mayor (MYR)  
**Cc:** Board of Supervisors, (BOS); info@cansf.org  
**Subject:** June 18, Case No. 2013.0677CUA : Do not approve demolition

Dear Planning Commissioners, Zoning Administrator Sanchez, Planner Sucre, Mayor Lee, and Supervisors:

I am writing to express my strong opposition to the demolition of 50,000 square feet of light industrial and artists' spaces in the Mission, so that a private developer with out-of-town financial backers can build luxury housing and a huge street-level parking lot. The demolition permit, up for approval, would allow for the destruction of this 1907 erected building containing:

- Tortilla Flats Cafe – a family-run, minority-owned business; the site has been a local restaurant/cafe since 1933
- Earworm Studios – a local multimedia studio focused on affordable recording, rehearsal, photography and videography production serving 50+ musicians and filmmakers and hosting 95 guest events for showings, there 8 years
- Lutsko Associates – an award-winning local landscape firm that designed the Garden of California Native Plants, Strybing Arboretum, and Golden Gate Park
- San Francisco Auto Repair – a local shop employing nine full time workers for 32+ years
- A custom carpet installation and repair business, there 25+ years
- Production Specialities – a custom submarine parts factory with at least 15 machinists
- A community arts center with art gallery, performance and artists' studios spaces, a Mission cultural institution founded 20 years ago, in part by city grants, home to Inner Mission and CELLspace

- A.C.T.'s Prop and Scene Shop – the set production facility and prop house for all American Conservatory Theater performances, there 35 years, displacing nine full time Union and blue collar workers; the work will completely go away without this space, outsourced to Canada
- Three rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th Streets, is currently PDR and residential use, and is zoned UMU where “Housing is also permitted, but is subject to higher affordability requirements”. Notwithstanding, the developer, Nick Podell, is proposing that only 16% of the units be affordable, to maximize his profits. Urban Mixed Use zoning was created to have a mixture of light industry (jobs) with housing, not to convert PDR use into luxury housing. The developer is ignoring the principles of the Mission Area Plan of the Eastern Neighborhoods Plan, as well as being in direct conflict with the Housing Element, the Arts Element, and the Commerce and Industry Element of the SF General Plan. Moreover, the blanket Environmental Impact Report (EIR) from the Eastern Neighborhoods Plan – now eight years old – no longer applies, as conditions have significantly changed. This project needs its own full EIR to reflect the current conditions of the neighborhood.

This project requires a Conditional Use permit, which means:

- a) Some benefit to the community must be conferred for a change of use,
- b) The proposed project must be desirable or necessary.

Mass luxury housing will decimate the flavor of this neighborhood's character and culture. The proposed less spacious retail units offered in this project cannot support the unique types of legacy businesses being displaced. Existing residents will be displaced, and more rent controlled housing will be lost. San Francisco needs to build affordable housing in the Mission, not continue to gentrify the neighborhood.

This is not underdeveloped property and should not be treated as such. Converting this PDR block into luxury housing, which 80% of SF residents cannot afford, would create a new wealth ghetto that will directly displace working class residents and jobs out of the Mission neighborhood. The project is a detriment to the Mission.

Please deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109). Doing so will assist in:

- Preserving existing affordable housing units
- Preserving an arts and cultural institution space in the Mission
- Preserving the PDR businesses and jobs in the Mission
- Demonstrating responsiveness to the Mission residents and majority of Supervisors calling for a moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission.

Thank you,

Lisa Vincenti  
San Francisco  
94110

## Sucre, Richard (CPC)

---

**From:** Patricia Reischl Crahan <prcrahan.sf@gmail.com>  
**Sent:** Wednesday, June 10, 2015 8:22 AM  
**To:** Sucre, Richard (CPC)  
**Cc:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com  
**Subject:** 2000 Bryant Street Development of Luxury Housing

Good Morning:

I am writing this e-mail to you to express my opposition for the demolition of 50,000 sq ft of mixed use buildings to erect ANOTHER luxury and market rate housing and retail project at 2000 Bryant Street.

I have lived in the Mission District since 1978, and the changes that have taken place here are nothing short of breathtaking, but not in a good way. What makes our district so desirable, so wonderful; the cultural diversity and artistic havens, are fast leaving due to housing evictions, and skyrocketing commercial and residential rents. They simply cannot compete.

I attended to the Supervisors Meeting last week to hear testimony regarding the 45-day building moratorium in the Mission District proposed by Supervisor Campos. It was compelling, but seemed to fall on deaf ears of the four supervisors that voted against the bill. Their reasoning was weak, confusing, and not well presented.

I will be attending the SF Planning Commission meeting on June 18th at City Hall, Room 400 to express my opposition in person.

Sincerely,

Patricia Crahan



INTERNATIONAL ASSOCIATION OF SHEET METAL, AIR, RAIL AND TRANSPORTATION WORKERS  
**SHEET METAL WORKERS' LOCAL UNION No. 104**  
WEST BAY DISPATCH OFFICE

PHONE (415) 621-2930



FAX (415) 621-2554

1939 MARKET STREET, SUITE A, SAN FRANCISCO, CA 94103

June 9, 2015

Richard Sucre  
San Francisco Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

**RE: 2000-2070 Bryant Street, San Francisco (Case #2013.0677CUA & 2013.0677X)**

Dear Mr. Sucre,

I am writing this letter to inform you that Sheet Metal Workers' Local Union No. 104 is opposed to the proposed project at 2000-2070 Bryant Street, San Francisco. We believe this project will not be beneficial for the local community and the City of San Francisco.

In keeping with the goals and objectives of the San Francisco General Plan, we believe development projects should contribute to economically vibrant, healthy and equitable communities. It is critical that development projects hire local construction workers and pay area standard wages and benefits to the construction workforce. Not only will this ensure those construction wages are reinvested into the local economy, it will allow those workers to continue to live in San Francisco. In order to ensure we have equitable communities, it is critical that development projects provide middle-class career pathways for local youth through State of California Approved Building and Construction Trades Apprenticeship Programs.

We feel this project does not promote the above mentioned ideals that would benefit and strengthen the local community and the City of San Francisco. Therefore, we are opposed to this project.

Respectfully,

A handwritten signature in blue ink, appearing to read "DC", is written over a white rectangular area.

Danny Campbell  
Business Development Representative



**SAN FRANCISCO ELECTRICAL CONSTRUCTION INDUSTRY  
Labor-Management Office of Business Development**

55 Fillmore Street, Suite 100 • San Francisco • CA 94117  
Tel. 415.241.0126 • Fax 415.241.0129



Rich Sucre  
Planning Staff  
SF Planning Department  
1650 Mission St., Suite 400  
San Francisco, CA 94103-2479

June 9<sup>th</sup>, 2015

Dear Rich Sucre:

My name is Joel Koppel and I'm writing this letter in OPPOSITION to the Nick Podell Company's planned 274-unit residential project at 2000-2070 Bryant St in San Francisco. This letter will explain how Nick Podell Company's project is not beneficial for San Francisco.

I've grown up and gone to school here in San Francisco and am now a home-owning resident in District 4's Sunset District. In the past, I've had the privilege of being accepted into the Electrical Workers Local 6 Apprenticeship Program and worked here in SF for 15 consecutive years. This entire time has been spent working for small, local business enterprises located here in the city of San Francisco. This career path, and its area standard wages has allowed me to reside here in SF and to contribute to the character and fabric of this great City.

Our Unionized SF Construction Industry supports development projects that provide workforce housing, are environmentally responsible, and provide good paying jobs, with healthcare and pension benefits, for local residents. We believe that special consideration should be afforded to small, local contracting business that employ SF resident Journeymen and SF resident Apprentices that are registered with the State of California's Division of Industrial Relations and Division of Apprenticeship Standards. Also, our organizations provide equal opportunities to men, women, minority ethnicities, veterans and members of the LGBT community, all at equal pay. We believe this creates sustainable communities and vibrant local economies.

To expand on my last sentence, the employment of workers that reside close to job sites has environmental benefits, including reducing the distance of commutes and resulting vehicle emissions. These environmental benefits are consistent with the mandates, policies and goals of the California Global Warming Solutions Act (AB 32), the Sustainable Communities and Climate Protection Act (SB 375), and the Climate Action Plan for San Francisco.

We also stand for promoting a strong local economy. The loss of middle-income jobs has been associated with a diminishing middle class in San Francisco, as indicated by rising income inequality. San Francisco's unequal income distribution threatens the City's future competitiveness and overall economic stability, and the City's anti-poverty strategy aims to ensure that the City and its partners are marshalling its limited resources in an effective and coordinated way to create economic opportunities in San Francisco's low-income communities.

Also, looking at the San Francisco General Plan, we have outlined a couple key points which we believe must be addressed to approve or entitle any construction project.

**On page (3) of (60):**

**GOALS**

*The objectives and policies are based on the premise that economic development activities in San Francisco must be designed to achieve three goals:*

- 1. ECONOMIC VITALITY – The first goal is to maintain and expand a healthy, vital and diverse economy which will provide jobs essential to personal well-being and revenues to pay for the services essential to the quality of life in the city.*
- 2. SOCIAL EQUITY – The second goal is to assure that all segments of the San Francisco labor force benefit from economic growth.*
- 3. ENVIRONMENTAL QUALITY – The third goal is to maintain and enhance the environment. San Francisco's unique and attractive environment is one of the principal reasons San Francisco is a desirable place for residents to live, businesses to locate, and tourists to visit.*

*These goals are interrelated and provide a perspective for evaluating future development issues in the city. All projects should be evaluated against all three goals in determining costs and benefits to the city's present and future population.*

Listed under the OBJECTIVES AND POLICIES section of the document, is the General/Citywide category. **On page (10) of (60):**

OBJECTIVE 3

*PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.*

Following **on page (11) of (60):**

Policy 3.1

*The city should also assist in promoting employment opportunities that provide employment stability, decent wages, and opportunities for advancement.*

**On page (12) of (60):**

Policy 3.2

*Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents*

And finally, **on page (12) of (60):**

Policy 3.3

*Emphasize job training and retraining programs that will impart skills necessary for participation in the San Francisco labor market.*

We reached out to the developer on many occasions. He did not respond to our requests for a meeting. He refused to work together with us and our issues with this project. We feel that Nick Podell Company is not a responsible developer, and he does not support any of the ideas that we stand for. He is not creating a project that will contribute to the sustainable nature of the San Francisco community.

Rich Sucre  
June 9, 2015  
Page 4

We've brought to you, many sections of the San Francisco General Plan to reference. These are the points with which we judge our projects. These are the points with which the Planning Commission should judge our projects. We feel that Nick Podell Company's planned 274-unit residential project at 2000-2070 Bryant St. in San Francisco DOES NOT promote ANY of the above mentioned ideals that will strengthen the city of San Francisco. This project is neither necessary nor desirable.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joel Koppel". The signature is fluid and cursive, with a large initial "J" and "K".

Joel Koppel, Director

## Sucre, Richard (CPC)

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**From:** Tamara Hill <hillstudio@aol.com>  
**Sent:** Sunday, June 07, 2015 10:09 PM  
**To:** Lee, Mayor (MYR); Campos, David (BOS); Cohen, Malia (BOS)  
**Cc:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC)  
**Subject:** re: Objection to Prospective Demolition of Mission District building at Bryant/Florida/18th/19th Streets

Dear Mayor Lee, Supervisors, Zoning Administrator Sanchez, and Planning Commissioners:

I am writing to express my strong opposition to to the demolition of 50,000 sq ft, of light industrial and artists' space in the Mission so that a developer can build luxury market rate rental housing and a huge parking lot. The demolition permit up for approval would allow for the destructioir, employing nine f/t workers

- Inner Mission (former Cell Space) artist space – a minority owned business and a Mission cultural institution
- A.C.T.'s prop and scene shop – which has been there for 35 yrs employing Union and blue collar workers
- three (3) rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th streets, is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". Notwithstanding this, the developer, Nick Podell, is proposing that only 16% of the units be affordable to maximize his profits.

The site is also one of the few large parcels left in the Mission that are eligible for Federal Funding for 100% affordable units. 80% of SF residents will not be able to afford these new units; several businesses will close and middle class jobs will be lost.

This project requires a Conditional Use permit, which means a) some benefit to the community must be conferred for a change of use, and b) the proposed project must be desirable or necessary. Luxury market rate housing is demonstrably NOT a benefit to the community.

**This type of supposedly "market rate" housing is demonstrably NOT of benefit to the community. It is, in fact, driving out the very residents who have populated it, as well as the artists that this community has served and by which it has been enriched and enlivened for decades.**

**These residents will NEVER be able to afford what is now spuriously being determined and called "market rate"--which is a further unrealistic and insultingly provocative and unreasonable provision of the existing laws!**

**We need BELOW "MARKET RATE", truly rent stabilized housing--not more ugly cheaply built modern luxury condos that will continue to destroy both the historical architectural integrity and appearance, alongside of the cultural traditions of this neighborhood.**

In fact, many recent studies have shown great harm to communities where new luxury market rate housing has been built, displacing lower income residents and local businesses. According to the US Census and MEDA, 8000+ Latino families have been displaced from the Mission in the past decade. San Francisco needs to build affordable housing in the Misson, not further gentrify the neighborhood.

I am asking you to:

- Deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109)
- Create affordable housing in the Mission

- Preserve the arts and cultural institutions in the Mission
- Preserve the PDR businesses and jobs in the Mission
- Support a Moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission

Thank You,

Sincerely,

Tamara Hill

Professional writer, free lance photographer and jewelry designer, retired art history professor

40 year resident of the Mission District

Homeowner on 22nd Street, between York and Hampshire Streets

Supporter of the Arts

Dear Mayor Lee, Planning Commission, Zoning Administrator Sanchez and Planning Commissioners.

Not only am I a concerned community member, I am a concerned professional planner. I oppose the demolition of the properties at 2000-2070 Bryant (Case Number 062314.0677) because I believe the Planning Commission has the power to ask Mr. Nick Poddell to go back to the drawing board and guarantee the Mission District a bright future and equitable development solution through proper land use enforcements and project design. I believe that growth is inevitable and a sign of civic health, but it is the Mayor's, Zoning Administrators' and Planning Commissioners' job this growth is regulated and that existing communities continue to thrive. Section 1 of this document outlines why I oppose the development. Section 2 of this document outlines Goals, Objectives and Policies within the Mission Area Plan and Eastern Neighborhoods EIR, the General Plan and Planning Code that the proposed project (Case Number 062314.0677) has ignored.

## **Section 1.**

I oppose the proposed project for the following reasons:

- (1) Proposed Project Design;
- (2) Demolition of 2050 Bryant a well regarded, city funded arts space (and PDR use);
- (3) Remove efficacy of the Eastern Neighborhood Plan Final EIR;

### **(1.1) Proposed Project Design**

#### *1.1.A The project does not prove an adequate mix of uses as designated in UMU zoning*

The proposed project at 2000-2070 Bryant is a huge opportunity to implement a true mix of uses on a large development site. UMU, formerly Residential/PDR, encourages transitional development patterns and serves as an essential buffer. It is especially important to note that, "New development in UMU districts could be expected to be a true mix of use—combining new housing with smaller scale retail and commercial use and those types of production, distribution, and repair activities that can coexist with housing. Retail, office, and housing uses would be allowed, but non-PDR development would be required to also provide PDR space, at specified ratio(s), as part of new projects." Currently the project proposes 282,906 sq. feet mixed residential and 22,189 sq. ft retail

#### *1.1.B In conjunction with San Francisco's Eastern Neighborhood Socioeconomic Impact Report, Planning Commission should provision increased height limits to provide for a diverse mix of land uses*

The 2000-2070 Bryant Street site is located in a 68-X Height and Bulk district. The project currently meets the maximum height provisions. However, due to the rich array of PDR uses on-site and the Conditional Use Permit Application status held by Nick Podell Company, a height limit increase can easily be implemented, thus allowing square footage to maintain existing PDR and build new housing. A Planning Department funded Socioeconomic Study by Hausrath Economics Group completed in 2007 supports this claim. The study outlines Land use policies and zoning to increase housing supply and housing needs. Page 31 states that in conjunction with UMU zoning, increasing height limits for housing and increasing incentives to build affordable housing on-site are land use regulatory tools that should be implemented to address housing needs.

Reference:

San Francisco's Eastern Neighborhoods Rezoning SocioEconomic Impacts Report, Hausrath Economics Group  
<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=2531>



**(1.2) Loss of PDR uses, especially 2050 Bryant (CELLSpace – a well regarded, City funded arts organization)**

*1.2.A. Report by Economic & Planning Systems says preserve PDR by intensifying development.*

In 2005, a report by Economic & Planning Systems (EPS) was commissioned to estimate future demand for land and building space to accommodate production, distribution and repair (PDR) businesses. This study assured that PDR uses brought with it a diversity of employees and population, making their existence important to cities. This study concluded that PDR uses are likely to continue to decline if left to unconstrained market forces and current zoning. In response to the dwindling supply of PDR spaces, the report advised--as stated on pg. I-6 of the Eastern Neighborhoods EIR--*that existing PDR space could be maintained if land was developed with a greater intensity than under existing conditions.* This is especially important because PDR loss is 12% in the Mission (10% higher than the rest of SF proper) so it is extremely important that the Planning Commission slow down PDR displacement in this Mission, by not approving this project and sending the project developer back to the drawing table to produce a development with greater intensity (FAR) and more diverse uses, including the existing PDR arts space, CELLSpace and Propshop, as well as mechanic shop A.C.T.

*1.2.B. Art Space at 2050 Bryant is an essential, well recognized community asset and shouldn't be removed.*

- CELLSpace (2050 Bryant) has been graphically represented in the Mission Area Plan (pages-11, 68, 75) as a Community Facility, essentially being the only visually referenced community art space in the entire Mission Area Plan Document. CELLSpace is an essential asset to the community and has been sine the early 1990s. As stated in Objective 1.7 of the Mission Area Plan, it is important for the health and diversity of the city's economy and population that PDR activities find adequate and competitive space in San Francisco. Similarly, Policy 7.1.2. of the Mission Area Plan requests the recognition of the value of existing community facilities (including recreational and cultural) and supporting their expansion or continued use. Maintaining PDR use on-site is a very achievable goal and should be considered by the Planning Commission.

Reference:

Supply/Demand Study for PDR in San Francisco's Eastern Neighborhoods, EPS  
<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1929>

**(1.3) Remove efficacy of the umbrella EIR from Eastern Neighborhood Plan - it creates vulnerability for existing residents of the Eastern Neighborhoods**

*1.3.A. Eastern Neighborhoods EIR no longer represents existing population*

The proposed project (Case Number 062314.0677) was created on the presumed environmental and cultural impact assumptions associated with the Eastern Neighborhoods EIR. However, on many accounts, the umbrella EIR from the Eastern Neighborhoods Plans is inherently outdated. For example, the Eastern Neighborhoods Plan cites the Mission to have a population of more than half Latinos, when in fact, according to the San Francisco Neighborhoods Socio-Economic Profile study, the 2012 Mission District population was 41% Latino. This indicates that under the nose of the existing Eastern Neighborhoods EIR there has been a significant displacement of the Latino populations in the Mission District. There must be caution moving forward to preserve the multicultural strength of the Mission.

Reference:

San Francisco Neighborhoods Socio Economic Profiles;2012  
<http://www.sf-planning.org/modules/showdocument.aspx?documentid=8779>

## Section 2.

The following is a list of goals, objectives and policies that are violated and, or ignored by the proposed project:

### (2.1) Mission Area Plan contraventions:

#### Land Use

- Policy 1.1.8 While continuing to protect traditional PDR functions that need large, inexpensive spaces to operate, also recognize that the nature of PDR is evolving gradually so that their production and distribution activities are becoming more integrated physically with their research, design and administrative functions
- Policy 1.1.10 While continuing to protect traditional PDR functions that need large, inexpensive spaces to operate, also recognize that the nature of PDR businesses is evolving gradually so that their production and distribution activities are becoming more integrated physically with their research, design and administrative functions
- Objective 1.7 Retain the Mission's Role As An Important Location for Production, Distribution and Repair (PDR) Activities

#### Housing

- Objective 2.1 Ensure that a significant percentage of new Housing created in the Mission is affordable to people with a wide range of incomes
- Objective 2.3 Ensure that new residential developments satisfy an array of housing needs with respect to tenure, unit mix and community services
- Objective 2.6 Continue and expand the city's efforts to increase permanently affordable housing production and availability

#### Built Form

- Objective 3.2 Promote an urban form and architectural character that supports walking and sustains a diverse, active and safe public realm

#### Economic Development

- Objective 6.1 Support the Economic Wellbeing of a variety of Businesses in the Eastern Neighborhoods
- Policy 6.1.1. Provide business assistance for new and existing PDR businesses in the Eastern Neighborhoods

#### Community Facilities

- Objective 7.1 Provide essential community services and facilities
- Policy 7.1.2. Recognize the value of existing facilities, including recreational and cultural facilities, and support their expansion and continued use.
- Objective 7.2. Ensure continued support for Human Service Providers throughout the Eastern Neighborhoods

### (2.2) Eastern Neighborhoods EIR contraventions:

*Improvement Measure D-1 Support for Local, Neighborhood Serving Businesses.*

To help meet the housing needs of businesses in the Eastern Neighborhoods due to changing economic conditions brought about as a result of the proposed project and to offset changes in neighborhood character that contribute to gentrification and resultant displacement of existing residents, the City could develop programs to support locally owned or operated businesses, businesses that contribute to the cultural character of the area, and organizations and businesses that serve the needs of lower-income households may be required as part of a complementary plan—outside of land use regulations—to manage neighborhood economic development without a loss in valued neighborhood character in the Eastern Neighborhoods.

*Improvement Measure D-2 Affordable Housing Production and Retention* To help offset the potential displacement of Eastern Neighborhoods residents who could sustain loss of employment as PDR businesses are displaced as an indirect effect of the proposed project, the City could undertake measures that require public investment to prioritize the City's response to affordable housing needs: identifying sites for permanently affordable housing and providing financial resources to acquire and develop that housing; increasing financial resources for subsidizing low and very low income housing in San Francisco.

*Improvement Measure D-5 Support for PDR Workers* To reduce the effects of job loss on PDR employees displaced as a result of the project indirectly causing displacement of PDR businesses, the City could undertake efforts under the coordination of the Mayor's Office of Economic and Workforce Development, working with appropriate state agencies and local community-based service providers.

*Improvement Measure H-2 Support for New Open Space* To avoid the effects of overcrowding, overuse, and conflicts in recreational uses to existing park and recreation facilities in Eastern Neighborhoods, the City should set concrete goals for the purchase of sufficient land for public open space use in Eastern Neighborhoods. The City should set a goal of purchasing one neighborhood park in each Eastern Neighborhood.

**(2.3) SF General Plan – Arts Element contraventions:**

- Policy II-2.1 Identify and address the needs of arts programs and facilities for all segments of San Francisco
- Policy II-2.3 Continue to increase City support for organizations and developing institutions which reflect the diverse cultural traditions of the San Francisco population
- Goal VI. Enhance, Develop, and Protect the Physical Environment of the Arts in San Francisco
- Objective VI-1. Support the continued development and preservation of artists' and arts organizations' spaces
- Policy VI-1.1. Review, revise and coordinate city permit policies and codes to better meet the needs of the arts.
- Policy VI-1.2. Support and expand programs directed at enabling arts organizations and artists to comply with City building and safety codes to rehabilitate art spaces
- Policy VI-1.3 Increase the use of City owned neighborhood facilities for the arts
- Policy VI-1.4 Preserve existing performing spaces in San Francisco
- Policy VI-1.9. Create opportunities for private developers to include arts spaces in private developments city-wide

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Sincerely,

*Cheyenne Concepción*

Community Planning Researcher

TODCO Group: South of Market Neighborhood Builders

## Sucre, Richard (CPC)

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**From:** Nora Roman <noritaroman@gmail.com>  
**Sent:** Sunday, June 07, 2015 11:34 AM  
**To:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneymfong.com; Sucre, Richard (CPC)  
**Subject:** NO to proposed development on Bryant and Florida in the Mission

Dear Mayor Lee, Supervisors, Zoning Administrator Sanchez, and Planning Commissioners:

I have lived in the Mission area, 94110 zip code since 1979....It is my home and I am a tax paying, home owning retiree from the City and County and I am writing to express my strong opposition to the demolition of 50,000 sq ft, of light industrial and artists' space in the Mission, for a developer to put up luxury/market rate rental housing and a huge parking lot. The demo permit up for approval would allow for the destruction of:

- Tortilla Flats Cafe - a family-run, Latino Business
- a landscaping business
- an auto repair shop employing 9 f/t workers
- Inner Mission (former Cell Space) artist space – a minority owned business and a Mission cultural institution
- A.C.T.'s prop and scene shop – which has been there for 35 yrs employing Union and blue collar workers
- three (3) rent-control dwelling units

The site, located on most of the block bordering Bryant/Florida Streets, between 18th and 19th streets, is zoned UMU where "Housing is also permitted, but is subject to higher affordability requirements". The developer, Nick Podell, is proposing that only 16% of the units will be affordable to maximize his profits. The site is also one of the few large parcels left in the Mission that are eligible for Federal Funding for 100% affordable units. 80% of SF residents will not be able to afford these new units, and these businesses will close.

This project requires a Conditional Use permit, which means some benefit to the community must be conferred for a change of use, and the proposed project must be desirable or necessary. Luxury housing alone has not demonstrated a benefit to the community in 15 years, and recent studies have in fact shown harm to communities where new luxury housing has been built, displacing lower income residents and local businesses. 8000+ Latino families have been displaced from the Mission in the past decade. This development site should address this problem, and build affordable housing units, not further gentrify the neighborhood.

I am asking you to:

- Deny demolition and conditional use permits for 2000 Bryant Street (Planning case no. 2013.0677CUA & 2013.0677X and Bldg Permits 2014.06.23.9909, 2014.06.23.9100, and 2014.06.23.9109)
- Create affordable housing in the Mission
- Preserve the arts and cultural institutions in the Mission
- Preserve the PDR businesses and jobs in the Mission
- Support a Moratorium on new Market Rate Housing and PDR-to-Office conversions in the Mission

Thank You,  
Nora Roman, RN

## Sucre, Richard (CPC)

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**From:** Phelan, Dan <daniel.m.phelan@hp.com>  
**Sent:** Thursday, June 04, 2015 6:45 PM  
**To:** Sucre, Richard (CPC)  
**Subject:** FW: Supporting the 2070 Bryant St Project

Dear President Fong and Commissioners,

I have been a home owner at 2810 19<sup>th</sup> St for the last 13 years and strongly support the proposed new residential development at 2070 Bryant Street. As a resident of the Mission District for over a decade I am delighted to see more housing come to my particular area of the Mission. The project will bring 274 new studio, one-bedroom and two-bedroom rental apartments and 44 on-site affordable units to a neighborhood that is in dire need of new housing for all income levels. Also, I feel the new housing and residents will strengthen the sense of community that is starting to take hold in the NE Mission.

I believe the developers are demonstrating an understanding of the cultural uniqueness of our community by offering six ground floor "flex" units, which allow residents to live, make and sell in their homes as well as adding 5,000 square feet of new arts space and neighborhood-serving retail. The neighborhood will benefit from the retail space and the arts space would be offset the loss of Cellspace. I understand there will be new landscaping and streetscape improvements along Florida, 18<sup>th</sup> and Bryant Streets as well.

I also think this project will create new jobs and opportunities for jobs. Obviously the construction portion brings jobs but a whole new or expanded service opportunities for small businesses could take place. Housekeepers, dog walkers, painters, window cleaners, delivery services etc. More people will increase foot traffic in the area and hopefully that lead to a friendlier, safer neighborhood.

I'm very excited about this project and strongly urge the planning commission to vote in favor of 2070 Bryant Street.

Thank you.

Dan Phelan  
2810 19<sup>th</sup> St  
San Francisco, CA 94110  
[daniel.m.phelan@hp.com](mailto:daniel.m.phelan@hp.com)

## Sucre, Richard (CPC)

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**From:** Jeremy Weinstein <jeremydw@gmail.com>  
**Sent:** Wednesday, June 03, 2015 10:24 PM  
**To:** Sucre, Richard (CPC)  
**Subject:** Support for housing development at 2100 Mission Street

Hi Rich,

I'm a homeowner at 3345 17th Street and I fully, completely 100% support the proposed development of the dwelling at 2100 Mission Street. This neighborhood needs more housing and this block and corner needs to be cleaned up. Denser, more modern housing on this block will go a long way to improving the safety of this particular block. I feel quite unsafe walking on this block after dark and I welcome the increased density with open arms.

I understand that this project (or a related one) has been ongoing since 2009 and I think it's time more housing is built on this corner! Maverick (a restaurant) suffered fire damage a few years ago on 17th Street and as a result we've lost some foot traffic. There have been an increase in smash and grabs and a decrease in safety since. Please let's get this built!

Thank you.

--  
jeremydw

## Sucre, Richard (CPC)

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**From:** BarbMiron . <barbmiron@gmail.com>  
**Sent:** Wednesday, June 03, 2015 10:23 PM  
**To:** Sucre, Richard (CPC)  
**Subject:** 2700 Bryant St development

Dear Sir,

Please preserve the Neighborhood where people gather and help each other out on a personal level. Please keep the mission accessible to the residents who make it so wonderful. I am very opposed to the building of 274 housing units, of which 88% are luxury and unaffordable for 80% of San Francisco residents I am also writing about my opposition to tearing down Tortilla Flats, the shops employing blue collar workers at ACT's union prop shop, the car repair shop, a music studio and Cell Space/Inner Mission, a cultural institution in the Mission.

Please it so important. Cell Space especially.

Thank you and Have a Nice Day!

Barbara Miron

2887 Folsom Street  
San Francisco, CA 94110  
June 3, 2015

Richard Sucre  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(By email)

RE: 2000-2070 Bryant Street—Large Project Authorization & Conditional Use Authorization

Dear Mr. Sucre:

I have lived in the Mission District since January, 1992, moving to my present address in June, 2005 after a no-fault Ellis Act eviction from an apartment I shared with my wife, a year after a no-fault Owner Move In eviction from a shared apartment I had inhabited since August, 1992.

I am requesting that you recommend to the Planning Commission a denial of a Large Project Authorization and Conditional Use Authorization for Nick Podell's proposed development at 2000-2070 Bryant Street for several reasons.

First, the Mission District needs new housing that is affordable for existing residents, not luxury housing that is more expensive than existing housing that inevitably hastens the gentrification of the neighborhood and the involuntary displacement of its residents through no-fault eviction, landlord harassment and buyouts under threat of eviction.

Second, this proposed development will demolish three rent-controlled apartments, a potential source of affordable housing that will be lost forever.

Third, this proposed development has closed or will close several independently owned, community serving businesses; specifically, the Tortilla Flats restaurant, the San Francisco Auto Repair Center (in business since 1978) and a landscaping business. These businesses provide living wage jobs that will likely be lost forever because the businesses cannot relocate to alternative affordable premises near their clienteles.

Finally, this proposed development will destroy the existing arts organizations of Inner Mission (formerly Cell Space) and the ACT Prop and Scene Shop with its 50 union jobs.

Thank you for letting me share my thoughts with you. I look forward to your recommendation to deny a Large Project Authorization and Conditional Use Authorization for the proposed 2000-2070 Bryant Street development and for the Planning Commission to confirm that denial.

Sincerely,  
Edward Stiel

Cc: John Rahaim, Director, SF Planning Department  
San Francisco Planning Commissioners  
Supervisor David Campos



## Sucre, Richard (CPC)

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**From:** Chris Lam <whoischrislam@gmail.com>  
**Sent:** Tuesday, June 02, 2015 11:31 PM  
**To:** Sucre, Richard (CPC)  
**Subject:** Please don't tear down the beloved Cell Space in SF

Dear Mr. Richard Sucre,

My name is Chris Lam and I really don't think the Tortilla Flats, the shops employing blue collar workers at ACT's union prop shop, the car repair shop, a music studio and Cell Space/Inner Mission should be torn down for luxurious housing.

As someone who works in tech and also involved with the street dancing culture of San Francisco, it is an unnecessary waste and horrible solution to let even more luxurious housing be built. There's other places that those can be built. I strongly disagree that more luxurious housing will solve the housing crisis in San Francisco. The city definitely is losing its culture and building more expensive housing is not the solution.

Thank you.

Chris Lam  
<http://whoischrislam.com>  
[whoischrislam@gmail.com](mailto:whoischrislam@gmail.com)



June 2, 2015

San Francisco Board of Supervisors  
City Hall  
San Francisco Ca 94102

We are astounded that the Planning Commission has not already declared a “moratorium” on market-rate housing development and any PDR/ Arts demolitions/conversions in the Mission Neighborhood! The Destruction of this precious and historic San Francisco community is now raging totally out of control, driven by a **21<sup>st</sup> Century Tech Gold Rush** that is overwhelming our City’s vulnerable residents, small businesses, creative arts, low/moderate/middle income communities, and our very soul – San Francisco’s diversity. We have to **Stop The Destruction Now** for the time it takes to Think First – and then Plan for the Mission Neighborhood’s Best Possible Future!

There will be market-rate housing built in the Mission as part of that Future. But first priority clearly must be new low/moderate/middle income housing development, and today’s zoning and development requirements for the Mission Neighborhood plainly are **utterly inadequate** to achieve that. It will take at a minimum:

- Dedication of all the **publicly-owned properties** in the Mission to future 100% affordable housing development whenever possible.
- Identification of specific **new City funding sources** to achieve that.
- Increasing today’s meager 12% **inclusionary affordable housing** requirement in market rate projects to **Proposition K’s 33% mandate** in the Mission Neighborhood.

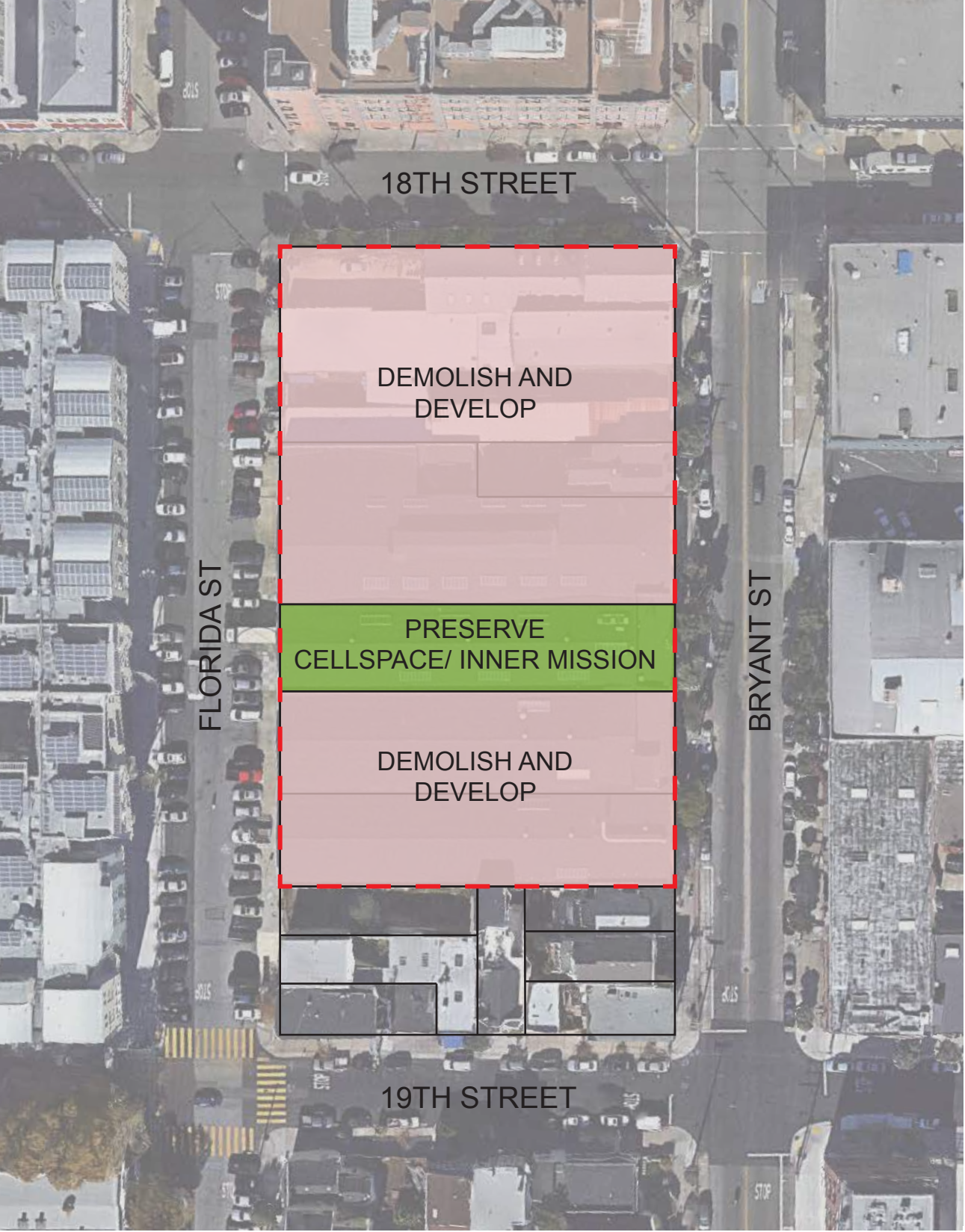
A terribly perfect example of the ongoing destruction of the Mission’s Creative Arts Communities is the **proposed 2050 Bryant Street market rate development** coming to the Planning Commission Thursday June 18<sup>th</sup> for approval. It will demolish the vital 10,000 sq ft Cell Space/Innecity arts center founded in a converted factory building there in the 1990’s that takes up only 15% of the development site. That demolition is totally unnecessary – the developer could still build at least 85% as many units on the rest of this property and let CellSpace remain. **But unbelievably, the Planning Department is still recommending approval of that project and its destruction of Cell Space!** This is completely insane.

If one could go back in time a century-and-a-half and ask the indigenous 19<sup>th</sup> Century residents of the Mission what the result of the first San Francisco Gold Rush proved to be for them, the answer would be **Cultural Genocide**. If our City does not act immediately now, that will also be the outcome for the Mission Neighborhood of today’s second 21<sup>st</sup> Century San Francisco Tech Gold Rush.

John Elberling  
President/CEO

cc: San Francisco Planning Commission

Nick Podell Company | Mission Development Site  
Preserve Cultural Asset CELLSpace/ Inner Mission



## Sucre, Richard (CPC)

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**From:** Beatriz Mero <beriboop@yahoo.com>  
**Sent:** Monday, June 01, 2015 12:53 PM  
**To:** Sucre, Richard (CPC)  
**Subject:** 2700 Bryant St development

Mr. Sucre,

Please look outside the box when considering the development at 2700 Bryant Street. It really is a grave mistake to keep rubber-stamping these luxury buildings throughout the Mission. Something is going to give if this continues. Be brave and say no.

Betty Mero

## Sucre, Richard (CPC)

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**From:** Nora Roman <noritaroman@gmail.com>  
**Sent:** Sunday, May 31, 2015 9:38 AM  
**To:** Sucre, Richard (CPC)  
**Subject:** NO to 2700 Bryant Proposal

I am writing to express my total opposition to tearing down Tortilla Flats, the shops employing blue collar workers at ACT's union prop shop, the car repair shop, a music studio and Cell Space/Inner Mission, a cultural institution in the Mission. I have lived here since 1977, and it is time to stop the wholesale destruction of the neighborhood that is going on now....Save our institutions and our character before it is too late. We do not need more market rate housing....there are loads of expensive apartment to rent and buy all over the city.

SAVE 2700 Bryant and don't alpprove this proposal for 88% market rate housing unaffordable to 80% of San Franciscans...this is a crime.

Sincerely,  
Nora Roman, RN  
resident of 94110 since 1977

## Sucre, Richard (CPC)

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**From:** Maria De La Mora <mdelamora@mcroskey.com>  
**Sent:** Monday, June 01, 2015 6:46 AM  
**To:** Sucre, Richard (CPC)  
**Cc:** Richards, Dennis (CPC); mooreurban@aol.com; Johnson, Christine (CPC); richhillissf@yahoo.com; wordweaver21@aol.com; cwu.planning@gmail.com; planning@rodneyfong.com  
**Subject:** Condo development. Bryant Street

Good Morning,

I'm writing to you today because of my great concern of another Luxury Condo complex coming into our neighborhood, ripping out more of our artist and tenants, and businesses.

I want to express my opposition to tearing down Tortilla Flats, the shops employing blue collar workers at ACT's union prop shop, the car repair shop, a music studio and Cell Space/Inner Mission, a cultural institution in the Mission. Please don't let this happen and do the right thing.

Best Regards,  
Maria

May 29, 2015

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

RE: 2070 Bryant Street Endorsement (Case Nos. 2013.0677X & 2013.0677CUA)

Dear President Fong and Commission Members,

I am a resident of the Union Condominiums, located at 2125 Bryant Street one block from the proposed development at 2070 Bryant Street.

I had the opportunity to attend a presentation Nick Podell made to our Homeowners Association and I fully support his plans to bring new housing, open space and retail services to an underutilized property. I also support his plans to meet the affordable housing requirement with onsite units.

As an immediate neighbor, I am supportive of this project and strongly encourage the Planning Commission to vote in favor of much needed new housing.

Sincerely,



Kim Havens  
2125 Bryant Street, #311  
San Francisco, CA 94110



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Case No.: 2013.0677E  
Project Address: 2000-2070 Bryant Street, 2815 18<sup>th</sup> Street, and 611 Florida Street  
Zoning: Urban Mixed Use (UMU) District  
68-X Height and Bulk District  
Block/Lot: 4022/001, 002, and 021  
Lot Size: Three lots totaling approximately 65,000 square feet (1.50 acres)  
Plan Area: Eastern Neighborhoods Area Plan  
Project Sponsor: Nick Podell, Nick Podell Company – (415) 296-8800  
Staff Contact: Chris Thomas – (415) 575-9036; Christopher.Thomas@sfgov.org

### PROJECT DESCRIPTION

The 2000-2070 Bryant Street Project (proposed project) involves the demolition of seven existing buildings, merging of three lots into two parcels, and construction of two new buildings and a 25-foot-wide east-west pedestrian mews between the two buildings that would be publically accessible during daytime hours. The proposed project consists of a six-story, 68-foot-tall, approximately 203,656-gross-square-foot (gsf) mixed-use residential and commercial building with a ground-level garage at 2000 Bryant Street (the north building) and a 100 percent affordable eight-story, 85-foot-tall, approximately 127,983 gsf mixed-use residential and arts activity building with a ground-level car-share garage at 2070 Bryant Street (the south building). In total, the proposed mixed-use buildings would provide 335 dwelling units (136 affordable dwelling units in the south building and 196 market-rate and three affordable dwelling units in the north building), 7,007 gsf of commercial retail space, 3,938 gsf of PDR space, and 6,947 gsf of arts activity space. The approximately 14,223 gsf ground-level garages would provide 84 off-street vehicle parking spaces, four car-share spaces, and 237 bicycle parking spaces.

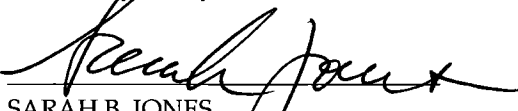
(Continued on next page.)

### EXEMPT STATUS

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

### DETERMINATION

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

  
SARAH B. JONES  
Environmental Review Officer

May 11, 2016  
Date

cc: Nick Podell, Project Sponsor; Supervisor David Campos, District 9; Rich Sucre, Current Planning Division; Virna Byrd, M.D.F.; Exemption/Exclusion File



## PROJECT DESCRIPTION (continued)

The proposed project would involve excavation of approximately 7,911 cubic yards of soil to a depth of up to 14 feet below grade for the foundation system and elevator pits, depending on the location on the site. The proposed project would include approximately 26,800 square feet (sf) of common useable open space in the form of courtyards, rooftop terraces, and the pedestrian mews. The proposed project also would add plantings to the adjacent sidewalks, street furniture, sidewalk bicycle parking, and sidewalk bulbouts at various locations around the project site.

The proposed project evaluated in this Community Plan Exemption represents a revision to a previously proposed project for the 2000 – 2070 Bryant Street project site. The previously proposed project consisted of a single, six-story, 68-foot-tall, approximately 289,369-gsf mixed-use residential and commercial building with 274 dwelling units (including 44 on-site inclusionary affordable units), approximately 22,508 sf of common useable open space, 5,415 gsf of ground-level commercial retail space, and an approximately 37,139-gsf ground-level garage, with ingress from Bryant Street and egress to 18th Street, that would have provided 160 off-street vehicle parking spaces and 145 Class 1 bicycle parking spaces. A Certificate of Exemption was published for the previously proposed project on June 2, 2015. The previously proposed project was first considered by the Planning Commission at a publically-noticed hearing on June 18, 2015 and continued to a hearing on September 10, 2015, at which time the previously proposed project was continued indefinitely to allow for revisions that have resulted in the currently proposed project considered by this Community Plan Exemption Certificate.<sup>1</sup>

## PROJECT APPROVAL

### North Building:

- Large Project Authorization pursuant to Planning Code Section 329 for new construction of more than 25,000 gsf, with exceptions pursuant to the following Planning Code sections:
  - Section 134(f) – Rear-yard exception to allow for open space to be configured in an inner courtyard rather than a rear yard.
  - Section 152.1 – Off-street loading exception to permit two off-street loading spaces, rather than three off-street loading spaces.
  - Section 270.1 – Horizontal mass reduction exception to allow the north building to reach 205 feet in length without a horizontal mass reduction, rather than 200 feet.
  - Section 329(d)(10) – Permitted accessory uses for ground-floor flex units.
- Conditional Use Authorization pursuant to Planning Code Sections 303 and 317 to authorize demolition and replacement of three existing dwelling units.

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<sup>1</sup> The Community Plan Exemption and documents pertaining to the previously proposed project (and all other documents cited in this report, unless otherwise noted), are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0677E.

**South Building:**

- Large Project Authorization pursuant to Planning Code Section 329 for new construction of more than 25,000 gsf, with exceptions pursuant to the following Planning Code sections:
  - Section 134(f) – Rear-yard exception to allow for open space to be configured in a courtyard rather than a rear yard.
  - Section 135(g) – Common open space dimension exception for the courtyard that is less in width than height.
  - Section 140 – Unit exposure exception for dimension of courtyard.
- State density bonus law (California Government Code Section 65915) concession to permit two additional floors above the otherwise applicable height limit.

**Actions by other City Departments**

- Lot Line Adjustment and Condominium Map Approvals (San Francisco Public Works [SFPW]) for merging and re-subdividing the three lots on the project site.
- Demolition and Building Permits (Department of Building Inspection [DBI]) for the demolition of the existing buildings and construction of the new structures.
- Site Mitigation Plan (DPH) for treatment of potentially hazardous soils and groundwater.
- Street and Sidewalk Permits (Bureau of Streets and Mapping, DPW) for modifications to public sidewalks, street trees, and curb cuts.
- Approval of Changes to Sewer Laterals (San Francisco Public Utilities Commission [SFPUC]).
- Stormwater Control Plan (SFPUC), because the proposed project would result in ground disturbance of an area greater than 5,000 sf.
- Dust Control Plan (DPH) meeting the requirements of San Francisco Health Code Article 22B.

The Large Project Authorization from the Planning Commission pursuant to Planning Code Section 329 is considered the project Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

**COMMUNITY PLAN EXEMPTION OVERVIEW**

California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or

to the proposed project, then an EIR need not be prepared for the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 2000-2070 Bryant Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR).<sup>2</sup> Project-specific studies were prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 2000-2070 Bryant Street.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related Planning Code and Zoning Map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.<sup>3,4</sup>

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR. The Eastern Neighborhoods PEIR estimated that implementation of the Eastern Neighborhoods Plan could result in approximately 7,400 to 9,900 net dwelling units and 3,200,000 to 6,600,000 square feet of net non-residential space (excluding PDR loss) built in the Plan Area throughout the lifetime of the Plan (year 2025). The Eastern Neighborhoods PEIR projected that this level of development would result in a total population increase of approximately 23,900 to 33,000 people throughout the lifetime of the plan.<sup>5</sup>

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<sup>2</sup> Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048

<sup>3</sup> San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

<sup>4</sup> San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

<sup>5</sup> Table 2 Forecast Growth by Rezoning Option Chapter IV of the Eastern Neighborhoods Draft EIR shows projected net growth based on proposed rezoning scenarios. A baseline for existing conditions in the year 2000 was included to provide context for the scenario figures for parcels affected by the rezoning.

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned to UMU (Urban Mixed Use) District. The UMU District is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. It is also intended to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the Community Plan Exemption (CPE) Checklist, under Land Use. The 2000-2070 Bryant Street site, which is located in the Mission District of the Eastern Neighborhoods, was designated as a site with building up to 68 feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 2000-2070 Bryant Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR, including the Eastern Neighborhoods PEIR development projections. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 2000-2070 Bryant Street project, and identified the mitigation measures applicable to the 2000-2070 Bryant Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.<sup>6,7</sup> Therefore, no further CEQA evaluation for the 2000-2070 Bryant Street project is required. In sum, the Eastern Neighborhoods PEIR and this Certificate of Exemption for the proposed project comprise the full and complete CEQA evaluation necessary for the proposed project.

## PROJECT SETTING

The rectangular project site is approximately 65,000 sf in size (about 1.50 acres) and consists of three lots bounded by 18<sup>th</sup> Street to the north, Bryant Street to the east, Florida Street to the west, and existing one- to two-story buildings and a future six-story building (currently under construction) to the south.

The project site is fully developed and occupied by the following buildings and uses:

- Lot 001 contains a two-floor 2,640 gsf wood building at 2000 – 2008 Bryant Street with a ground-floor restaurant and a vacant second-floor residence; a two-floor, 4,480 gsf building at 2010 – 2012 Bryant Street with an audio recording studio; a one-floor, 3,810 gsf wood building at 2014 Bryant Street with a carpet and upholstery business; a two-floor, 3,540 gsf architecture office at 2813 – 2815 18<sup>th</sup> Street;

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<sup>6</sup> Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 2000 – 2070 Bryant Street, May 2, 2016. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0677E.

<sup>7</sup> Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 2000 – 2070 Bryant Street, May 2, 2016.

and a one-floor, 6,160 gsf automotive repair shop at 611 Florida Street consisting of wood frame/metal sided buildings.

- Lot 002 contains a two-floor, 1,870 gsf wood frame residential building at 2028 – 2030 Bryant Street with two vacant residential units.
- Lot 021 contains a two-story, 50,000 gsf concrete and steel frame industrial building which contains a machinist shop, theater rehearsal space (Innermission), and the American Conservatory Theater scene shop.

The existing buildings were constructed between 1892 and 1950, total about 72,500 gsf, and have Floor Area Ratios (FARs) ranging from about 1.0:1 to 2.0:1.<sup>8</sup>

The buildings on parcels adjacent to the project site are of varying age, size, and design, and have a variety of uses. The north side of 18<sup>th</sup> Street between Florida and Bryant Streets is occupied by a single approximately 65-foot-tall building that contains office and warehouse uses. The east side of Bryant Street is occupied by a parking lot and three buildings 20 to 30 feet in height containing office, workshops and warehouse uses. The remainder of the block between the south end of the project site and 19<sup>th</sup> Street is occupied by several two-to-three story multi-unit dwellings, a café, and the under-construction six-story apartment building. Opposite the project site on Florida Street is the eastern side of a 151-unit structure, constructed in 2008-2009 and approximately 50 feet in height.

The local vicinity is a largely flat area of the Mission District characterized by a mix of two- to five-story older and more recently constructed residential buildings interspersed with one- to three-story buildings containing various production, distribution and repair uses. Architectural styles vary considerably with the age and use of vicinity structures. Zoning districts are primarily UMU and PDR, but also include some Residential House (RH). Height limits are largely 68 feet, tapering to 45 feet and lower towards and south of 20<sup>th</sup> Street. The nearest school is John O'Connell Alternative High School, about 700 feet to the southwest and the nearest park is Franklin Square, about 1,100 feet to the northeast.

The surrounding two-way, two lane streets generally have on-street parking. By street distance, the project site is approximately one-half mile from the San Francisco General Hospital on Potrero Avenue, four-fifths of a mile from the 16<sup>th</sup> and Mission Streets Bay Area Rapid Transit (BART) station, and about one mile from the State Highway 101 onramps at both South Van Ness Avenue and Cesar Chavez Boulevard.

## POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 2000 – 2070 Bryant Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 2000 – 2070 Bryant Street project. As a result, the

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<sup>8</sup> Left Coast Architectural History. *2000-2030 & 2070 Bryant Street Historical Resource Evaluation*. January 15, 2014. A copy of this document is available for public review at the San Francisco Planning Department, 1650 Mission Street, San Francisco, Case No. 2013.0677E.

proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would convert PDR uses to mixed-use residential and commercial uses; however, this conversion was already considered in the Eastern Neighborhoods PEIR and, therefore, the proposed project would not contribute to any impact related to PDR uses not already identified in the PEIR. The proposed project would not result in demolition, alteration, or modification of any historic resources. Therefore, the proposed project would not contribute to any historic resource impact. Traffic and transit ridership generated by the proposed project would not considerably contribute to the traffic and transit impacts identified in the Eastern Neighborhoods PEIR. Neither would the proposed project, approximately 68 feet in height for the north building and 85 feet in height for the south building, cast shadows on any parks or open spaces.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and transportation. **Table 1** below lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project.

**Table 1 – Eastern Neighborhoods PEIR Mitigation Measures**

Mitigation Measure	Applicability	Compliance
<b>F. Noise</b>		
F-1: Construction Noise (Pile Driving)	Not Applicable: pile driving not proposed	N/A
F-2: Construction Noise	Applicable: temporary construction noise from use of heavy equipment	The project sponsor has agreed to develop and implement a set of noise attenuation measures during construction as part of Project Mitigation Measure 2.
F-3: Interior Noise Levels	Not Applicable: CEQA generally no longer requires the consideration of the effects of existing environmental conditions on a proposed project's future users or residents.	N/A
F-4: Siting of Noise-Sensitive Uses	Not Applicable: CEQA generally no longer requires the consideration of the effects of existing environmental conditions on a proposed project's future users or residents.	N/A

Mitigation Measure	Applicability	Compliance
F-5: Siting of Noise-Generating Uses	Not Applicable: proposed project would not include noise-generating uses.	N/A
F-6: Open Space in Noisy Environments	Not Applicable: CEQA generally no longer requires the consideration of the effects of existing environmental conditions on a proposed project's future users or residents.	N/A
<b>G. Air Quality</b>		
G-1: Construction Air Quality	Not Applicable: proposed project construction criteria air pollutant emissions would not exceed thresholds.	The dust control measures would not be applicable, as the regulations and procedures set forth by the San Francisco Dust Control Ordinance supersede the construction dust portion of Mitigation Measure G-1.
G-2: Air Quality for Sensitive Land Uses	Not Applicable: proposed project is not located in an Air Pollutant Exposure Zone.	N/A
G-3: Siting of Uses that Emit DPM	Not Applicable: proposed project does not include uses that emit substantial levels of diesel particulate matter.	N/A
G-4: Siting of Uses that Emit other TACs	Applicable: proposed project would include a backup generator for emergency power.	The project sponsor has agreed to implement Project Mitigation Measure 3, which requires Best Available Control Technology for Diesel Generators.
<b>J. Archeological Resources</b>		
J-1: Properties with Previous Studies	Not Applicable: proposed project is located on a site with no previous archeological studies or documentation.	N/A

<b>Mitigation Measure</b>	<b>Applicability</b>	<b>Compliance</b>
J-2: Properties with no Previous Studies	Applicable: proposed project involves approximately 14 feet of soil excavation/disturbance where resources may be present.	Planning Department's archeologist conducted a Preliminary Archeological Review (September 24, 2014) of the project site in conformance with the study requirements and required implementation of Project Mitigation Measure 1.
J-3: Mission Dolores Archeological District	Not Applicable: proposed project is not within the Mission Dolores Archeological District.	N/A
<b>K. Historical Resources</b>		
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan area	Not Applicable: plan-level mitigation completed by Planning Department	N/A
K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)	Not Applicable: plan-level mitigation completed by Planning Commission	N/A
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not Applicable: plan-level mitigation completed by Planning Commission	N/A
<b>L. Hazardous Materials</b>		
L-1: Hazardous Building Materials	Applicable: demolition of seven existing buildings on the project site.	Project Mitigation Measure 4 requires removal and disposal of any equipment containing PCBs or DEHP according to applicable federal, state, and local laws prior to the start of demolition.
<b>E. Transportation</b>		
E-1: Traffic Signal Installation	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-2: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis	N/A



Mitigation Measure	Applicability	Compliance
E-3: Enhanced Funding	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-4: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA	N/A
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA	N/A
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA	N/A
E-9: Rider Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA	N/A
E-11: Transportation Demand Management	Not Applicable: plan level mitigation by SFMTA	N/A

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures. With implementation of these mitigation measures the proposed project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

## PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on April 12, 2016 to adjacent occupants and owners of properties within 300 feet of the project site. Overall, concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. Three comment letters were received in response to the Notification of Project Receiving Environmental Review, consisting of three individual comments regarding physical environmental effects; these include:

- One commenter expressed concern regarding construction noise, particularly in the early morning (e.g., 6:30 a.m.).
- A second commenter stated that the environmental document should include shadow, aesthetic, wind, traffic and parking, and hazardous waste studies, and mitigation for air quality during construction, removal of hazardous waste, noise, traffic, parking effects in regards to quality-of-life effects on current residences and impacts upon current businesses.
- A third commenter expressed concerns regarding cumulative impacts with regard to air quality, parking, traffic and transportation, loss of PDR space, insufficient open space and parks, project

impacts in regards to wind and shadow, significant new information not anticipated by the Eastern Neighborhoods PEIR, and incompatibility with the goals of the Eastern Neighborhoods Plan.

These concerns are addressed in the CPE Checklist under the “Air Quality” section, the “Noise” section, the “Wind and Shadow” section, the “Hazards and Hazardous Materials” section, the “Transportation and Circulation” section, the “Land Use and Land Use Planning” section, the “Recreation” section, and the “Population and Housing” section. The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

As discussed in the Project Description, a CPE Certificate and Checklist were published on June 2, 2015 for the previously proposed 2000 – 2070 Bryant Street project. Five comment letters were received in response to the Notification of Project Receiving Environmental Review for the previously proposed project, consisting of 13 individual comments regarding physical environmental effects; these included: (1) two commenters expressed concern that the onsite parking included in the proposed project would not be adequate for the increased residential population and that on-street parking availability would be reduced, (2) two commenters asserted that the proposed project is aesthetically incompatible with the area and/or emphasized that the design of the proposed project should maintain the character of the area, (3) three commenters expressed concern that the proposed development would displace or exclude existing minority or disadvantaged communities (environmental justice communities) in the project area, (4) two commenters expressed concern with the loss of PDR uses, (5) two commenters expressed concern about increase noise resulting from the new development, (6) one commenter expressed concern about the removal of trees from the neighborhood, as well as the impacts that tree removal would have to resident or migratory wildlife species, and (7) one commenter expressed disappointment with the lack of outreach made to the neighborhood. These concerns are addressed in the CPE Checklist prepared for the previously proposed project under the “Transportation and Circulation” section, “Land Use and Land Use Planning” section, “Population and Housing” section, “Noise” section, and “Biological Resources” section. Therefore, it was determined that the previously proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

## CONCLUSION

As summarized above and further discussed in the CPE Checklist:<sup>9</sup>

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;

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<sup>9</sup> The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2013.0677E.

4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

**MITIGATION MONITORING AND REPORTING PROGRAM**

<b>MONITORING AND REPORTING PROGRAM</b>				
<b>Adopted Mitigation Measures</b>	<b>Responsibility for Implementation</b>	<b>Mitigation Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p><b><u>Project Mitigation Measure 1 – Archeological Mitigation Measure III (Testing) (Consistent with Eastern Neighborhoods Archeological Mitigation Measure J-2)</u></b></p> <p>Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archeological consultant from the rotational Department Qualified Archeological Consultants List (QACL) maintained by the Planning Department archeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant’s work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the</p>	Project Sponsor.	Prior to issuance of any permit for soil-disturbing activities and during construction.	Project Sponsor; ERO; archeologist.	Considered complete upon ERO’s approval of FARR.

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**MONITORING AND REPORTING PROGRAM**

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**Adopted Mitigation Measures**

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Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
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suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

*Consultation with Descendant Communities.* On discovery of an archeological site<sup>1</sup> associated with descendant Native Americans, the Overseas Chinese, or other descendant group, an appropriate representative<sup>2</sup> of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archeological Resources Report shall be provided to the representative of the descendant group.

*Archeological Testing Program.* The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the

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<sup>1</sup> The term “archeological site” is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

<sup>2</sup> An “appropriate representative” of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and, in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

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**MONITORING AND REPORTING PROGRAM**

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**Adopted Mitigation Measures**

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Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
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archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- A. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B. A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

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**MONITORING AND REPORTING PROGRAM**

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**Adopted Mitigation Measures**

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*Archeological Monitoring Program.* If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has,

<b>Responsibility for Implementation</b>	<b>Mitigation Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
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**MONITORING AND REPORTING PROGRAM**

<b>Adopted Mitigation Measures</b>	<b>Responsibility for Implementation</b>	<b>Mitigation Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p>in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;</p> <ul style="list-style-type: none"> <li>• The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;</li> <li>• If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.) the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.</li> </ul> <p>Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.</p>				



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**MONITORING AND REPORTING PROGRAM**

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**Adopted Mitigation Measures**

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*Archeological Data Recovery Program.* The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an onsite/offsite public interpretive program during the course of the

<b>Responsibility for Implementation</b>	<b>Mitigation Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
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**MONITORING AND REPORTING PROGRAM**

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<b>Adopted Mitigation Measures</b>	<b>Responsibility for Implementation</b>	<b>Mitigation Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p>archeological data recovery program.</p> <ul style="list-style-type: none"> <li>• <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.</li> <li>• <i>Final Report.</i> Description of proposed report format and distribution of results.</li> <li>• <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.</li> </ul> <p><i>Human Remains and Associated or Unassociated Funerary Objects.</i>            The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal,</p>				

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**MONITORING AND REPORTING PROGRAM**

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**Adopted Mitigation Measures**

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Responsibility for Implementation	Mitigation Schedule	Monitoring/Reporting Responsibility	Monitoring Schedule
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recording, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

*Final Archeological Resources Report.* The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/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.

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, one unbound and one unlocked, searchable PDF copy on CD 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 in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

**MONITORING AND REPORTING PROGRAM**

**Adopted Mitigation Measures**  
**Project Mitigation Measure 2 – Construction Noise (Eastern  
 Neighborhoods PEIR Mitigation Measure F-2)**

The sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the DBI to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:

- Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses;
- Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site;
- Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses;
- Monitor the effectiveness of noise attenuation measures by taking noise measurements; and
- Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed.

<b>Responsibility for Implementation</b>	<b>Mitigation Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
Project Sponsor; contractor(s).	During construction period.	Project Sponsor to provide monthly noise reports during construction.	Considered complete upon final monthly report.

**MONITORING AND REPORTING PROGRAM**

<b>Adopted Mitigation Measures</b>	<b>Responsibility for Implementation</b>	<b>Mitigation Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p><b><u>Project Mitigation Measure 3 – Best Available Control Technology for Diesel Generators (Eastern Neighborhoods Mitigation Measure G-4)</u></b></p> <p>The project sponsor shall ensure that the backup diesel generator meet or exceed 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 submit documentation of compliance with the BAAQMD New Source Review permitting process (Regulation 2, Rule 2, and Regulation 2, Rule 5) and the Community Plan Exemption Checklist 655 Folsom Street 2013.0253E 49 emission standard requirement of this mitigation measure to the Planning Department for review and approval prior to issuance of a permit for a backup diesel generator from any City agency.</p>	Project Sponsor.	Prior to issuance of a permit for a backup diesel generator from any City agency.	Project Sponsor; Planning Department.	Considered complete upon Planning Department's approval of documentation prior to issuance of permit for generator.
<p><b><u>Project Mitigation Measure 4 – Hazardous Building Materials (Eastern Neighborhoods Mitigation Measure L-1)</u></b></p> <p>In order to minimize impacts to public and construction worker health and safety during demolition of the existing structure, the sponsor shall ensure that any equipment containing PCBs or DEHP, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any</p>	Project Sponsor.	Prior to any demolition or construction activities.	Project Sponsor; Planning Department.	Prior to any demolition or construction activities.

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**MONITORING AND REPORTING PROGRAM**

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**Adopted Mitigation Measures**

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fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

<b>Responsibility for Implementation</b>	<b>Mitigation Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
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**MONITORING AND REPORTING PROGRAM**

<b>Improvement Measures</b>	<b>Responsibility for Implementation</b>	<b>Improvement Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<b><u>Project Improvement Measure 1 – Transportation Demand Management (TDM) Measures</u></b>	Project Sponsor; SFMTA.	Ongoing.	Project Sponsor; SFMTA; Building Management.	Ongoing.

While the proposed project would not result in any significant traffic impacts, to reduce traffic generated by the proposed project, the project sponsor should encourage the use of rideshare, transit, bicycle, and walk modes for trips to and from the project site.

The San Francisco Planning Department and the San Francisco Municipal Transportation Agency (SFMTA) have partnered with the Mayor’s Office of Economic and Workforce Development and the San Francisco County Transportation Authority to study the effects of implementing TDM measures on the choice of transportation mode. The San Francisco Planning Department has identified a list of TDM measures that should be considered for adoption as part of proposed land use development projects. The project sponsor (or transportation broker) should consider the following actions:

- *TDM Coordinator:* The project sponsor should identify a TDM Coordinator for the project site. The TDM Coordinator should be the single point of contact for all transportation-related questions from residents and City staff. The TDM Coordinator is responsible for the implementation and ongoing operation of all other TDM measures included in the proposed project as noted below.

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**MONITORING AND REPORTING PROGRAM**

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<b>Improvement Measures</b>	<b>Responsibility for Implementation</b>	<b>Improvement Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<ul style="list-style-type: none"> <li>• <i>Transportation and Trip Planning Information:</i> <ul style="list-style-type: none"> <li>○ <i>Move-in packet.</i> Provide a transportation insert for each new resident’s move-in packet that includes information on transit service (local and regional, schedules and fares), information on where transit passes may be purchased, information on the 511 Regional Rideshare Program, and nearby bike and car share programs, and information on where to find additional web-based alternative transportation materials. This move-in packet should be continuously updated as transportation options change, and the packet should be provided to each new building occupant. Muni maps as well as San Francisco Bicycle and Pedestrian maps should be provided upon request.</li> <li>○ <i>Posted and Real-Time Information.</i> Install local map and real-time transit information on-site in a prominent and visible location, such as within a building lobby. The local map should clearly identify transit, bicycle, and key pedestrian routes, and also depict nearby destinations and commercial corridors. Real-time transit information via NextMuni and/or regional transit data should be displayed on a digital screen.</li> </ul> </li> </ul>				



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**MONITORING AND REPORTING PROGRAM**

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<b>Improvement Measures</b>	<b>Responsibility for Implementation</b>	<b>Improvement Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<ul style="list-style-type: none"> <li>• <i>Data Collection:</i> <ul style="list-style-type: none"> <li>○ <i>City Access.</i> As part of an ongoing effort to quantify the efficacy of TDM measures, City staff may need to access the project site (including the garage) to perform trip counts, and/or intercept surveys and/or other types of data collection. The project sponsor should assure future access to the site by City staff. All on-site activities should be coordinated through the TDM Coordinator, including access to the project site by City staff for purposes of transportation data collection. Providing access to existing developments for data collection purposes is also encouraged.</li> <li>○ <i>TDM Program Monitoring.</i> The project sponsor should collect data and make monitoring reports available for review by the San Francisco Planning Department. See TDM Monitoring section below for more detailed information.</li> </ul> </li> <li>• <i>Bicycle Measures:</i> <ul style="list-style-type: none"> <li>○ <i>Design.</i> Design residential units to facilitate the use of a bicycle.</li> </ul> </li> </ul>				

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**MONITORING AND REPORTING PROGRAM**

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<b>Improvement Measures</b>	<b>Responsibility for Implementation</b>	<b>Improvement Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<ul style="list-style-type: none"> <li>○ <i>Bike Route Access.</i> Facilitate direct access to bicycle facilities in the study area (e.g., Routes 25 and 40, Route 33, and Route 25) through signage.</li> <li>● <i>Building Access.</i> Ensure that the points of access to bicycle parking through elevators on the ground floor and the garage ramp include signage indicating the location of these facilities.</li> <li>● <i>Safety.</i> Develop bicycle safety strategies along the Florida Street side of the property, where Class II bike racks are located, and where there is bicycle access to the parking garage and Class I bike parking spaces. Examples include lighting and signage.</li> <li>● <i>Parking.</i> Increase the number of on-site secured bicycle parking beyond Planning Code requirements and/or provide additional bicycle facilities in the public right-of-way adjacent to or within a quarter-mile of the project site (e.g., sidewalks, on-street parking spaces).</li> <li>● <i>Bay Area Bike Share.</i> Provide free or subsidized bike share membership to residents and tenants. See Bike Share section below for additional information.</li> <li>● <i>Car Share Measures:</i> <ul style="list-style-type: none"> <li>○ <i>Parking.</i> Provide optional car share spaces as described in <i>Planning Code Section §166(g)</i>.</li> </ul> </li> </ul>				

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**MONITORING AND REPORTING PROGRAM**

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<b>Improvement Measures</b>	<b>Responsibility for Implementation</b>	<b>Improvement Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<ul style="list-style-type: none"> <li>○ <i>Membership.</i> Provide free or subsidized car share membership to all tenants. For example, offer one annual car share membership for each new resident (one per household) or employee. Recipient would be responsible for the remainder of the costs associated with the membership.</li>   <li>• <i>Transit Measures: Transit Pass.</i> Offer free or subsidized Muni passes (loaded onto Clipper cards) to tenants. For example, offer a 50 percent subsidy for one Muni monthly pass for new residents (one per household), and employees for up to one year. Recipient would be responsible for the remainder of the costs associated with the Muni monthly pass.</li> </ul> <p><i>TDM Monitoring.</i> The San Francisco Planning Department will provide the TDM Coordinator with a formatted template (electronic or hard copy) of the “Resident Transportation Survey” to facilitate the collection and presentation of travel data from residents. The Resident Transportation Survey will be administered (circulated and collected) by the TDM Coordinator, based on a standardized schedule (e.g., one year after 85 percent occupancy of all dwelling units, and every two years thereafter) that is approved by the Planning Department. The TDM Coordinator should collect responses from a minimum of one-third of residents within the occupied units within 90 days of receiving the Resident Transportation Survey from the San Francisco Planning</p>				

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**MONITORING AND REPORTING PROGRAM**

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<b>Improvement Measures</b>	<b>Responsibility for Implementation</b>	<b>Improvement Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p>Department. The San Francisco Planning Department will assist the TDM Coordinator in communicating the purpose of the survey, and will ensure that the identity of individual resident responders is protected. The San Francisco Planning Department will provide professionally prepared and easy-to-complete online (or paper) survey forms to assist with compliance.</p> <p>The San Francisco Planning Department will also provide the TDM Coordinator with a separate “Building Transportation Survey” that documents which TDM measures have been implemented during the reporting period, along with basic building information (e.g., percent unit occupancy, off-site parking utilization by occupants of building, loading frequency). The Building Transportation Survey should be completed by the TDM Coordinator and submitted to City staff within 30 days of receipt. The project sponsor should also allow trip counts and intercept surveys to be conducted on the premises by City staff or a City-hired consultant. Access to residential lobbies, garages, etc. should be granted by the project sponsor and facilitated by the TDM Coordinator. Trip counts and intercept surveys are typically conducted for two to five days between 6:00 AM and 8:00 PM on both weekdays and weekends.</p> <ul style="list-style-type: none"> <li>• <i>Bike Sharing.</i> The project sponsor should contact Bay Area Bike Share (or its successor entity) to determine whether it would be interested and able to fund and install a new bikeshare station in the public right-of-way immediately</li> </ul>				

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**MONITORING AND REPORTING PROGRAM**

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<b>Improvement Measures</b>	<b>Responsibility for Implementation</b>	<b>Improvement Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p>adjacent to the project site (including locations within new or existing sidewalks, new or existing on-street parking, or new or existing roadway areas). The project sponsor should contact Bay Area Bike Share early enough that they may respond by 60 days prior to the project sponsor’s meeting with the Transportation Advisory Staff Committee (TASC) for approval of the streetscape design.<sup>3</sup></p> <p>If Bay Area Bike Share is not interested in or unable to fund and install a new bike share station, as indicated in writing, the project sponsor should not be obligated to design and permit such a space. If Bay Area Bike Share determines in writing that it would be interested and able to fund and install a new bike share station immediately adjacent to the project site within the time period specified above, the project sponsor should make best efforts to modify its streetscape design to accommodate a new bike share station. The project sponsor should coordinate with Bay Area Bike Share to obtain all City permits necessary and to design and install a station immediately adjacent to the project site in the public right-of-way. If the City agencies responsible for issuing the permits necessary to provide the new bike share station space reject the project sponsor’s application despite project sponsor’s best efforts, the project sponsor should not be obligated to provide such space.</p> <p>Other potential measures for consideration would include</p>				

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<sup>3</sup> TASC approval typically occurs at the 90 percent design phase.

**MONITORING AND REPORTING PROGRAM**

<b>Improvement Measures</b>	<b>Responsibility for Implementation</b>	<b>Improvement Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p>unbundling parking (per Planning Code §167) or enlisting the services of a Transportation Management Association (TMA) to implement a package to TDM measures on behalf of the building.</p> <p>TDM strategies included in this improvement measure would be incorporated into the project’s conditions of approval (COA) during the entitlement process. Other strategies may be proposed by the project sponsor and should be approved by City staff. Prior to issuance of a temporary permit of building occupancy, the project sponsor should execute an agreement with the San Francisco Planning Department for the provision of TDM services.</p>				
<p><b><u>Project Improvement Measure 2 – Pedestrian Audible and Visible Warning Devices</u></b></p> <p>While the proposed project would not result in any significant pedestrian impacts, it should be noted that Bryant Street is a major pedestrian route to and from the project site, as well as to and from neighborhood-serving commercial uses and transit service in the 16th Street corridor. To minimize the potential for conflict between vehicles exiting the project site and pedestrians along Bryant Street, the project sponsor should install audible and visible warning devices to alert pedestrians of the outbound vehicles departing the North Building garage.</p>	Project Sponsor.	Prior to building occupancy.	Project Sponsor; SFMTA.	Considered complete upon installation.
<p><b><u>Project Improvement Measure 3 – Freight Loading Management Measures</u></b></p> <p>While the proposed project would not result in any significant freight / service impacts, to minimize the potential for conflicts</p>	Project Sponsor.	Ongoing.	Project Sponsor; Building Management.	Ongoing.

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**MONITORING AND REPORTING PROGRAM**

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<b>Improvement Measures</b>	<b>Responsibility for Implementation</b>	<b>Improvement Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
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between loading freight / service vehicles serving the project site, the project sponsor should implement the following improvement measures:

- *Schedule and Coordinate Loading Activities.* Schedule and coordinate loading activities through building management to ensure that trucks can be accommodated in the proposed off-street freight loading spaces. All regular events requiring use of the off-street freight loading spaces (e.g., retail deliveries, building service needs) should be coordinated directly with building management. Building management should also be proactively involved in coordinating move-in and move-out activities for building residents and tenants to ensure that these activities can be accommodated in the off-street freight loading spaces or in nearby on-street commercial loading zones or parking spaces.
- *Discourage Illegal Parking.* Trucks and other vehicles conducting freight loading / service vehicle activities should be discouraged from parking illegally or otherwise obstructing traffic, transit, bicycle, or pedestrian flow along any of the streets immediately adjacent to the building (18th Street, Bryant Street, or Florida Street). Building management should also be proactively involved in coordinating move-in and move-out activities for building residents and tenants to ensure that these activities do not disrupt bicycle and pedestrian circulation.

**MONITORING AND REPORTING PROGRAM**

<b>Improvement Measures</b>	<b>Responsibility for Implementation</b>	<b>Improvement Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p><b><u>Project Improvement Measure 4 – Construction Traffic Management Measures</u></b></p> <p>While the proposed project would not result in any significant construction impacts, to minimize disruptions to traffic, transit, bicycle, and pedestrian circulation during construction of the Project, the proposed project should implement the following improvement measures:</p>	Project Sponsor; contractor(s)	Prior to and during construction	Project Sponsor; SFMTA.	Considered complete prior to construction.

While the proposed project would not result in any significant construction impacts, to minimize disruptions to traffic, transit, bicycle, and pedestrian circulation during construction of the Project, the proposed project should implement the following improvement measures:

- *Limit Hours of Construction-Related Traffic.* Limit hours of construction-related traffic, including, but not limited to, truck movements, to avoid the weekday a.m. and p.m. peak hours (7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM) (or other times, if approved by the San Francisco Municipal Transportation Agency [SFMTA]).
- *Coordinate Construction Projects.* Construction contractor(s) should coordinate construction activities with other potential projects that may be constructed in the vicinity of the project site.
- *Alternative Transportation for Construction Workers.* Construction contractor(s) for the project should encourage construction workers to make use of alternative modes of transportation (transit, rideshare, biking, or walking) when traveling to and from the construction site.

Any construction traffic occurring between 7:00 AM and 9:00 AM or between 4:00 PM and 6:00 PM would coincide with commute-period travel patterns and could result in minor disruptions to traffic, transit, bicycle, or pedestrian circulation



**MONITORING AND REPORTING PROGRAM**

<b>Improvement Measures</b>	<b>Responsibility for Implementation</b>	<b>Improvement Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p>on streets adjacent to the Project site, although these effects would be considered a less than significant impact. Limiting truck movements to avoid these hours (or other times, if approved by SFMTA) would minimize these effects.</p> <p>Construction contractor(s) for the Project would need to meet with SFMTA, the Fire Department, the Planning Department, and other City agencies to determine feasible measures to minimize disruptions to traffic, transit, bicycle, and pedestrian circulation during construction of the Project. In addition, the temporary increase in vehicle parking demand generated by construction workers would need to be met on-site or within other off-site parking facilities to be determined by the construction contractor(s).</p>				
<p><b><u>Project Improvement Measure 5 – Driveway Queue Monitoring and Abatement</u></b></p> <p>While parking is discussed for informational purposes only and is not considered in determining if the proposed project has the potential to result in significant environmental effects, to minimize the impacts of the parking shortfall and potential for vehicles to queue on Bryant Street, the project sponsor should implement following improvement measure:</p> <ul style="list-style-type: none"> <li><i>Driveway Queue Monitoring and Abatement.</i> It should be the responsibility of the owner / operator of the off-street parking facility to ensure that recurring vehicle queues do not occur on the public right-of-way. A vehicle queue is defined as one or more vehicles blocking any portion of any public street, alley, or sidewalk for a consecutive period of</li> </ul>	Project Sponsor.	Ongoing.	Project Sponsor; Building Management; Planning Department.	Ongoing.

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**MONITORING AND REPORTING PROGRAM**

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<b>Improvement Measures</b>	<b>Responsibility for Implementation</b>	<b>Improvement Schedule</b>	<b>Monitoring/Reporting Responsibility</b>	<b>Monitoring Schedule</b>
<p>three minutes or longer on a daily or weekly basis. If a recurring queue occurs, the owner / operator of the parking facility shall employ abatement methods as needed to abate the queue.</p> <p>Suggested abatement methods include, but are not limited to, the following: redesign of facility layout to improve vehicle circulation and / or on-site queue capacity; use of off-site parking facilities or shared parking with nearby uses; travel demand management strategies such as additional bicycle parking; and / or parking demand management strategies such as parking pricing schemes</p> <p>If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Department shall notify the property owner in writing. Upon request, the owner / operator shall hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days. The consultant shall prepare a monitoring report to be submitted to the San Francisco Planning Department for review. If the San Francisco Planning Department determines that a recurring queue does exist, the facility owner / operator shall have 90 days from the date of the written determination to abate the queue.</p>				



# SAN FRANCISCO PLANNING DEPARTMENT

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## Community Plan Exemption Checklist

*Case No.:* **2013.0677E**  
*Project Address:* **2000-2070 Bryant Street, 2815 18<sup>th</sup> Street, and 611 Florida Street**  
*Zoning:* Urban Mixed Use (UMU) District  
68-X Height and Bulk District  
*Block/Lot:* 4022/001, 002, and 021  
*Lot Size:* Three lots totaling approximately 65,000 square feet (1.50 acres)  
*Plan Area:* Eastern Neighborhoods Area Plan  
*Project Sponsor:* Nick Podell, Nick Podell Company – (415) 296-8800  
*Staff Contact:* Chris Thomas – (415) 575-9036; Christopher.Thomas@sfgov.org

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### PROJECT DESCRIPTION

#### Project Overview

The 2000–2070 Bryant Street Project (proposed project) involves the demolition of seven existing buildings, merging of three lots into two parcels, and construction of two new buildings and a 25-foot-wide east–west pedestrian mews between the two buildings that would be publically accessible during daytime hours. The proposed project consists of a six-story, 68-foot-tall, approximately 203,656-gross-square-foot (gsf) mixed-use residential and commercial building with a ground-level garage at 2000 Bryant Street (the north building) and a 100 percent affordable eight-story, 85-foot-tall, approximately 127,983 gsf mixed-use residential and arts activity building with a ground-level car-share garage at 2070 Bryant Street (the south building). In total, the proposed mixed-use buildings would provide 335 dwelling units (136 affordable dwelling units in the south building and 196 market-rate and three affordable dwelling units in the north building), 7,007 gsf of commercial retail space, 3,938 gsf of PDR space, and 6,947 gsf of arts activity space. The approximately 14,223 gsf ground-level garages would provide 84 off-street vehicle parking spaces, four car-share spaces, and 237 bicycle parking spaces. The proposed project would involve excavation of approximately 7,911 cubic yards of soil to a depth of up to 14 feet below grade for the foundation system and elevator pits, depending on the location on the site. The proposed project would include approximately 26,800 square feet (sf) of common useable open space in the form of courtyards, rooftop terraces, and the pedestrian mews. The proposed project also would add plantings to the adjacent sidewalks, street furniture, sidewalk bicycle parking, and sidewalk bulbouts at various locations around the project site.

#### Project Location

The project site is located within the Eastern Neighborhoods Plan Area at 2000–2070 Bryant Street, 2815 18<sup>th</sup> Street, and 611 Florida Street (Assessor’s Block 4022, Lots 001, 002, and 021) in the Mission District neighborhood in the southeast quadrant of the City and County of San Francisco (**Figure 1**). The project site is bounded by 18<sup>th</sup> Street to the north, Bryant Street to the east, and Florida Street to the west; existing one- or two-story buildings and a six-story building (currently under construction) are located to the south.

The project site is within the Urban Mixed-Use (UMU) District. Pursuant to the San Francisco Planning Code, UMU is a land use designation intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrial-zoned area. The UMU designation is also intended to serve as a buffer between residential uses and PDR uses in the Eastern Neighborhoods. The project site is located in a 68-X Height and Bulk District, which would subject the proposed development to a 68-foot height limit. The “X” indicates no building bulk limitations. Because the south building would be 100 percent affordable, that building would utilize the state density bonus law (California Government Code Section 65915) to permit two additional floors above the otherwise applicable height limit.

### Existing Site Conditions

The rectangular project site is approximately 200 feet in width and 325 feet in length and about 65,000 sf (or 1.50 acres) in area. The site is fully developed and occupied by four one- or two-story wood buildings, two one- or two-story light industrial wood-frame/metal-sided buildings, and a two-story concrete and steel-frame industrial building. Existing on-site development totals approximately 72,500 gsf. All buildings are vacant. Recent land uses included a restaurant and light industrial and office uses, including an architect’s office, audio recording studio, carpet and upholstery business, automotive repair, specialty machinist, entertainment and theater rehearsal space (Innermission), and the American Conservatory Theater scene shop; three dwelling units are also present. The existing buildings were constructed between 1892 and 1950.<sup>1</sup> The floor area ratio (FAR) for the existing buildings ranges from about 1.0:1 to 2.0:1. **Table 1** summarizes the existing site conditions.

Existing vehicle and pedestrian access is provided on Florida, 18<sup>th</sup>, and Bryant Streets. A total of 13 curb cuts/driveways currently exist on the project site (i.e., nine on Florida Street, one on 18<sup>th</sup> Street, and three on Bryant Street).

A total of 24 street trees are located within the existing sidewalk zones (i.e., two street trees on Florida Street, nine on 18<sup>th</sup> Street, and 13 on Bryant Street). Little to no other vegetation and/or open space exists on the project site, with the exception of a small yard associated with the duplex at 2028–2030 Bryant Street and an area on the corner of 18<sup>th</sup> and Florida Streets that is paved and used for storage of landscape architecture product samples.

Surrounding land uses consist of one- or two-story buildings with light industrial and office uses on Bryant Street, a five-story building with light industrial and office uses on 18<sup>th</sup> Street, and a four-story mixed-use residential and commercial building containing 151 dwelling units on Florida Street. One- or two-story residential buildings, an under-construction six-story residential building, and commercial uses are located south of the project site along 19<sup>th</sup> Street.

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<sup>1</sup> Left Coast Architectural History. 2014. *2000–2030 and 2070 Bryant Street Historical Resource Evaluation*. January 15, 2014. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No.2013.0677E.



2000-2070 Bryant Street Project  
Case No. 2013.0677E

**Figure 1**  
**Project Location**

Graphics ... 0040714 (1-23-2015)

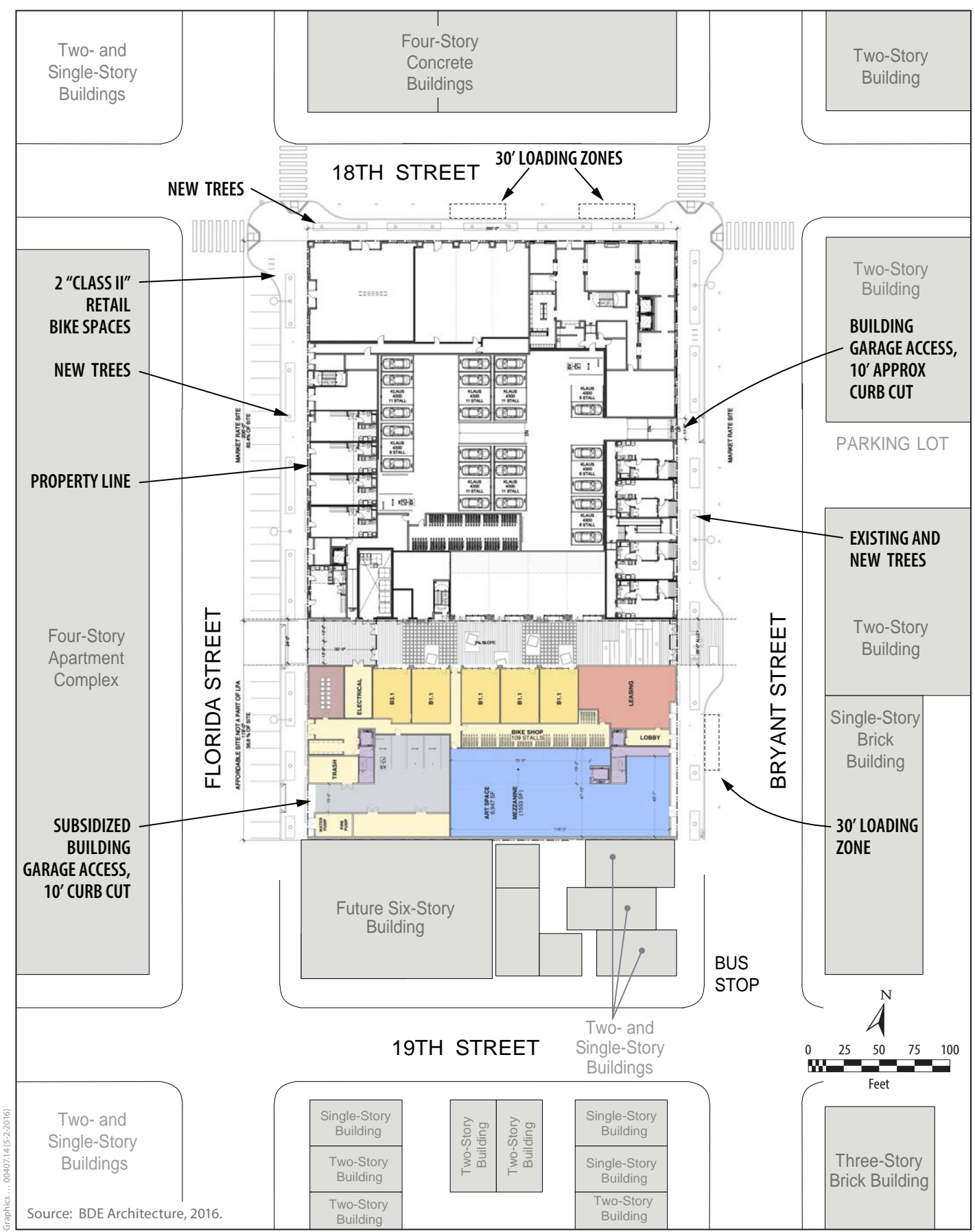
**Table 1 – Existing Building Conditions**

Existing Building Address	Prior Use (buildings are currently vacant)	Square Footage (approx.)	Height (approx.)	Number of Floors	Year Constructed	Construction Type
<i>Lot 001</i>						
2000–2008 Bryant Street	Restaurant Residential	1,320 gsf 1,320 gsf	25 ft	2	1907	Wood Frame
2010–2012 Bryant Street	Arts (audio recording studio)	4,480 gsf	25 ft	2	1907	Wood Frame
2014 Bryant Street	Light industrial (carpet and upholstery)	3,810 gsf	20 ft	1	1907	Wood Frame/Metal Sided
2813–2825 18 <sup>th</sup> Street	Office (architecture office)	3,540 gsf	20 ft	2	1897, altered ca. 1970	Wood Frame
611 Florida Street	Light Industrial (automotive repair)	6,160 gsf	15 ft	1	ca. 1950	Wood Frame
<i>Lot 002</i>						
2028–2030 Bryant Street	Residential	1,870 gsf	30 ft	2	1892, altered in 1905	Wood Frame/Metal Sided
<i>Lot 021</i>						
2044, 2050, and 2070 Bryant Street	Light Industrial, Arts (machinist) (American Conservatory Theater scene shop) (Innermission)	50,000 gsf 14,700 gsf 22,200 gsf 13,100 gsf	30 ft	2	1918, altered in 1925	Steel Frame and Concrete
Total	—	72,500 gsf	—	—	—	—

Sources: Nick Podell Company. 2014. *Left Coast Architectural History. 2000–2030 and 2070 Bryant Street Historical Resource Evaluation*. January 15, 2014.

## Project Characteristics

The proposed project involves merging the three lots into two parcels and constructing one six-story mixed-use building and one eight-story mixed-use building. **Table 2** summarizes the proposed project characteristics, and **Figure 2** shows the project site plan and surrounding structures. **Figure 3** shows the ground-floor building plan, with the ground-level garages, commercial retail space, PDR and arts activities space, residential lobbies and amenity spaces, and ground-level dwelling units. **Figure 4** shows a typical illustration of floors two through six, with dwelling units and common courtyard open spaces (located on the second floor only). **Figure 5** illustrates the building elevations for the north building. Building elevations for the south building have not yet been developed.



Graphics ... 0040714 (5-2-2016)

Source: BDE Architecture, 2016.

2000-2070 Bryant Street Project  
Case No. 2013.0677E

**Figure 2**  
**Project Site Plan and Surrounding Uses**

**Table 2 – Proposed Project Characteristics**

Use/Characteristic	Area /Amount	
	North Building	South Building
Residential <sup>a</sup>	175,145 gsf	115,643 gsf
Amenity Space <sup>b</sup>	5,572 gsf	1,574 gsf
Dwelling Units	199 units - 5 flex units - 30 studio units - 84 one-bedroom units - 80 two-bedroom units	136 units - 35 studio units - 46 one-bedroom units - 48 two-bedroom units - 7 three-bedroom units
Commercial Retail	7,007 gsf - 4,066 gsf general retail - 2,941 gsf composite restaurant	0 gsf
PDR/Arts Activities	3,938 gsf	6,947 gsf
Ground-Level Garage	11,994 gsf	2,229 gsf
Vehicle Parking	85 spaces (including two ADA-compliant and one car-share space)	3 car-share spaces
Bicycle Parking (Class 1)	128 spaces	109 spaces
Total Buildings	203,656 gsf	127,983 gsf
<i>Other Project Elements</i>		
Building Height	68 feet	85 feet
Number of Stories	6 stories	8 stories
Common Open Space	15,920 sf - Courtyards: 8,558 sf - Rooftop terrace: 7,162 sf - Pedestrian Mews: 200 sf	10,880 sf - Courtyards: 3,104 sf - Rooftop terrace: 2,976 sf - Pedestrian Mews: 4,800 sf
Sidewalk Bicycle Parking (Class 2)	22 spaces	7 spaces
Street Trees	42 trees	

Source: Nick Podell Company. 2016. *2000–2070 Bryant Street EE Plan Set*. April 29, 2016.

Notes:

ADA = Americans with Disabilities Act.

<sup>a</sup> Residential space refers to the rentable residential gsf as well as lobbies, corridors, community room, and stairways.

<sup>b</sup> Amenity space refers to the fitness center, lounge/library, laundry, community room, and leasing/management offices. The gsf for the bicycle storage for the Class 1 bicycle parking spaces is accounted for in the ground-level garage gsf.





Graphics ... 0040714 (4-26-2016)

Source: BDE Architecture, 2016.

2000-2070 Bryant Street Project  
Case No. 2013.0677E

**Figure 3**  
**Ground Floor Building Plan**



Graphics: 0040714 (4-26-2016)



Source: BDE Architecture, 2015.

Graphics ... 0040714 (4-26-2016)

### *North Building*

The six-story, 68-foot tall, 203,656 gsf mixed-use residential and commercial building would contain 199 dwelling units (including three on-site inclusionary affordable units), 3,938 gsf of PDR space, and 7,007 gsf of commercial retail space. The proposed dwelling units would consist of five ground-floor flex units (about 2.5 percent of total units), 30 studio units (about 15 percent of total units), 84 one-bedroom units (about 42 percent of total units), and 80 two-bedroom units (about 42 percent of total units). The dwelling units would be located primarily on building floors two through six, with five work/live flex units located at ground level facing Florida Street and four stoop units located at ground level facing Bryant Street (see **Figures 3** and **4**). Residential amenities would include a fitness center, bicycle storage (for the Class 1 bicycle parking spaces), roof deck, lounge/library, entrance lobbies, and a leasing office.<sup>2</sup> Primary pedestrian access to the building would be provided from the main lobby on 18<sup>th</sup> Street and the secondary lobby on Florida Street, with individual ground-floor unit entrances on Bryant and Florida Streets. Three other key-controlled entrance and exit points would be located on Bryant and Florida Streets and the pedestrian mews. Gates to the pedestrian mews would be open during daylight hours and accessible by key at night.

The 7,007 gsf of commercial retail space would be located on the ground floor at and near the intersection of Florida Street and 18<sup>th</sup> Street (see **Figure 3**). The commercial retail space would consist of two spaces totaling 4,066 gsf of general retail with independent pedestrian entrances on 18<sup>th</sup> Street and Florida Street and 2,941 gsf of composite restaurant space with entrances on 18<sup>th</sup> and Florida Streets.

The 11,994 gsf ground-level garage would provide 85 vehicle parking spaces for building residents (including two ADA-compliant spaces and one space reserved for car sharing) (see **Figure 3**). The garage would utilize vehicle parking stackers that would allow two cars to be stacked on top of one another using a puzzle-stacker system. The proposed project also would provide 128 Class 1 bicycle parking spaces in the garage, near the pedestrian mews, for project residents and retail-associated occupants. An additional 22 Class 2 (sidewalk) bicycle parking spaces would be provided in the sidewalk zone on Florida Street.<sup>3</sup> Ingress and egress to the ground-level garage would be provided by a single-lane entrance/exit on Bryant Street, with the intent of reducing traffic conflicts and enhancing the pedestrian environment. Primary pedestrian access to and from the ground-level garage and bicycle parking facility would be through the building lobby and key-controlled doors located on Bryant Street and the pedestrian mews.

The proposed north building also would provide approximately 15,920 sf of common useable open space (accessible to residents and their guests) in the form of central courtyards on the second floor (see **Figure 4**), pedestrian mews, and a rooftop terrace.

The screening-level wind analysis performed for the project suggests design measures to reduce wind speeds at the northwest corner of the north building at the southeast corner of Florida and 18<sup>th</sup> Streets. These include canopies and trellises, approximately 30 percent porous, as well as marquees. The north building would include the following: two 4 by 16-foot awnings and one 8- by 16-foot marquee on 18<sup>th</sup> Street; two 4 by 14-foot awnings, and one 8 by 14-foot marquee on Florida Street; and one sidewalk trellis

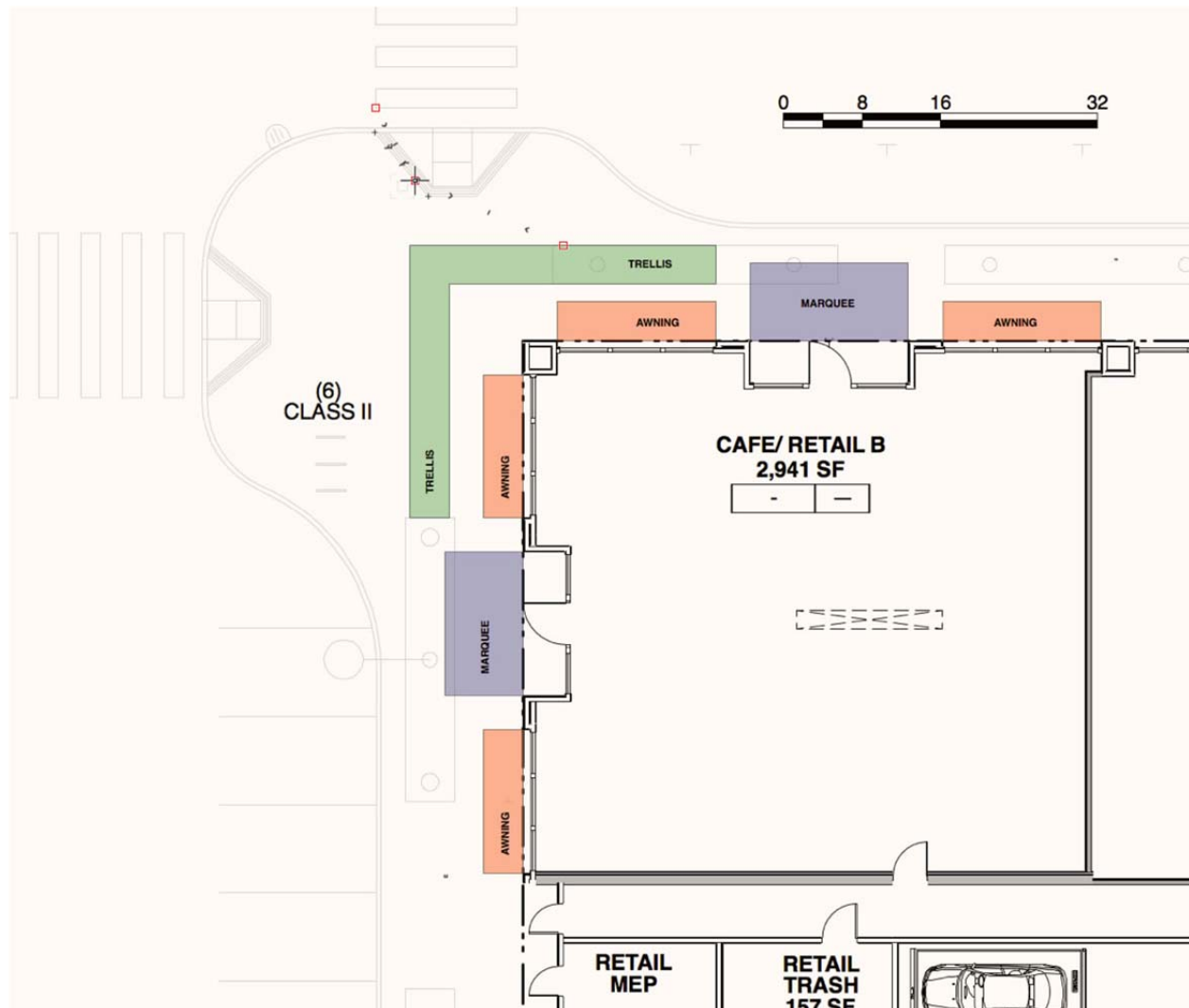
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<sup>2</sup> Class 1 spaces protect the entire bicycle in secure, weather-protected facilities and are intended for long-term, overnight, and work-day storage by project residents, non-residential occupants, and employees.

<sup>3</sup> Class 2 spaces are located in a publicly accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use (i.e. standard bike racks that allow users to tether bikes).

that would wrap around the corner of the 18th and Florida Street sidewalks. The marquee would consist of a permanent roofed structure attached to and supported entirely by the building. The marquee would be classified as an embellishment to the façade of the building. The trellis would be a minor permanent structure consisting of a horizontal awning with embedded poles. The trellis would be constructed of wood, metal and/or glass and be at least 30 percent permeable. The trellis would require a sidewalk encroachment.

These features are shown in the illustration below.



### *South Building*

The eight-story, 85-foot-tall, 127,983 gsf residential and arts activity building would contain 136 affordable dwelling units and 6,947 gsf of arts space. The proposed dwelling units would consist of 35 studio units (about 25.7 percent of total units), 46 one-bedroom units (about 33.8 percent of total units), 48 two-bedroom units (about 35.3 percent of total units), and 7 three-bedroom units (about 5.1 percent of total units). The dwelling units would be located primarily on building floors two through eight, with five dwelling units located at ground level on the pedestrian mews (see **Figures 3 and 4**). Residential amenities would include bicycle storage (for the Class 1 bicycle parking spaces), roof deck, community

room, laundry room, entrance lobbies, and a leasing/management office. Primary pedestrian access to the building would be provided from lobbies on Bryant Street and Florida Street, with a secondary entrance on the pedestrian mews and via individual ground-floor unit entrances on the pedestrian mews. Key-controlled gates to the pedestrian mews at Bryant and Florida Streets would be open during daylight hours and accessible by key at night.

The 6,947 gsf of arts activity space would be located on the ground floor at the southeast corner of the south building, on Bryant Street (see **Figure 3**). The arts activity space would consist of one space with a mezzanine and internal access elevator. The 1,590 gsf of leasing/management space would be located on the ground floor in the middle of the block on Bryant Street, north of the arts space (see **Figure 3**). The 1,146 gsf of community space would be located on the second floor facing the building courtyard and would be accessible via the two building elevators.

The 2,229 gsf ground-level garage would provide three car-share spaces (see **Figure 3**). The garage parking would be on grade. The proposed south building also would provide 109 Class 1 bicycle parking spaces for project residents and arts/leasing/management-associated occupants in the center of the building. An additional seven Class 2 (sidewalk) bicycle parking spaces would be provided in the sidewalk zone on Florida Street. Ingress and egress to the ground-level garage would be provided by a single-lane entrance/exit on Florida Street, with the intent of reducing traffic conflicts and enhancing the pedestrian environment. Primary pedestrian access to and from the ground-level garage and bicycle parking facility would be through the building lobby and key-controlled doors located on Florida and Bryant Streets and the pedestrian mews.

The proposed south building also would provide approximately 10,880 sf of common useable open space (accessible to residents and their guests) in the form of central courtyards on the second floor (see **Figure 4**), pedestrian mews, and a rooftop terrace.

#### *Other Project Features*

The proposed project would remove and replace the existing 24 street trees with 42 new street trees and additional landscaping along the building frontages (see **Figure 3**). Ten new street trees would be planted on 18<sup>th</sup> Street, 16 new street trees would be planted on Florida Street, and 16 new street trees would be planted on Bryant Street.

The proposed project would include two off-street commercial loading spaces within the pedestrian mews, on grade and accessible via Florida Street. The loading spaces would be shared by the two buildings and would accommodate weekly trash and recycling pickup, daily deliveries (e.g., FedEx, UPS, and postal service), and resident move-ins and move-outs. The project sponsor would also seek approval from the San Francisco Municipal Transportation Agency (SFMTA) for one on-street commercial loading zone (yellow curb) on Bryant Street and one on 18<sup>th</sup> Street.

The 11 existing curb cuts/driveways on Florida and Bryant Streets would be removed and replaced with sidewalks. The existing driveway at the southern end of Florida Street and one new driveway cut on Bryant Street (each approximately 10 feet in length) would serve as the entrance and exit points of the ground-level garages for the respective buildings. One new curb cut of approximately 24 feet would serve the on-site loading zones. By removing the existing curb cuts/driveways, the proposed project would provide up to eight new on-street parking spaces and two new commercial loading spaces along Bryant and 18<sup>th</sup> Streets. Two new curb bulbouts would also be provided at the corners of 18<sup>th</sup> and Florida Streets and 18<sup>th</sup> and Bryant Streets to improve pedestrian crossing and visibility. An additional bulbout on Bryant Street at the pedestrian mews would be landscaped to add to pedestrian comfort.

## Construction

Project construction would begin with the demolition of the seven existing buildings on the project site. Demolition would involve characterizing the contents of each building, abating any hazards present (including asbestos-containing materials and lead-based paint), identifying and removing reusable and recyclable materials, demolishing and removing the existing structures, and removing the existing foundation slabs and underground utilities.

The proposed project would involve excavation up to 14 feet below grade for the foundation system and elevator pits, depending on the location on the site. Approximately 7,911 cubic yards of soil would be excavated from the project site. Pending approval from San Francisco Department of Public Health (DPH), excavated soil would be re-compacted and reused on-site, as feasible.

The building foundations would consist of a mat slab on drilled displacement columns and deep soil mixing improvements to address liquefaction and lateral spreading potential on the site. The drilled displacement columns would extend approximately 30 feet into the ground. No pile driving would be required.

The project sponsor will complete demolition for the entire project. The project sponsor and Mayor's Office of Housing and Community Development (MOHCD) will be responsible for their own ground improvements, excavation, and foundation systems, except that the project sponsor would complete and maintain the pedestrian mews at its sole expense. Construction of the project is estimated to take about 20 months.

## Project Setting

Surrounding land uses consist of one- or two-story buildings with light industrial and office uses on Bryant Street, a five-story building with light industrial and office uses on 18<sup>th</sup> Street, and a four-story mixed-use residential and commercial building containing 151 dwelling units on Florida Street. One- or two-story residential buildings, an under-construction six-story residential, and commercial uses are located immediately south of the project site.

The local vicinity is a largely flat area of the Mission District, characterized by a mix of two- to five-story older and more recently constructed residential buildings, which are interspersed with one- to three-story buildings containing various PDR uses. Architectural styles vary considerably with the age and use of vicinity structures. Zoning districts are primarily UMU and PDR but also include some Residential House (RH). Height limits are largely 68 feet, tapering to 45 feet and lower toward and south of 20<sup>th</sup> Street. The nearest school is John O'Connell Alternative High School, about 700 feet to the southwest, and the nearest park is Franklin Square, about 1,100 feet to the northeast.

The surrounding two-way, two-lane streets generally have on-street parking. By street distance, the project site is approximately 0.5 mile from San Francisco General Hospital on Potrero Avenue, <sup>4</sup>/<sub>5</sub> mile from the 16<sup>th</sup> and Mission Streets Bay Area Rapid Transit (BART) station, and about 1 mile from the US 101 on-ramps at both South Van Ness Avenue (to the north) and Cesar Chavez Boulevard (to the south).

## Project Approvals

The proposed project would require the following approvals:

### *Actions by the Planning Commission*

#### *North Building:*

- Large Project Authorization pursuant to Planning Code Section 329 for new construction of more than 25,000 gsf, with exceptions pursuant to the following Planning Code sections:
  - Section 134(f) – Rear-yard exception to allow for open space to be configured in an inner courtyard rather than a rear yard.
  - Section 152.1 – Off-street loading exception to permit two off-street loading spaces, rather than three off-street loading spaces.
  - Section 270.1 – Horizontal mass reduction exception to allow the north building to reach 205 feet in length without a horizontal mass reduction, rather than 200 feet.
  - Section 329(d)(10) – Permitted accessory uses for ground-floor flex units.
- Conditional Use Authorization pursuant to Planning Code Sections 303 and 317 to authorize demolition and replacement of three existing dwelling units.

#### *South Building:*

- Large Project Authorization pursuant to Planning Code Section 329 for new construction of more than 25,000 gsf, with exceptions pursuant to the following Planning Code sections:
  - Section 134(f) – Rear-yard exception to allow for open space to be configured in a courtyard rather than a rear yard.
  - Section 135(g) – Common open space dimension exception for the courtyard that is less in width than height.
  - Section 140 – Unit exposure exception for dimension of courtyard.
- State density bonus law (California Government Code Section 65915) concession to permit two additional floors above the otherwise applicable height limit.

### **Actions by other City Departments**

- Lot Line Adjustment and Condominium Map Approvals (San Francisco Public Works [SFPW]) for merging and re-subdividing the three lots on the project site.
- Demolition and Building Permits (Department of Building Inspection [DBI]) for the demolition of the existing buildings and construction of the new structures.
- Site Mitigation Plan (DPH) for treatment of potentially hazardous soils and groundwater.
- Street and Sidewalk Permits (Bureau of Streets and Mapping, SFPW) for modifications to public sidewalks, street trees, and curb cuts.
- Approval of Changes to Sewer Laterals (San Francisco Public Utilities Commission [SFPUC]).



- Stormwater Control Plan (SFPUC), because the proposed project would result in ground disturbance of an area greater than 5,000 sf.
- Dust Control Plan (DPH) meeting the requirements of San Francisco Health Code Article 22B.

## Approval Action

The proposed north building project is subject to Large Project Authorization and Conditional Use Authorization by the Planning Commission; the proposed south building project is subject to Large Project Authorization approval by the Planning Commission. Approval of the first Large Project Authorization is the Approval Action for the proposed projects. The Approval Action date establishes the start of the 30-day appeal period for this California Environmental Quality Act (CEQA) exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

## EVALUATION OF ENVIRONMENTAL EFFECTS

This Community Plan Exemption (CPE) Checklist evaluates whether the environmental impacts of the proposed project are addressed in the Programmatic Environmental Impact Report for the Eastern Neighborhoods Rezoning and Area Plans (Eastern Neighborhoods PEIR).<sup>4</sup> The CPE Checklist indicates whether the proposed project would result in significant impacts that (1) are peculiar to the project or project site; (2) were not identified as significant project-level, cumulative, or off-site effects in the PEIR; or (3) are previously identified significant effects that, as a result of substantial new information that was not known at the time that the Eastern Neighborhoods PEIR was certified, are determined to have a more severe adverse impact than discussed in the PEIR. Such impacts, if any, will be evaluated in a project-specific Mitigated Negative Declaration or Environmental Impact Report. If no such impacts are identified, the proposed project is exempt from further environmental review in accordance with Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

Mitigation measures identified in the PEIR are discussed under each topic area, and measures that are applicable to the proposed project are provided in the Mitigation Measures section at the end of this checklist.

The Eastern Neighborhoods PEIR identified significant impacts related to land use, transportation, cultural resources, shadow, noise, air quality, and hazardous materials. Additionally, the PEIR identified significant cumulative impacts related to land use, transportation, and cultural resources. Mitigation measures were identified that reduced all impacts to less than significant, except for those related to land use (cumulative impacts on PDR use), transportation (program-level and cumulative traffic impacts at nine intersections; program-level and cumulative transit impacts on seven SFMTA lines), cultural resources (cumulative impacts from demolition of historical resources), and shadow (program-level impacts on parks).

The proposed project would include the demolition of the seven existing buildings (totaling 72,500 gsf), merging of the three lots into two parcels, and construction of two buildings.

The project sponsor would construct a six-story, 68-foot-tall, approximately 203,656 gsf mixed-use residential and commercial building with a ground-level garage. The mixed-use building would provide 199 dwelling units (196 market-rate and three affordable units); approximately 15,920 sf of common useable open space in the form of a courtyard, a pedestrian mews, and a rooftop terrace; 3,938 gsf of ground-level

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<sup>4</sup> San Francisco Planning Department. 2008. *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (PEIR)*. Planning Department Case No. 2004.0160E, State Clearinghouse No. 2005032048, certified August 7, 2008. Available: <http://www.sf-planning.org/index.aspx?page=1893>. Accessed: April 26, 2016.

PDR space; and 7,007 gsf of ground-level commercial retail space. The approximately 11,994 gsf ground-level garage, with ingress and egress on Bryant Street, would provide 85 off-street vehicle parking spaces and 128 Class 1 bicycle parking spaces.

MOHCD would ground lease the south parcel to a developer to construct an eight-story, 85-foot-tall, and approximately 127,983 gsf mixed-use residential and arts activity building with a ground-level car-share garage. The mixed-use building would provide 136 affordable dwelling units; approximately 10,880 sf of common useable open space in the form of a courtyard, a pedestrian alley, and a rooftop terrace; and 6,947 gsf of ground-level arts activity space. The approximately 2,229 gsf ground-level garage, with ingress and egress on Florida Street, would provide three off-street car-share parking spaces and 109 Class 1 bicycle parking spaces.

As discussed below in this checklist, the proposed project would not result in new significant environmental effects or effects with greater severity than those already analyzed and disclosed in the Eastern Neighborhoods PEIR.

## **CHANGES IN THE REGULATORY ENVIRONMENT**

Since the certification of the Eastern Neighborhoods PEIR in 2008, several new policies, regulations, statutes, and funding measures have been adopted, passed, or are underway that affect the physical environment and/or environmental review methodology for projects in the Eastern Neighborhoods plan areas. As discussed in each topic area referenced below, these policies, regulations, statutes, and funding measures have implemented or will implement mitigation measures or further reduce less-than-significant impacts identified in the PEIR. These include:

- State statute regarding Aesthetics, Parking Impacts, effective January 2014, and state statute and Planning Commission resolution regarding automobile delay, and vehicle miles traveled, (VMT) effective March 2016 (see “CEQA Section 21099” heading below);
- The adoption of 2016 interim controls in the Mission District requiring additional information and analysis regarding housing affordability, displacement, loss of PDR and other analyses, effective January 2016;
- San Francisco Bicycle Plan update adoption in June 2009, Better Streets Plan adoption in 2010, Transit Effectiveness Project (aka “Muni Forward”) adoption in March 2014, Vision Zero adoption by various City agencies in 2014, and Proposition A and B passage in November 2014, the Transportation Sustainability Program process;
- San Francisco ordinance establishing Noise Regulations Related to Residential Uses Near Places of Entertainment effective June 2015 (see Checklist section “Noise”);
- San Francisco ordinances establishing Construction Dust Control, effective July 2008, and Enhanced Ventilation Required for Urban Infill Sensitive Use Developments, amended December 2014 (see Checklist section “Air Quality”);
- San Francisco Clean and Safe Parks Bond passage in November 2012 and San Francisco Recreation and Open Space Element of the General Plan adoption in April 2014 (see Checklist section “Recreation”);

- Urban Water Management Plan adoption in 2011 and Sewer System Improvement Program process (see Checklist section “Utilities and Service Systems”); and
- Article 22A of the Health Code amendments effective August 2013 (see Checklist section “Hazardous Materials”).

## CHANGES IN THE PHYSICAL ENVIRONMENT

Since the certification of the Eastern Neighborhoods PEIR in 2008, as evidenced by the volume of development applications submitted to the Planning Department since 2012, the pace of development activity has increased in the Eastern Neighborhoods plan areas. The Eastern Neighborhoods PEIR projected that implementation of the Eastern Neighborhoods Plan could result in a substantial amount of growth within the Eastern Neighborhoods plan areas, resulting in an increase of approximately 7,400 to 9,900 net dwelling units and 3,200,000 to 6,600,000 square feet of net non-residential space (excluding PDR loss) throughout the lifetime of the Plan (year 2025).<sup>5</sup> The Eastern Neighborhoods PEIR projected that this level of development would result in a total population increase of approximately 23,900 to 33,000 people throughout the lifetime of the plan.<sup>6</sup> Growth projected in the Eastern Neighborhoods PEIR was based on a soft site analysis (i.e., assumptions regarding the potential for a site to be developed through the year 2025) and not based upon the created capacity of the rezoning options (i.e., the total potential for development that would be created indefinitely).<sup>7</sup>

As of February 23, 2016, projects containing 9,749 dwelling units and 2,807,952 square feet of non-residential space (excluding PDR loss) have completed or are proposed to complete environmental review<sup>8</sup> within the Eastern Neighborhoods plan areas.<sup>9</sup> This level of development corresponds to an overall population increase of approximately 23,760 to 25,330 persons. Of the 9,749 dwelling units that are under

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<sup>5</sup> Tables 12 through 16 of the Eastern Neighborhoods Draft EIR and Table C&R-2 in the Comments and Responses show projected net growth based on proposed rezoning scenarios. A baseline for existing conditions in the year 2000 was included to provide context for the scenario figures for parcels affected by the rezoning, not projected growth totals from a baseline of the year 2000. Estimates of projected growth were based on parcels that were to be rezoned and did not include parcels that were recently developed (i.e., parcels with projects completed between 2000 and March 2006) or have proposed projects in the pipeline (i.e., projects under construction, projects approved or entitled by the Planning Department, or projects under review by the Planning Department or Department of Building Inspection). Development pipeline figures for each Plan Area were presented separately in Tables 5, 7, 9, and 11 in the Draft EIR. Environmental impact assessments for these pipeline projects were considered separately from the Eastern Neighborhoods rezoning effort.

<sup>6</sup> Table 2 Forecast Growth by Rezoning Option Chapter IV of the Eastern Neighborhoods Draft EIR shows projected net growth based on proposed rezoning scenarios. A baseline for existing conditions in the year 2000 was included to provide context for the scenario figures for parcels affected by the rezoning.

<sup>7</sup> San Francisco Planning Department, Community Planning in the Eastern Neighborhoods, Rezoning Options Workbook, Draft, February 2003. This document is available at: <http://www.sf-planning.org/index.aspx?page=1678#background>.

<sup>8</sup> For this and the Land Use and Land Use Planning section, environmental review is defined as projects that have or are relying on the growth projections and analysis in the Eastern Neighborhoods PEIR for environmental review (i.e., Community Plan Exemptions or Focused Mitigated Negative Declarations and Focused Environmental Impact Reports with an attached Community Plan Exemption Checklist).

<sup>9</sup> These estimates include projects that have completed environmental review and foreseeable projects (including the proposed project). Foreseeable projects are those projects for which environmental evaluation applications have been submitted to the San Francisco Planning Department.

review or have completed environmental review, building permits have been issued<sup>10</sup> for 4,829 dwelling units, or approximately 50 percent of those units (information is not available regarding building permit non-residential square footage).

Within the Mission District subarea, the Eastern Neighborhoods PEIR projected that implementation of the Eastern Neighborhoods Plan could result in an increase of 800 to 2,100 net dwelling units and 700,000 to 3,500,000 sf of non-residential space (excluding PDR loss) through the year 2025. This level of development corresponds to an overall population increase of approximately 4,720 to 12,210 persons. As of February 23, 2016, projects containing 2,451 dwelling units and 355,842 square feet of non-residential space (excluding PDR loss) have completed or are proposed to complete environmental review within the Mission District subarea. This level of development corresponds to an overall population increase of 8,765 to 10,650 persons. Of the 2,451 dwelling units that are under review or have completed environmental review, building permits have been issued for 1,340 dwelling units, or approximately 55 percent of those units. Therefore, anticipated growth from the Eastern Neighborhoods Rezoning and Area Plans is within the Eastern Neighborhoods PEIR growth projections.

Growth that has occurred within the plan areas since adoption of the Eastern Neighborhoods PEIR has been planned for and the effects of that growth were anticipated and considered in the Eastern Neighborhoods PEIR. Although the number of housing units under review is approaching or exceeds the residential unit projections for the Mission and Showplace Square/Potrero Hill Area Plans of the Eastern Neighborhoods PEIR, the non-residential reasonably foreseeable growth is well below what was anticipated. Therefore, population growth associated with approved and reasonably foreseeable development is within the population that was projected for 2025. Furthermore, the number of constructed projects within Eastern Neighborhoods is well below what has been approved for all plan areas.

The Eastern Neighborhoods PEIR utilized the growth projections to analyze the physical environmental impacts associated with that growth for the following environmental impact topics: Land Use; Population, Housing, Business Activity, and Employment; Transportation; Noise; Air Quality; Parks, Recreation, and Open Space; Utilities/Public Services; and Water. The analysis took into account the overall growth in the Eastern Neighborhoods and did not necessarily analyze in isolation the impacts of growth in one land use category, although each land use category may have differing severities of effects. The analysis of environmental topics covered in this checklist take into account the differing severities of effects of the residential and employee population.

In summary, projects proposed within the Eastern Neighborhoods Plan Areas have not exceeded the overall population growth that was projected in the Eastern Neighborhoods PEIR; therefore, foreseeable growth within the plan areas do not present substantial new information that was not known at the time of the PEIR and would not result in new significant environmental impacts or substantially more severe adverse impacts than discussed in the PEIR.

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<sup>10</sup> An issued building permit refers to buildings currently under construction or open for occupancy. This number includes all units approved under CEQA (including CPEs, Categorical Exemptions and other types of CEQA documents).

**SENATE BILL 743****Aesthetics and Parking**

In accordance with CEQA Section 21099 – Modernization of Transportation Analysis for Transit Oriented Projects – aesthetics and parking shall not be considered in determining if a project has the potential to result in significant environmental effects, provided the project meets all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, this checklist does not consider aesthetics or parking in determining the significance of project impacts under CEQA.<sup>11</sup> Project elevations are included in the project description.

**Automobile Delay and Vehicle Miles Traveled**

In addition, CEQA Section 21099(b)(1) requires that the State Office of Planning and Research (OPR) develop revisions to the CEQA Guidelines establishing criteria for determining the significance of transportation impacts of projects that “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.” CEQA Section 21099(b)(2) states that upon certification of the revised guidelines for determining transportation impacts pursuant to Section 21099(b)(1), automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment under CEQA.

In January 2016, OPR published for public review and comment a *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA*<sup>12</sup> recommending that transportation impacts for projects be measured using a vehicle miles traveled (VMT) metric. On March 3, 2016, in anticipation of the future certification of the revised CEQA Guidelines, the San Francisco Planning Commission adopted OPR’s recommendation to use the VMT metric instead of automobile delay to evaluate the transportation impacts of projects (Resolution 19579). (Note: the VMT metric does not apply to the analysis of project impacts on non-automobile modes of travel such as riding transit, walking, and bicycling.) Therefore, impacts and mitigation measures from the Eastern Neighborhoods PEIR associated with automobile delay are not discussed in this checklist, including PEIR Mitigation Measures E-1: Traffic Signal Installation, E-2: Intelligent Traffic Management, E-3: Enhanced Funding, and E-4: Intelligent Traffic Management. Instead, a VMT and induced automobile travel impact analysis is provided in the Transportation section.

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<sup>11</sup> San Francisco Planning Department. Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for 2000 – 2070 Bryant Street, August 21, 2014.

<sup>12</sup> This document is available online at: [https://www.opr.ca.gov/s\\_sb743.php](https://www.opr.ca.gov/s_sb743.php).

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>1. LAND USE AND LAND USE PLANNING—Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial impact upon the existing character of the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR analyzed a range of potential rezoning options and considered the effects of losing between approximately 520,000 to 4,930,000 square feet of PDR space in the Plan Area throughout the lifetime of the Plan (year 2025). This was compared to an estimated loss of approximately 4,620,000 square feet of PDR space in the Plan Area under the No Project scenario. Within the Mission District subarea, the Eastern Neighborhoods PEIR considered the effects of losing up to approximately 3,370,000 square feet of PDR space through the year 2025. The Eastern Neighborhoods PEIR determined that adoption of the Area Plans would result in an unavoidable significant impact on land use due to the cumulative loss of PDR space. This impact was addressed in a Statement of Overriding Considerations with CEQA Findings and adopted as part of the Eastern Neighborhoods Rezoning and Areas Plans approval on January 19, 2009.

As of February 23, 2016, projects resulting in the removal of 1,715,001 net square feet of PDR space have completed or are proposed to complete environmental review within the Eastern Neighborhoods Plan area. These estimates include projects that have completed environmental review (1,172,032 square feet of PDR space loss) and foreseeable projects, including the proposed project (542,969 square feet of PDR space net loss). Foreseeable projects are those projects for which environmental evaluation applications have been submitted to the San Francisco Planning Department. As of February 23, 2016, projects involving the removal of approximately 273,073 net square feet of PDR space have completed or are proposed to complete environmental review within the Mission District subarea, including the proposed project.

Development of the proposed project would result in the net loss of approximately 53,565 gsf of PDR building space. This would contribute considerably to the significant cumulative land use impact related to loss of PDR uses that was identified in the Eastern Neighborhoods PEIR. The project site is located in the Urban Mixed Use (UMU) District, which is intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. The UMU designation is also intended to serve as a buffer between residential uses and PDR uses in the Eastern Neighborhoods. The proposed development is within the development density as envisioned for the site under the Eastern Neighborhoods PEIR. The proposed loss of 53,565 gsf of existing PDR uses represents a considerable contribution to the cumulative loss of PDR space analyzed in the Eastern Neighborhoods PEIR, but would not result in significant impacts that were not identified or a more severe adverse impact than analyzed in the PEIR.

The Eastern Neighborhoods PEIR determined that implementation of the Area Plans would not create any new physical barriers in the Eastern Neighborhoods because the rezoning and Area Plans do not provide for any new major roadways, such as freeways that would disrupt or divide the project area or individual neighborhoods or subareas.

The Citywide Planning and Current Planning Divisions of the Planning Department have determined that the proposed project is permitted in the UMU District and is consistent with the height, density, and land use as specified in the Mission District of the Eastern Neighborhoods Area Plan, maintaining the mixed character of the area by providing ground floor commercial space with residential units above.<sup>13,14</sup>

Because the proposed project is consistent with the development density established in the Eastern Neighborhoods Rezoning and Area Plans, implementation of the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to land use and land use planning, and no mitigation measures are necessary.

Topics:	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>2. POPULATION AND HOUSING— Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

One of the objectives of the Eastern Neighborhoods Area Plans is to identify appropriate locations for housing in the City’s industrially zoned land to meet the citywide demand for additional housing. The PEIR concluded that an increase in population in the Plan Areas is expected to occur as a secondary effect of the proposed rezoning and that any population increase would not, in itself, result in adverse physical effects, but would serve to advance key City policy objectives, such as providing housing in appropriate locations next to Downtown and other employment generators and furthering the City’s Transit First policies. It was anticipated that the rezoning would result in an increase in both housing development and population in all of the Area Plan neighborhoods. The Eastern Neighborhoods PEIR determined that the

<sup>13</sup> Jeff Joslin, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Current Planning Analysis, 2000 – 2070 Bryant Street, May \_\_, 2016.

<sup>14</sup> Adam Varat, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 2000 – 2070 Bryant Street, May \_\_, 2016.

anticipated increase in population and density would not result in significant adverse physical effects on the environment. No mitigation measures were identified in the PEIR.

The proposed project would involve the demolition of three existing vacant dwelling units and the construction of 335 new dwelling units that would introduce approximately 838 new residents on the site, thereby increasing the residential populations within the Mission District of the Eastern Neighborhoods Plan Area.<sup>15</sup> The proposed project would also develop approximately 7,007 gsf of retail uses and 3,938 gsf of PDR space which would generate approximately 27 total employees at full occupancy.<sup>16</sup> The existing units on the project site are currently vacant and no individuals would be displaced as a result of the proposed project. As stated in the “Changes in the Physical Environment” section above, these direct effects of the proposed project on population and housing are within the scope of the population growth anticipated under the Eastern Neighborhoods Rezoning and Area Plans and evaluated in the Eastern Neighborhoods PEIR.

For the above reasons, the proposed project would not result in significant impacts on population and housing that were not identified in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<u>Significant Impact Peculiar to Project or Project Site</u>	<u>Significant Impact not Identified in PEIR</u>	<u>Significant Impact due to Substantial New Information</u>	<u>No Significant Impact not Previously Identified in PEIR</u>
<b>3. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>15</sup> Estimated number of new residents based on average household size (2.5) of occupied housing units in the Census Tract 228.01 and the proposed project’s 335 new dwelling units [328 \* 2.5 = 838 residents].

<sup>16</sup> Employment calculations are based on the City of San Francisco *Transportation Impact Analysis Guidelines*, which estimate average density of 350 square feet per employee assigned to retail space and 567 per employee assigned to manufacturing/industrial space. It is assumed that the proposed amenity space associated with the project would generate negligible employees and is not included in the employee estimates.



*Historic Architectural Resources*

Pursuant to CEQA Guidelines Sections 15064.5(a)(1) and 15064.5(a)(2), historical resources are buildings or structures that are listed, or are eligible for listing, in the California Register of Historical Resources or are identified in a local register of historical resources, such as Articles 10 and 11 of the San Francisco Planning Code. The Eastern Neighborhoods PEIR determined that future development facilitated through the changes in use districts and height limits under the Eastern Neighborhoods Area Plans could have substantial adverse changes on the significance of both individual historical resources and on historical districts within the Plan Areas. The PEIR determined that approximately 32 percent of the known or potential historical resources in the Plan Areas could potentially be affected under the preferred alternative. The Eastern Neighborhoods PEIR found this impact to be significant and unavoidable. This impact was addressed in a Statement of Overriding Considerations with findings and adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009.

The proposed project would demolish the seven existing buildings on the project site. The building addresses and original construction dates are listed below.

- 2000–2008 Bryant Street, built in 1907.
- 2010–2012 Bryant Street, built in 1907.
- 2014 Bryant Street, built in 1907.
- 2028–2030 Bryant Street, built in 1892, altered in 1905.
- 2813–2815 18th Street, built in 1897, altered ca. 1970.
- 611 Florida Street, built ca. 1950.
- 2044–2070 Bryant Street, built in 1918, altered in 1925.

None of the existing buildings within the project site are listed on the National Register of Historic Places, the California Register of Historical Resources, or any adopted local registers of historical resources. The existing buildings were not specifically evaluated in the Eastern Neighborhoods PEIR. However, all seven buildings were evaluated as part of the Showplace Square/Northeast Mission Historic Resource Survey, which was adopted by the San Francisco Historic Preservation Commission in August 2011.<sup>17</sup> As part of this survey, the subject properties were assigned California Historic Resource Status Codes (CHRSC) as follows:

- 2000-2008 Bryant Street - 6L
- 2010-2012 Bryant Street - 6L
- 2014 Bryant Street - 6L
- 2028-2030 Bryant Street - 6Z
- 2070 Bryant Street - 6L

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<sup>17</sup> San Francisco Planning Department. Showplace Square/Northeast Mission Historic Resource Survey. March 20, 2012. Available online at <http://sf-planning.org/showplace-square-northeast-mission-historic-resource-survey>. Accessed April 26, 2016.

- 813-2815 18th Street - 6Z
- 611 Florida Street - 6Z

A CHRSC of “6L” means a property has been determined ineligible for local listing or designation through a local government review process, although it may warrant special consideration in local planning. A CHRSC of “6Z” means a property has been determined ineligible for National Register, California Register or local designation through survey evaluation. The Showplace Square/Northeast Mission Historic Resource Survey also concluded that the project site is not located within or in the vicinity of any qualified historic districts.

According to the Historic Resource Evaluation (HRE) prepared for the proposed project, none of the existing properties or buildings on the project site possess sufficient historical significance to qualify as a historic resource for individual listing on the California Register of Historic Resources.<sup>18,19</sup> Neither the properties nor any of the individual buildings demonstrate association with significant historic events or people or have high architectural merit or association with a master architect or builder. The buildings on the 2044–2070 Bryant Street property have retained physical integrity, but their physical features represent no historical significance. All other buildings on the project site demonstrate a lack of physical integrity. Furthermore, the project site is not located in or near any historic districts. Therefore, the project site is not considered to be a historic resource for the purposes of CEQA.

The proposed project would not result in the demolition or alteration of any historic resource. Therefore, the proposed project would not contribute to the significant historic resource impact identified in the Eastern Neighborhoods PEIR, and no historic resource mitigation measures would apply to the proposed project. For these reasons, the proposed project would not result in significant impacts on historic architectural resources that were not identified in the Eastern Neighborhoods PEIR.

### *Archeological Resources*

The Eastern Neighborhoods PEIR determined that implementation of the Area Plan could result in significant impacts on archeological resources and identified three mitigation measures that would reduce these potential impacts to a less than significant level. Eastern Neighborhoods PEIR Mitigation Measure J-1 applies to properties for which a final archeological research design and treatment plan is on file at the Northwest Information Center and the Planning Department. Mitigation Measure J-2 applies to properties for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. Mitigation Measure J-3, which applies to properties in the Mission Dolores Archeological District, requires that a specific archeological testing program be conducted by a qualified archeological consultant with expertise in California prehistoric and urban historical archeology.

The project site is subject to Eastern Neighborhoods Mitigation Measure J-2, because no prior archeological assessment report has been prepared for site. The Planning Department’s archeologist conducted a

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<sup>18</sup> Left Coast Architectural History. 2000–2030 & 2070 Bryant Street Historical Resource Evaluation. January 15, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of the Case File No. 2013.0677E.

<sup>19</sup> San Francisco Planning Department. Historic Resource Evaluation Response. January 12, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of the Case File No. 2013.0677E.

Preliminary Archeological Review (PAR) of the project site in conformance with the study requirements of Mitigation Measure J-2. The PAR results are summarized below.<sup>20</sup>

The proposed project would require excavation and soil disturbance to a depth of approximately 14 feet below grade to install the mat slab building foundation system and elevator pits. Drilled displacement piers to secure the northern portion of the mat slab would extend approximately 30 feet below ground surface. Due to anticipated excavation activities and the project site’s location near the historical marsh associated with Mission Creek (approximately 400 feet west of the project site), there is potential to uncover sensitive prehistoric resources during project construction and ground-disturbing activities. Further, the mid- to late-19th century land uses on the project site (primarily residential) may have resulted in significant historic-period archeological resources, which also could be uncovered during project construction and ground-disturbing activities. Based on the PAR, the Planning Department’s standard Archeological Mitigation Measure III (Testing) would apply to the proposed project. The PAR and its testing and monitoring requirements are consistent with Mitigation Measure J-2 of the Eastern Neighborhoods PEIR. With implementation of an archeological testing and monitoring program, impacts related to archeological resources would be reduced to a less-than-significant level. In accordance with the Eastern Neighborhoods PEIR requirements, the project sponsor has agreed to implement the archeological testing and monitoring program as Project Mitigation Measure 1, as discussed in the Mitigation Measures section below.

For these reasons, the proposed project would not result in significant impacts on archeological resources that were not identified in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>4. TRANSPORTATION AND CIRCULATION—Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>20</sup> San Francisco Planning Department. Environmental Planning Preliminary Archeological Review: 2000-2070 Bryant Street. September 24, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of the Case File No. 2013.0677E.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR anticipated that growth resulting from the zoning changes would not result in significant impacts related to pedestrians, bicyclists, loading, emergency access, or construction. As the proposed project is within the scope of the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on pedestrians, bicyclists, loading, emergency access, or construction beyond those analyzed in the Eastern Neighborhoods PEIR.

However, the Eastern Neighborhoods PEIR anticipated that growth resulting from the zoning changes could result in significant impacts on transit ridership, and identified seven transportation mitigation measures, which are described further below in the Transit sub-section. Even with mitigation, however, it was anticipated that the significant adverse cumulative impacts on transit lines could not be fully mitigated. Thus, these impacts were found to be significant and unavoidable. As discussed above under “SB 743”, in response to state legislation that called for removing automobile delay from CEQA analysis, the Planning Commission adopted resolution 19579 replacing automobile delay with a VMT metric for analyzing transportation impacts of a project. Therefore, impacts and mitigation measures from the Eastern Neighborhoods PEIR associated with automobile delay are not discussed in this checklist.

The Eastern Neighborhoods PEIR did not evaluate vehicle miles traveled or the potential for induced automobile travel. The VMT Analysis presented below evaluates the project’s transportation effects using the VMT metric.

The project site is not located within an airport land use plan area, or in the vicinity of a private airstrip. Therefore, the Community Plan Exemption Checklist topic 4c is not applicable.

**Vehicle Miles Traveled (VMT) Analysis**

Many factors affect travel behavior. These factors include density, diversity of land uses, design of the transportation network, access to regional destinations, distance to high-quality transit, development scale, demographics, and transportation demand management. Typically, low-density development at great distance from other land uses, located in areas with poor access to non-private vehicular modes of travel, generate more automobile travel compared to development located in urban areas, where a higher density, mix of land uses, and travel options other than private vehicles are available.

Given these travel behavior factors, San Francisco has a lower VMT ratio than the nine-county San Francisco Bay Area region. In addition, some areas of the City have lower VMT ratios than other areas of

the City. These areas of the City can be expressed geographically through transportation analysis zones. Transportation analysis zones are used in transportation planning models for transportation analysis and other planning purposes. The zones vary in size from single city blocks in the downtown core, multiple blocks in outer neighborhoods, to even larger zones in historically industrial areas like the Hunters Point Shipyard.

The San Francisco County Transportation Authority (Transportation Authority) uses the San Francisco Chained Activity Model Process (SF-CHAMP) to estimate VMT by private automobiles and taxis for different land use types. Travel behavior in SF-CHAMP is calibrated based on observed behavior from the California Household Travel Survey 2010-2012, Census data regarding automobile ownership rates and county-to-county worker flows, and observed vehicle counts and transit boardings. SF-CHAMP uses a synthetic population, which is a set of individual actors that represents the Bay Area's actual population, who make simulated travel decisions for a complete day. The Transportation Authority uses tour-based analysis for office and residential uses, which examines the entire chain of trips over the course of a day, not just trips to and from the project. For retail uses, the Transportation Authority uses trip-based analysis, which counts VMT from individual trips to and from the project (as opposed to entire chain of trips). A trip-based approach, as opposed to a tour-based approach, is necessary for retail projects because a tour is likely to consist of trips stopping in multiple locations, and the summarizing of tour VMT to each location would over-estimate VMT.<sup>21,22</sup>

#### *Existing plus Project Impact Evaluation*

The following provides an analysis of VMT for each of the proposed uses (residential, retail, and PDR) for the project site and evaluates the project's transportation effects using the VMT metric. For residential development, the existing regional average daily VMT per capita is 17.2.<sup>23</sup> For retail development, regional average daily retail VMT per employee is 14.9.<sup>24</sup> Average daily VMT for all three land uses is projected to decrease in future 2040 cumulative conditions. Refer to **Table 3**, which includes the transportation analysis zone in which the project site is located, 538.

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<sup>21</sup> To state another way: a tour-based assessment of VMT at a retail site would consider the VMT for all trips in the tour, for any tour with a stop at the retail site. If a single tour stops at two retail locations, for example, a coffee shop on the way to work and a restaurant on the way back home, then both retail locations would be allotted the total tour VMT. A trip-based approach allows us to apportion all retail-related VMT to retail sites without double-counting.

<sup>22</sup> San Francisco Planning Department, Executive Summary: Resolution Modifying Transportation Impact Analysis, Appendix F, Attachment A, March 3, 2016.

<sup>23</sup> Includes the VMT generated by the households in the development.

<sup>24</sup> Retail travel is not explicitly captured in SF-CHAMP, rather, there is a generic "Other" purpose which includes retail shopping, medical appointments, visiting friends or family, and all other non-work, non-school tours. The retail efficiency metric captures all of the "Other" purpose travel generated by Bay Area households. The denominator of employment (including retail; cultural, institutional, and educational; and medical employment; school enrollment, and number of households) represents the size, or attraction, of the zone for this type of "Other" purpose travel.

**Table 3. Daily Vehicle Miles Traveled**

Land Use	Existing			Cumulative 2040		
	Bay Area Regional Average	Bay Area Regional Average minus 15%	TAZ 538	Bay Area Regional Average	Bay Area Regional Average minus 15%	TAZ 538
Households (Residential)	17.2	14.6	5.3	16.1	13.7	4.6
Employment (Retail)	14.9	12.6	9.8	14.6	12.7	10.4
Employment (PDR) <sup>a</sup>	19.1	16.2	11.7	17.0	14.5	9.2

Source: SF\_CHAMP.

Note:

<sup>a</sup> For purposes of analysis, PDR uses are analyzed as office uses to provide the most conservative estimate of VMT.

A project would have a significant effect on the environment if it would cause substantial additional VMT. The State Office of Planning and Research's (OPR) *Revised Proposal on Updates to the CEQA Guidelines on Evaluating Transportation Impacts in CEQA* ("proposed transportation impact guidelines") recommends screening criteria to identify types, characteristics, or locations of projects that would not result in significant impacts to VMT. If a project meets screening criteria, then it is presumed that VMT impacts would be less than significant for the project and a detailed VMT analysis is not required.

#### *Vehicle Miles Traveled Analysis – Residential*

As mentioned above, existing average daily VMT per capita is 5.3 for the transportation analysis zone the project site is located in, TAZ 538. This is 69 percent below the existing regional average daily VMT per capita of 17.2. Given the project site is located in an area where existing VMT is more than 15 percent below the existing regional average, the proposed project's residential uses would not result in substantial additional VMT and impacts would be less-than-significant. Furthermore, the project site meets the Proximity to Transit Stations screening criterion, which also indicates the proposed project's residential uses would not cause substantial additional VMT.

#### *Vehicle Miles Traveled Analysis - Retail*

As mentioned above, existing average daily VMT per capita is 9.8 for the transportation analysis zone the project site is located in, TAZ 538. This is 34 percent below the existing regional average daily VMT per capita of 14.9. Given the project site is located in an area where existing VMT is more than 15 percent below the existing regional average, the proposed project's retail uses would not result in substantial additional VMT and impacts would be less than significant. Furthermore, the project site meets the Proximity to Transit Stations screening criterion, which also indicates the proposed project's retail uses would not cause substantial additional VMT.

#### *Vehicle Miles Traveled Analysis – PDR*

As mentioned above, existing average daily VMT per capita is 11.7 for the transportation analysis zone the project site is located in, TAZ 538. This is 39 percent below the existing regional average daily VMT per capita of 19.1. Given the project site is located in an area where existing VMT is more than 15 percent below the existing regional average, the proposed project's PDR uses would not result in substantial additional

VMT and impacts would be less than significant. Furthermore, the project site meets the Proximity to Transit Stations screening criterion, which also indicates the proposed project's PDR uses would not cause substantial additional VMT.

### *Traffic Hazards*

The project would propose several streetscape improvements including bulb-outs and other features, but these features are primarily designed to improve pedestrian safety, enhance walkability, and calm traffic, and would not result in hazardous conditions for traffic.

### *Conclusion*

Based on the above, the project satisfies several screening criteria and does not require a detailed VMT analysis, as the project would not result in a substantial increase in vehicle miles traveled and would not substantially induce additional automobile travel. Therefore, the proposed project would have a less-than-significant impact related to traffic conditions under Existing plus Project Conditions and would not result in significant traffic impacts that were not identified in the Eastern Neighborhoods PEIR.

Although the project's impacts to traffic conditions would be less than significant, Improvement Measure I-TR-1 (See Improvement Measures below) recommends establishment of a TDM program for building tenants to reduce vehicle-trips to and from the project site and encourage use of alternative modes.

## **Cumulative Impact Evaluation**

As described in the previous section and **Table 3**, average daily VMT for all three land uses is projected to decrease in the future under cumulative conditions (Year 2040). The following section provides an analysis of VMT under the cumulative 2040 scenario for each of the proposed uses (residential, retail, and PDR) for the project site and evaluates the project's cumulative transportation effects using the VMT metric. Cumulative conditions (2040) were projected using an SF-CHAMP model run, using the same methodology as outlined for existing conditions but including residential and job growth estimates and reasonably foreseeable transportation investments through 2040.

### *Vehicle Miles Traveled Analysis – Residential*

Projected 2040 average daily VMT per capita is 4.6 for the transportation analysis zone the project site is located in, TAZ 538. This is 71 percent below the projected 2040 regional average daily VMT per capita of 16.1.<sup>25</sup> Given the project site is located in an area where VMT is greater than 15 percent below the projected 2040 regional average, the proposed project's residential uses would not result in substantial additional VMT. Therefore, the proposed project's residential uses would not contribute considerably to any substantial cumulative increase in VMT.

### *Vehicle Miles Traveled Analysis – Retail*

Projected 2040 average daily VMT per capita is 10.4 for the transportation analysis zone the project site is located in, TAZ 538. This is 32 percent below the projected 2040 regional average daily VMT per capita of 14.6.<sup>26</sup> Given the project site is located in an area where VMT is greater than 15 percent below the projected 2040 regional average, the proposed project's retail uses would not result in substantial additional VMT.

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<sup>25</sup> San Francisco Planning Department, *Executive Summary: Resolution Modifying Transportation Impact Analysis*, Appendix F, Attachment A, March 3, 2016.

<sup>26</sup> San Francisco Planning Department, *Executive Summary: Resolution Modifying Transportation Impact Analysis*, Appendix F, Attachment A, March 3, 2016.

Therefore, the proposed project's retail uses would not contribute considerably to any substantial cumulative increase in VMT.

#### *Vehicle Miles Traveled Analysis – PDR*

Projected 2040 average daily VMT per capita is 9.2 for the transportation analysis zone the project site is located in, TAZ 538. This is 46 percent below the projected 2040 regional average daily VMT per capita of 17.0.<sup>27</sup> Given the project site is located in an area where VMT is greater than 15 percent below the projected 2040 regional average, the proposed project's PDR uses would not result in substantial additional VMT. Therefore, the proposed project's PDR uses would not contribute considerably to any substantial cumulative increase in VMT.

As described in the previous section, the project satisfies several screening criteria and does not require a detailed VMT analysis, as it is assumed that the project would not result in a substantial increase in vehicle miles traveled and would not substantially induce additional automobile travel.

#### *Traffic Hazards*

The project would propose several streetscape improvements including bulb-outs and other features, but these features are primarily designed to improve pedestrian safety, enhance walkability, and calm traffic, and would not result in hazardous conditions for traffic.

#### *Conclusion*

Therefore, the proposed project would have less-than-significant cumulative traffic impacts related to traffic conditions that were not identified in the Eastern Neighborhoods PEIR.

### **Trip Generation**

The proposed project would demolish seven existing buildings on the project site and construct two buildings: a six-story, approximately 203,656-gsf mixed-use residential and commercial building and an eight-story, approximately 127,983-gsf mixed-use residential and arts activity building. The proposed mixed-use buildings would provide a total of 335 dwelling units (including 139 affordable dwelling units, 84 off-street vehicle parking spaces, four car-share spaces, and 237 Class 1 bicycle parking spaces).

Trip generation of the proposed project was calculated using information in the *2002 Transportation Impacts Analysis Guidelines for Environmental Review* (SF Guidelines) developed by the San Francisco Planning Department as detailed in the TIS.<sup>28</sup> No trip credits were given for the existing commercial, light industrial, and residential uses on the project site. The proposed project would generate an estimated 1,459 person trips (inbound and outbound) on a weekday daily basis, consisting of 793 person trips by auto, 309 transit trips, 234 walk trips and 122 trips by other modes. During the p.m. peak hour, the proposed project would generate an estimated 124 vehicle trips (accounting for vehicle occupancy data for this census tract).

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<sup>27</sup> San Francisco Planning Department, *Executive Summary: Resolution Modifying Transportation Impact Analysis*, Appendix F, Attachment A, March 3, 2016.

<sup>28</sup> AECOM, *2000-2070 Bryant Street (Revised Project) Final Transportation Impact Study*, May 2016. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0677!



## Transit

Mitigation Measures E-5 through E-11 in the Eastern Neighborhoods PEIR were adopted as part of the Plan with uncertain feasibility to address significant transit impacts. These measures are not applicable to the proposed project, as they are plan-level mitigations to be implemented by City and County agencies. In compliance with a portion of Mitigation Measure E-5: Enhanced Transit Funding, the City adopted impact fees for development in Eastern Neighborhoods that goes towards funding transit and complete streets. In addition, San Francisco Board of Supervisors approved amendments to the San Francisco Planning Code, referred to as the Transportation Sustainability Fee (Ordinance 200-154, effective December 25, 2015).<sup>29</sup> The fee updated, expanded, and replaced the prior Transit Impact Development Fee, which is in compliance with portions of Mitigation Measure E-5: Enhanced Transit Funding. The proposed project would be subject to the fee. The City is also currently conducting outreach regarding Mitigation Measures E-5: Enhanced Transit Funding and Mitigation Measure E-11: Transportation Demand Management. Both the Transportation Sustainability Fee and the transportation demand management efforts are part of the Transportation Sustainability Program.<sup>30</sup> In compliance with all or portions of Mitigation Measure E-6: Transit Corridor Improvements, Mitigation Measure E-7: Transit Accessibility, Mitigation Measure E-9: Rider Improvements, and Mitigation Measure E-10: Transit Enhancement, the SFMTA is implementing the Transit Effectiveness Project (TEP), which was approved by the SFMTA Board of Directors in March 2014. The TEP (now called Muni Forward) includes system-wide review, evaluation, and recommendations to improve service and increase transportation efficiency. Examples of transit priority and pedestrian safety improvements within the Eastern Neighborhoods Plan area as part of Muni Forward include the 14 Mission Rapid Transit Project, the 22 Fillmore Extension along 16<sup>th</sup> Street to Mission Bay (expected construction between 2017 and 2020), and the Travel Time Reduction Project on Route 9 San Bruno (initiation in 2015). In addition, Muni Forward includes service improvements to various routes with the Eastern Neighborhoods Plan area; for instance the implemented new Route 55 on 16<sup>th</sup> Street.

Mitigation Measure E-7 also identifies implementing recommendations of the Bicycle Plan and Better Streets Plan. As part of the San Francisco Bicycle Plan, adopted in 2009, a series of minor, near-term, and long-term bicycle facility improvements are planned within the Eastern Neighborhoods, including along 2nd Street, 5th Street, 17th Street, Townsend Street, Illinois Street, and Cesar Chavez Boulevard. The San Francisco Better Streets Plan, adopted in 2010, describes a vision for the future of San Francisco's pedestrian realm and calls for streets that work for all users. The Better Streets Plan requirements were codified in Section 138.1 of the Planning Code and new projects constructed in the Eastern Neighborhoods Plan area are subject to varying requirements, dependent on project size. Another effort which addresses transit accessibility, Vision Zero, was adopted by various City agencies in 2014. Vision Zero focuses on building better and safer streets through education, evaluation, enforcement, and engineering. The goal is to eliminate all traffic fatalities by 2024. Vision Zero projects within the Eastern Neighborhoods Plan area include pedestrian intersection treatments along Mission Street from 18th to 23rd streets, the Potrero Avenue Streetscape Project from Division to Cesar Chavez streets, and the Howard Street Pilot Project, which includes pedestrian intersection treatments from 4th to 6th streets.

The project site is located within a quarter mile of several local transit lines including Muni lines 9/9L, 12, 14, 22, 33, 27, and 49. The proposed project would be expected to generate 309 daily transit trips, including 167 during the p.m. peak hour. Given the wide availability of nearby transit, the addition of 167 p.m. peak

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<sup>29</sup> Two additional files were created at the Board of Supervisors for TSF regarding hospitals and health services, grandfathering, and additional fees for larger projects: see Board file nos. 151121 and 151257.

<sup>30</sup> <http://tsp.sfplanning.org>

hour transit trips would be accommodated by existing capacity. As such, the proposed project would not result in unacceptable levels of transit service or cause a substantial increase in delays or operating costs such that significant adverse impacts in transit service could result.

Each of the rezoning options in the Eastern Neighborhoods PEIR identified significant and unavoidable cumulative impacts relating to increases in transit ridership on Muni lines, with the Preferred Project having significant impacts on seven lines. Of those lines, the project site is located within a quarter-mile of Muni lines 9/9L, 12, 14, 22, 33, 27, and 49. The proposed project would not contribute considerably to these conditions as its minor contribution of 167 p.m. peak hour transit trips would not be a substantial proportion of the overall additional transit volume generated by Eastern Neighborhood projects. The proposed project would also not contribute considerably to 2025 cumulative transit conditions and thus would not result in any significant cumulative transit impacts.

**Conclusion**

For the above reasons, the proposed project would not result in significant impacts that were not identified in the Eastern Neighborhoods PEIR related to transportation and circulation and would not contribute considerably to cumulative transportation and circulation impacts that were identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>5. NOISE—Would the project:</b>				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Be substantially affected by existing noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that implementation of the Eastern Neighborhoods Area Plans and Rezoning would result in significant noise impacts during construction activities and due to conflicts between noise-sensitive uses in proximity to noisy uses such as PDR, retail, entertainment, cultural/institutional/educational uses, and office uses. The Eastern Neighborhoods PEIR also determined that incremental increases in traffic-related noise attributable to implementation of the Eastern Neighborhoods Area Plans and Rezoning would be less than significant. The Eastern Neighborhoods PEIR therefore identified six noise mitigation measures, three of which may be applicable to subsequent development projects.<sup>31</sup> These mitigation measures would reduce noise impacts from construction and noisy land uses to less-than-significant levels.

## Construction Noise

Eastern Neighborhoods PEIR Mitigation Measures F-1 and F-2 relate to construction noise. Mitigation Measure F-1 addresses individual projects that include pile-driving, and Mitigation Measure F-2 addresses individual projects that include particularly noisy construction procedures (including pile-driving). Project construction would involve demolition of the existing buildings on the project site and excavation of up to 14 feet to construct the building foundation system and elevator pits. While the building foundation would require drilled displacement columns extending approximately 30 feet into the ground, pile driving would not be required. Therefore, Mitigation Measure F-1 would not apply to the proposed project, as no pile driving activities would occur. However, the proposed project could involve noisy construction activities associated with building demolition and site preparation, including the use of graders, drill rigs, and air compressors. As such, Mitigation Measure F-2 (construction noise) would be applicable to the proposed project, requiring the sponsor to develop and submit to the DBI a set of site-specific noise attenuation measures developed under the supervision of a qualified acoustical consultant. Compliance with this mitigation measure would result in less-than-significant construction noise impacts. The project sponsor has agreed to implement Mitigation Measure F-2 as Project Mitigation Measure 2, detailed in the Mitigation Measures section below.

In addition, all construction activities for the proposed project (approximately 20 months) would be subject to and would comply with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code) (Noise Ordinance). Construction noise is regulated by the Noise Ordinance. The Noise Ordinance requires that construction work be conducted in the following manner: (1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); (2) impact tools must have intake and exhaust mufflers that are approved by the

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<sup>31</sup> Eastern Neighborhoods PEIR Mitigation Measures F-3, F-4, and F-6 address the siting of sensitive land uses in noisy environments. In a decision issued on December 17, 2015, the California Supreme Court held that CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project's future users or residents except where a project or its residents may exacerbate existing environmental hazards (*California Building Industry Association v. Bay Area Air Quality Management District*, December 17, 2015, Case No. S213478. Available at: <http://www.courts.ca.gov/opinions/documents/S213478.PDF>). As noted above, the *Eastern Neighborhoods PEIR* determined that incremental increases in traffic-related noise attributable to implementation of the Eastern Neighborhoods Area Plans and Rezoning would be less than significant, and thus would not exacerbate the existing noise environment. Therefore, Eastern Neighborhoods Mitigation Measures F-3, F-4, and F-6 are not applicable. Nonetheless, for all noise sensitive uses, the general requirements for adequate interior noise levels of Mitigation Measures F-3 and F-4 are met by compliance with the acoustical standards required under the California Building Standards Code (California Code of Regulations Title 24).

Director of the San Francisco Public Works (SFPW) or the Director of the Department of Building Inspection (DBI) to best accomplish maximum noise reduction; and (3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m. unless the Director of SFPW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately 20 months, occupants of the nearby properties could be disturbed by construction noise. Times may occur when noise could interfere with indoor activities in nearby residences and other businesses near the project site. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project, because the construction noise would be temporary, intermittent, and restricted in occurrence and level, as the contractor would be required to comply with the Noise Ordinance and Eastern Neighborhoods PEIR Mitigation Measure F-2, which would reduce construction noise impacts to a less than significant level.

### **Operational Noise**

Eastern Neighborhoods PEIR Mitigation Measure F-5 addresses impacts related to individual projects that include new noise-generating uses that would be expected to generate noise levels in excess of ambient noise in the proposed project site vicinity. Given that the proposed project would replace industrial, production, and other non-residential uses with new mixed-use residential and commercial buildings, the proposed project would not generate any additional operational noise.

The proposed project would be subject to the following interior noise standards, which are described for informational purposes. The California Building Standards Code (Title 24) establishes uniform noise insulation standards. The Title 24 acoustical requirement for residential structures is incorporated into Section 1207 of the San Francisco Building Code and requires these structures be designed to prevent the intrusion of exterior noise so that the noise level with windows closed, attributable to exterior sources, shall not exceed 45 dBA in any habitable room. In compliance with Title 24, DBI would review the final building plans to ensure that the building wall, floor/ceiling, and window assemblies meet Title 24 acoustical requirements. If determined necessary by DBI, a detailed acoustical analysis of the exterior wall and window assemblies may be required.

The regulations and procedures set forth by the San Francisco Noise Regulations Relating to Residential Uses Near Places of Entertainment are consistent with the provisions of PEIR Mitigation Measure F-3 and F-4. In accordance with PEIR Mitigation Measure F-4, the project sponsor has conducted an environmental noise study demonstrating that the proposed project can feasibly attain acceptable interior noise levels. This analysis indicates that the proposed window and wall assemblies as currently proposed have reasonable certainty of meeting the Title 24 interior sound level standard and that outdoor areas would not experience annoying or disruptive noise levels.<sup>32</sup>

Additionally, the proposed project would be subject to the Noise Regulations Relating to Residential Uses Near Places of Entertainment (Ordinance 70-15, effective June 19, 2015). The intent of these regulations is to address noise conflicts between residential uses in noise critical areas, such as in proximity to highways

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<sup>32</sup> ICF International. 2000-2070 Bryant Street Project – Final Noise Study. March 26, 2015. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2013.0677E.

and other high-volume roadways, railroads, rapid transit lines, airports, nighttime entertainment venues or industrial areas. In accordance with the adopted regulations, residential structures to be located where the day-night average sound level (Ldn) or community noise equivalent level (CNEL) exceeds 60 decibels shall require an acoustical analysis with the application of a building permit showing that the proposed design would limit exterior noise to 45 decibels in any habitable room. Furthermore, the regulations require the Planning Department and Planning Commission to consider the compatibility of uses when approving residential uses adjacent to or near existing permitted places of entertainment and take all reasonably available means through the City's design review and approval processes to ensure that the design of new residential development projects take into account the needs and interests of both the places of entertainment and the future residents of the new development. The NLVS Technical Center, located approximately 200 feet southwest of the project site, has been identified by the Planning Department as a Place of Entertainment.

The project site is not located within an airport land use plan area, within two miles of a public airport, or in the vicinity of a private airstrip. Therefore, topic 12e and f from the CEQA Guidelines, Appendix G is not applicable.

For the above reasons, the proposed project would not result in significant noise impacts that were not identified in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>6. AIR QUALITY—Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR identified potentially significant air quality impacts resulting from construction activities and impacts to sensitive land uses<sup>33</sup> as a result of exposure to elevated levels of diesel particulate matter (DPM) and other toxic air contaminants (TACs). The Eastern Neighborhoods PEIR identified four mitigation measures that would reduce these air quality impacts to less-than-significant levels and stated that with implementation of identified mitigation measures, the Area Plan would be consistent with the Bay Area 2005 Ozone Strategy, the applicable air quality plan at that time. All other air quality impacts were found to be less than significant.

Eastern Neighborhoods PEIR Mitigation Measure G-1 addresses air quality impacts during construction, PEIR Mitigation Measure G-2 addresses the siting of sensitive land uses near sources of TACs and PEIR Mitigation Measures G-3 and G-4 address proposed uses that would emit DPM and other TACs.

### **Construction Dust Control**

Eastern Neighborhoods PEIR Mitigation Measure G-1 Construction Air Quality requires individual projects involving construction activities to include dust control measures and to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants. The San Francisco Board of Supervisors subsequently approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The intent of the Construction Dust Control Ordinance is to reduce the quantity of fugitive dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by DBI. Project-related construction activities would result in construction dust, primarily from ground-disturbing activities.

For projects over one half-acre, such as the proposed project, the Dust Control Ordinance requires that the project sponsor submit a Dust Control Plan for approval by the San Francisco Department of Public Health. DBI will not issue a building permit without written notification from the Director of Public Health that the applicant has a site-specific Dust Control Plan, unless the Director waives the requirement. The site-specific Dust Control Plan would require the project sponsor to implement additional dust control measures such as installation of dust curtains and windbreaks and to provide independent third-party inspections and monitoring, provide a public complaint hotline, and suspend construction during high wind conditions.

The regulations and procedures set forth by the San Francisco Dust Control Ordinance would ensure that construction dust impacts would not be significant. These requirements supersede the dust control provisions of PEIR Mitigation Measure G-1. Therefore, the portion of PEIR Mitigation Measure G-1 Construction Air Quality that addresses dust control is no longer applicable to the proposed project.

### **Criteria Air Pollutants**

In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter (p.m.), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), and lead. These air pollutants are termed criteria air pollutants because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting

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<sup>33</sup> The Bay Area Air Quality Management District (BAAQMD) considers sensitive receptors as: children, adults or seniors occupying or residing in: 1) residential dwellings, including apartments, houses, condominiums, 2) schools, colleges, and universities, 3) daycares, 4) hospitals, and 5) senior care facilities. BAAQMD, Recommended Methods for Screening and Modeling Local Risks and Hazards, May 2011, page 12.

permissible levels. In general, the San Francisco Bay Area Air Basin (SFBAAB) experiences low concentrations of most pollutants when compared to federal or state standards. The SFBAAB is designated as either in attainment or unclassified for most criteria pollutants with the exception of ozone, PM<sub>2.5</sub>, and PM<sub>10</sub>, for which these pollutants are designated as non-attainment for either the state or federal standards. By its very nature, regional air pollution is largely a cumulative impact in that no single project is sufficient in size to, by itself, result in non-attainment of air quality standards. Instead, a project's individual emissions contribute to existing cumulative air quality impacts. If a project's contribution to cumulative air quality impacts is considerable, then the project's impact on air quality would be considered significant.

While the Eastern Neighborhoods PEIR determined that at a program-level the Eastern Neighborhoods Rezoning and Area Plans would not result in significant regional air quality impacts, the PEIR states that "Individual development projects undertaken in the future pursuant to the new zoning and area plans would be subject to a significance determination based on the BAAQMD's quantitative thresholds for individual projects."<sup>34</sup> The Bay Area Air Quality Management District (BAAQMD) prepared updated *2011 BAAQMD CEQA Air Quality Guidelines (Air Quality Guidelines)*,<sup>35</sup> which provided new methodologies for analyzing air quality impacts. The Air Quality Guidelines also provide thresholds of significance for those criteria air pollutants that the SFBAAB is in non-attainment. These thresholds of significance are used by the City.

### *Construction*

Construction activities from the proposed project would result in the emission of criteria air pollutants from equipment exhaust, construction-related vehicular activity, and construction worker automobile trips. Construction of the proposed project would occur over 20 calendar months, during which construction would occur on approximately 434 work days. Construction-related criteria air pollutant emissions generated by the proposed project were quantified using the California Emissions Estimator Model (CalEEMod) and provided within a technical memorandum.<sup>36</sup> The model was developed, including default data (e.g., emission factors, meteorology, etc.) in collaboration with California air districts' staff. Default assumptions were used where project-specific information was unknown. Emissions were converted from tons/year to lbs/day using the estimated construction duration of 434 working days, disaggregated by calendar year. As shown in **Table 4**, unmitigated project construction emissions would be below the threshold of significance for all criteria pollutants quantified.

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<sup>34</sup> San Francisco Planning Department, *Eastern Neighborhood's Rezoning and Area Plans Final Environmental Impact Report*, See page 346, Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=4003>. Accessed April 26, 2016.

<sup>35</sup> Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, updated May 2011. See pp. 3-2 to 3-3.

<sup>36</sup> 2000-2070 Bryant Street, Case No. 2013.0677E, *Revised Criteria Pollutant Analysis Technical Memorandum*.

**Table 4 – Daily Project Construction Emissions**

	Pollutant Emissions (Average Pounds per Day)			
	ROG	NO <sub>x</sub>	Exhaust PM <sub>10</sub>	Exhaust PM <sub>2.5</sub>
<i>Unmitigated Project Emissions</i>				
2016	1.4	17.9	0.4	0.4
2017	11.7	36.1	1.4	1.4
2018	20.9	4.6	0.3	0.2
<b>Significance Threshold</b>	<b>54.0</b>	<b>54.0</b>	<b>82.0</b>	<b>54.0</b>

Source: ICF International. 2000-2070 Bryant Street Project – Revised Criteria Air Pollutant Analysis Technical Memorandum. April 27, 2016.

Therefore, mitigation measures for equipment and vehicle exhaust emissions are not required.

### Operation

The proposed project would generate criteria pollutant emissions associated with vehicle traffic (mobile sources), on-site area sources (i.e., natural gas combustion for space and water heating, and combustion of other fuels by building and grounds maintenance equipment), energy usage, and testing of a backup diesel generator. Operational-related criteria air pollutants generated by the proposed project were also quantified using CalEEMod and provided within the technical memo noted above. Default assumptions were used where project-specific information was unknown.

The daily and annual emissions associated with operation of the proposed project are shown in **Table 5**. **Table 5** also includes the thresholds of significance the City utilizes.

**Table 5 – Summary of Operational Criteria Air Pollutant Emissions**

	ROG	NO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Project Average Daily Emissions (lbs/day)	22.9	26.2	0.5	0.5
Significance Threshold (lbs/day)	54	54	82	54
Project Maximum Annual Emissions (tpy)	4.2	4.8	0.099	0.093
Significance Threshold (tpy)	10.0	10.0	10.0	10.0

Source: ICF International. 2000-2070 Bryant Street Project – Revised Criteria Air Pollutant Analysis Technical Memorandum. April 27, 2016.

Notes:

lbs/day = pounds per day

tpy = tons per year

As shown in **Table 5**, the proposed project would not exceed the threshold of significance for operational criteria air pollutant emissions. For these reasons, implementation of the proposed project would not result in either project-level or cumulative significant impacts that were not identified in the Eastern Neighborhoods PEIR related to contribution to violations of air quality standards or substantial increases in non-attainment criteria air pollutants.



### *Health Risk*

Since certification of the PEIR, San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes, generally referred to as the Enhanced Ventilation Required for Urban Infill Sensitive Use Developments or Health Code, Article 38 (Ordinance 224-14, effective December 8, 2014)(Article 38). The purpose of Article 38 is to protect the public health and welfare by establishing an Air Pollutant Exposure Zone and imposing an enhanced ventilation requirement for all urban infill sensitive use development within the Air Pollutant Exposure Zone. The Air Pollutant Exposure Zone as defined in Article 38 are areas that, based on modeling of all known air pollutant sources, exceed health protective standards for cumulative PM<sub>2.5</sub> concentration, cumulative excess cancer risk, and incorporates health vulnerability factors and proximity to freeways. Projects within the Air Pollutant Exposure Zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality.

### *Construction*

The project site is not located within an identified Air Pollutant Exposure Zone. Therefore, the ambient health risk to sensitive receptors from air pollutants is not considered substantial and the remainder of Mitigation Measure G-1 that requires the minimization of construction exhaust emissions is not applicable to the proposed project.

### *Siting Sensitive Land Uses*

The proposed project would include development of residential units and is considered a sensitive land use for purposes of air quality evaluation. As discussed above, the ambient health risk to sensitive receptors from air pollutants is not considered substantial and Article 38 is not applicable to the proposed project. Therefore, PEIR Mitigation Measure G-2 Air Quality for Sensitive Land Uses is not applicable to the proposed project, and impacts related to siting of new sensitive land uses would be less than significant.

### *Siting New Sources*

The proposed project would not be expected to generate 100 trucks per day or 40 refrigerated trucks per day. Therefore, Eastern Neighborhoods PEIR Mitigation Measure G-3 is not applicable.

The north building would not have an emergency generator. At this time it is not known whether the south building would require an emergency generator. Thus, it has been conservatively assumed that the south building would include a backup diesel generator which would emit DPM, a TAC. Therefore, Project Mitigation Measure 3 Best Available Control Technology for Diesel Generators has been identified to implement the portions of Eastern Neighborhoods PEIR Mitigation Measure G-4 related to siting of uses that emit TACs by requiring the engine to meet higher emission standards. Project Mitigation Measure 3 Best Available Control Technology for Diesel Generators would reduce DPM exhaust from stationary sources by 89 to 94 percent compared to uncontrolled stationary sources. Impacts related to new sources of health risk would be less than significant through implementation of Project Mitigation Measure 3 Best Available Control Technology for Diesel Generators. The full text of Project Mitigation Measure 3 Best Available Control Technology for Diesel Generators is provided in the Mitigation Measures Section below.

## **Conclusion**

For the above reasons, the proposed project would not result in significant air quality impacts that were not identified in the PEIR.

Topics:	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>7. GREENHOUSE GAS EMISSIONS—Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR assessed the GHG emissions that could result from rezoning of the Mission District Area Plan under the three rezoning options. The Eastern Neighborhoods Rezoning Options A, B, and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of CO<sub>2</sub>E<sup>37</sup> per service population,<sup>38</sup> respectively. The Eastern Neighborhoods PEIR concluded that the resulting GHG emissions from the three options analyzed in the Eastern Neighborhoods Area Plans would be less than significant. No mitigation measures were identified in the PEIR.

The BAAQMD has prepared guidelines and methodologies for analyzing GHGs. These guidelines are consistent with CEQA Guidelines Sections 15064.4 and 15183.5 which address the analysis and determination of significant impacts from a proposed project’s GHG emissions and allow for projects that are consistent with an adopted GHG reduction strategy to conclude that the project’s GHG impact is less than significant. San Francisco’s *Strategies to Address Greenhouse Gas Emissions*<sup>39</sup> presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco’s GHG reduction strategy in compliance with the BAAQMD and CEQA guidelines. These GHG reduction actions have resulted in a 23.3 percent reduction in GHG emissions in 2012 compared to 1990 levels,<sup>40</sup> exceeding the year 2020 reduction goals outlined in the BAAQMD’s *2010 Clean Air Plan*,<sup>41</sup> Executive Order S-3-05<sup>42</sup>,

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<sup>37</sup> CO<sub>2</sub>E, defined as equivalent Carbon Dioxide, is a quantity that describes other greenhouse gases in terms of the amount of Carbon Dioxide that would have an equal global warming potential.

<sup>38</sup> Memorandum from Jessica Range to Environmental Planning staff, Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods, April 20, 2010. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods PEIR and provides an analysis of the emissions using a service population (equivalent of total number of residents and employees) metric.

<sup>39</sup> San Francisco Planning Department, *Strategies to Address Greenhouse Gas Emissions in San Francisco*, November 2010. Available at [http://sfmea.sfplanning.org/GHG\\_Reduction\\_Strategy.pdf](http://sfmea.sfplanning.org/GHG_Reduction_Strategy.pdf), accessed April 26, 2016.

<sup>40</sup> ICF International, Technical Review of the 2012 Community-wide Inventory for the City and County of San Francisco, January 21, 2015.

<sup>41</sup> Bay Area Air Quality Management District, *Clean Air Plan*, September 2010. Available at <http://www.baaqmd.gov/plans-and-climate/air-quality-plans/current-plans>, accessed April 26, 2016.

<sup>42</sup> Office of the Governor, *Executive Order S-3-05*, June 1, 2005. Available at <https://www.gov.ca.gov/news.php?id=1861>, accessed April 26, 2016.

and Assembly Bill 32 (also known as the Global Warming Solutions Act).<sup>43,44</sup> In addition, San Francisco's GHG reduction goals are consistent with, or more aggressive than, the long-term goals established under Executive Orders S-3-05<sup>45</sup> and B-30-15.<sup>46,47</sup> Therefore, projects that are consistent with San Francisco's GHG Reduction Strategy would not result in GHG emissions that would have a significant effect on the environment and would not conflict with state, regional, and local GHG reduction plans and regulations.

The proposed project would increase the intensity of use of the site by increasing the number of individuals living and working there. As discussed in the Transportation and Circulation section, the new residents and employees would result in 466 new vehicle trips that would result in emissions of GHGs. Therefore, the proposed project would contribute to annual long-term increases in GHGs as a result of increased vehicle trips (mobile sources) and residential and commercial operations that result in an increase in energy use, water use, wastewater treatment, and solid waste disposal. Construction activities would also result in temporary increases in GHG emissions.

The proposed project would be subject to regulations adopted to reduce GHG emissions as identified in the GHG reduction strategy. As discussed below, compliance with the applicable regulations would reduce the project's GHG emissions related to transportation, energy use, waste disposal, wood burning, and use of refrigerants.

Compliance with the City's Commuter Benefits Program, Emergency Ride Home Program, Transportation Sustainability Fee, bicycle parking requirements, low-emission car parking requirements, and car sharing requirements would reduce the proposed project's transportation-related emissions. These regulations reduce GHG emissions from single-occupancy vehicles by promoting the use of alternative transportation modes with zero or lower GHG emissions on a per capita basis.

The proposed project would be required to comply with the energy efficiency requirements of the City's Green Building Code, Stormwater Management Ordinance, Residential Water Conservation and Water Efficient Irrigation ordinances, and Green Building Requirements for Energy Efficiency Ordinance, which would promote energy and water efficiency, thereby reducing the proposed project's energy-related GHG emissions.<sup>48</sup> Additionally, the project would be required to meet the renewable energy criteria of the Green Building Code, further reducing the project's energy-related GHG emissions.

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<sup>43</sup> California Legislative Information, *Assembly Bill 32*, September 27, 2006. Available at [http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab\\_0001-0050/ab\\_32\\_bill\\_20060927\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_0001-0050_ab_32_bill_20060927_chaptered.pdf), accessed April 26, 2016.

<sup>44</sup> Executive Order S-3-05, Assembly Bill 32, and the Bay Area 2010 Clean Air Plan set a target of reducing GHG emissions to below 1990 levels by year 2020.

<sup>45</sup> Executive Order S-3-05 sets forth a series of target dates by which statewide emissions of GHGs need to be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels (approximately 457 million MTCO<sub>2</sub>E); by 2020, reduce emissions to 1990 levels (approximately 427 million MTCO<sub>2</sub>E); and by 2050 reduce emissions to 80 percent below 1990 levels (approximately 85 million MTCO<sub>2</sub>E).

<sup>46</sup> Office of the Governor, *Executive Order B-30-15*, April 29, 2015. Available at <https://www.gov.ca.gov/news.php?id=18938>, accessed April 26, 2016. Executive Order B-30-15 sets a state GHG emissions reduction goal of 40 percent below 1990 levels by the year 2030.

<sup>47</sup> San Francisco's GHG reduction goals are codified in Section 902 of the Environment Code and include: (i) by 2008, determine City GHG emissions for year 1990; (ii) by 2017, reduce GHG emissions by 25 percent below 1990 levels; (iii) by 2025, reduce GHG emissions by 40 percent below 1990 levels; and by 2050, reduce GHG emissions by 80 percent below 1990 levels.

<sup>48</sup> Compliance with water conservation measures reduce the energy (and GHG emissions) required to convey, pump and treat water required for the project.

The proposed project’s waste-related emissions would be reduced through compliance with the City’s Mandatory Recycling and Composting Ordinance, Construction and Demolition Debris Recovery Ordinance, and Green Building Code requirements. These regulations reduce the amount of materials sent to a landfill, reducing GHGs emitted by landfill operations. These regulations also promote reuse of materials, conserving their embodied energy<sup>49</sup> and reducing the energy required to produce new materials.

Compliance with the City’s Street Tree Planting requirements would serve to increase carbon sequestration. Other regulations, including those limiting refrigerant emissions and the Wood Burning Fireplace Ordinance would reduce emissions of GHGs and black carbon, respectively. Regulations requiring low-emitting finishes would reduce volatile organic compounds (VOCs).<sup>50</sup> Thus, the proposed project was determined to be consistent with San Francisco’s GHG reduction strategy.<sup>51</sup>

Therefore, the proposed project’s GHG emissions would not conflict with state, regional, and local GHG reduction plans and regulations. Furthermore, the proposed project is within the scope of the development evaluated in the PEIR and would not result in impacts associated with GHG emissions beyond those disclosed in the PEIR. For the above reasons, the proposed project would not result in significant GHG emissions that were not identified in the Eastern Neighborhoods PEIR and no mitigation measures are necessary.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>8. WIND AND SHADOW—Would the project:</b>				
a) Alter wind in a manner that substantially affects public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Wind**

Based on the height and location of the proposed approximately 85-foot-tall south building, a pedestrian wind assessment (the Wind Assessment) was prepared by a qualified wind consultant for the proposed project.<sup>52</sup> The objective of the Wind Assessment was to provide a qualitative, screening-level evaluation of the potential wind impacts of the proposed development. As discussed in the Wind Assessment, the majority of the strong winds that occur in San Francisco are from the west-northwest, west, northwest and

<sup>49</sup> Embodied energy is the total energy required for the extraction, processing, manufacture and delivery of building materials to the building site.

<sup>50</sup> While not a GHG, VOCs are precursor pollutants that form ground level ozone. Increased ground level ozone is an anticipated effect of future global warming that would result in added health effects locally. Reducing VOC emissions would reduce the anticipated local effects of global warming.

<sup>51</sup> San Francisco Planning Department, Greenhouse Gas Analysis: Compliance Checklist for 2000 – 2070 Bryant Street, February 23, 2016.

<sup>52</sup> RWDI, 2000 Bryant Street, San Francisco, CA: Screening-Level Wind Analysis, April 29, 2016

west-southwest. The direction and speed of wind currents can be altered by groups of buildings clustered together acting as obstacles that reduce wind speeds. In San Francisco, wind speeds are generally greater along streets that run east-west because buildings are oriented with respect to the prevailing wind direction and tend to funnel winds along this street orientation. Streets running north-south, such as Bryant and Florida streets to the east and west of the project site, tend to have lighter winds due to the shelter from prevailing winds offered by buildings on the west side of the street. The Wind Assessment found that windier conditions that potentially exceed the hazard threshold likely exist at the northeast corner of the intersection of 18<sup>th</sup> and Florida streets under existing conditions. However, the existing 50-foot-tall, four-story mixed-use residential and commercial building on Florida Street opposite the project site is of sufficient height and massing that prevailing wind speeds would be reduced at the proposed buildings. The Wind Assessment found that with the proposed design measures described above which include awnings, marquees, and a trellis at the corner of Florida and 18<sup>th</sup> Streets, wind conditions would comply with the wind hazard criterion at pedestrian areas around the project site. Bryant Street would be sheltered by the proposed project and wind conditions there would be lower or similar to existing conditions with implementation of the project. Winds in the pedestrian mews and interior courtyards are predicted to be appropriate for pedestrian use. For the above reasons, the proposed project would not result in significant impacts related to wind that were not identified in the Eastern Neighborhoods PEIR.

## Shadow

Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. Under the Eastern Neighborhoods Rezoning and Area Plans, sites surrounding parks could be redeveloped with taller buildings without triggering Section 295 of the Planning Code because certain parks are not subject to Section 295 of the Planning Code (i.e., under jurisdiction of departments other than the Recreation and Parks Department or privately owned). The Eastern Neighborhoods PEIR could not conclude if the rezoning and community plans would result in less-than-significant shadow impacts because the feasibility of complete mitigation for potential new shadow impacts of unknown proposed projects could not be determined at that time. Therefore, the PEIR determined shadow impacts to be significant and unavoidable. No mitigation measures were identified in the PEIR.

The proposed project would construct one 68-foot and one 85-foot-tall building; therefore, the Planning Department prepared a preliminary shadow fan analysis to determine whether the project would have the potential to cast new shadow on nearby parks.<sup>53</sup> The nearest park is Franklin Square at 2500 17<sup>th</sup> Street, approximately 0.2 mile (approximately 1,050 feet) north of the project site. The preliminary shadow fan analysis prepared by the Planning Department indicated that the proposed project would not cast a shadow on Franklin Square or any other public park. Therefore, the proposed project would not have an impact on any park subject to Section 295 of the Planning Code or any other public park.

The proposed project would shade portions of nearby streets and sidewalks and private property at times within the project vicinity. Shadows upon streets and sidewalks would not exceed levels commonly expected in urban areas and would be considered a less-than-significant effect under CEQA. Although occupants of nearby property may regard the increase in shadow as undesirable, the limited increase in

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<sup>53</sup> San Francisco Planning Department. Preliminary Shadow Fan Analysis 2000 – 2070 Bryant Street Project. April 14, 2016.

shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

For the above reasons, the proposed project would not result in significant impacts related to shadow that were not identified in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>9. RECREATION—Would the project:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Physically degrade existing recreational resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR concluded that implementation of the Eastern Neighborhoods Rezoning and Area Plans would not result in substantial or accelerated deterioration of existing recreational resources or require the construction or expansion of recreational facilities that may have an adverse effect on the environment. No mitigation measures related to recreational resources were identified in the Eastern Neighborhoods PEIR.

As part of the Eastern Neighborhoods adoption, the City adopted impact fees for development in Eastern Neighborhoods that goes towards funding recreation and open space. Since certification of the PEIR, the voters of San Francisco passed the 2012 San Francisco Clean and Safe Neighborhood Parks Bond providing the Recreation and Parks Department an additional \$195 million to continue capital projects for the renovation and repair of parks, recreation, and open space assets. This funding is being utilized for improvements and expansion to Garfield Square, South Park, Potrero Hill Recreation Center, Warm Water Cove Park, and Pier 70 Parks Shoreline within the Eastern Neighborhoods Plan area. The impact fees and the 2012 San Francisco Clean and Safe Neighborhood Parks Bond are funding measures similar to that described in PEIR Improvement Measure H-1: Support for Upgrades to Existing Recreation Facilities.

An update of the Recreation and Open Space Element (ROSE) of the General Plan was adopted in April 2014. The amended ROSE provides a 20-year vision for open spaces in the City. It includes information and policies about accessing, acquiring, funding, and managing open spaces in San Francisco. The amended ROSE identifies areas within the Eastern Neighborhoods Plan area for acquisition and the locations where proposed new open spaces and open space connections should be built, consistent with PEIR Improvement Measure H-2: Support for New Open Space. Two of these open spaces, Daggett Park at 16<sup>th</sup> and Daggett Streets and the new park at 17<sup>th</sup> and Folsom Streets, are both set to open in 2016. In addition, the amended ROSE identifies the role of both the Better Streets Plan (refer to “Transportation” section for description)

and the Green Connections Network in open space and recreation. Green Connections are special streets and paths that connect people to parks, open spaces, and the waterfront, while enhancing the ecology of the street environment. Six routes identified within the Green Connections Network cross the Eastern Neighborhoods Plan area: Mission to Peaks (Route 6); Noe Valley to Central Waterfront (Route 8), a portion of which has been conceptually designed; Tenderloin to Potrero (Route 18); Downtown to Mission Bay (Route 19); Folsom, Mission Creek to McLaren (Route 20); and Shoreline (Route 24).

The proposed project would provide common useable open space for residents on the project site in the form of central courtyards and rooftop terraces. The proposed project also would be served by the following existing parks within one-half mile of the project site: Franklin Square, Jose Coronado Playground, McKinley Square, and the Potrero Hill Community Garden.

As the proposed project would not degrade recreational facilities and is within the scope of the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on recreation beyond those analyzed in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>10. UTILITIES AND SERVICE SYSTEMS—Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact to the provision of water, wastewater collection and treatment, and solid waste collection and disposal. No mitigation measures were identified in the PEIR.

Since certification of the PEIR, the San Francisco Public Utilities Commission (SFPUC) adopted the 2010 Urban Water Management Plan (UWMP) in June 2011. The UWMP update includes City-wide demand projections to the year 2035, compares available water supplies to meet demand and presents water demand management measures to reduce long-term water demand. Additionally, the UWMP update includes a discussion of the conservation requirement set forth in Senate Bill 7 passed in November 2009 mandating a statewide 20% reduction in per capita water use by 2020. The UWMP includes a quantification of the SFPUC's water use reduction targets and plan for meeting these objectives. The UWMP projects sufficient water supply in normal years and a supply shortfall during prolonged droughts. Plans are in place to institute varying degrees of water conservation and rationing as needed in response to severe droughts.

In addition, the SFPUC is in the process of implementing the Sewer System Improvement Program, which is a 20-year, multi-billion dollar citywide upgrade to the City's sewer and stormwater infrastructure to ensure a reliable and seismically safe system. The program includes planned improvements that will serve development in the Eastern Neighborhoods Plan area including at the Southeast Treatment Plant, the Central Bayside System, and green infrastructure projects, such as the Mission and Valencia Green Gateway.

As the proposed project is within the scope of the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on utilities and service systems beyond those analyzed in the Eastern Neighborhoods PEIR.

<i>Topics:</i>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>11. PUBLIC SERVICES—Would the project:</b>				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact to public services , including fire protection, police protection, and public schools. No mitigation measures were identified in the PEIR.



As the proposed project is within the scope of the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on public services beyond those analyzed in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>12. BIOLOGICAL RESOURCES—</b>				
<b>Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As discussed in the Eastern Neighborhoods PEIR, the Eastern Neighborhoods Plan area is in a developed urban environment that does not provide native natural habitat for any rare or endangered plant or animal species. There are no riparian corridors, estuaries, marshes, or wetlands in the Plan Area that could be affected by the development anticipated under the Area Plan. In addition, development envisioned under the Eastern Neighborhoods Area Plan would not substantially interfere with the movement of any resident or migratory wildlife species. For these reasons, the PEIR concluded that implementation of the Area Plan would not result in significant impacts on biological resources, and no mitigation measures were identified.

There are 24 street trees within the sidewalk zones surrounding the project site. While the existing trees are not designated landmark or significant trees, they are protected by Public Works Code Sections 8.02-8.11,

which requires a replacement tree for each tree removed. The proposed project would replace the 24 existing street trees with 42 new street trees, representing a 1.75:1 replacement ratio.

The project site is located within the Mission District plan area of the Eastern Neighborhoods Area Plan and therefore, does not support habitat for any candidate, sensitive or special status species. As such, implementation of the proposed project would not result in significant impacts to biological resources not identified in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>13. GEOLOGY AND SOILS—Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change substantially the topography or any unique geologic or physical features of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR concluded that implementation of the Plan would indirectly increase the population that would be subject to an earthquake, including seismically induced ground-shaking, liquefaction, and landslides. The PEIR also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with

applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risks, but would reduce them to an acceptable level, given the seismically active characteristics of the Bay Area. Thus, the PEIR concluded that implementation of the Plan would not result in significant impacts with regard to geology, and no mitigation measures were identified in the Eastern Neighborhoods PEIR.

A geotechnical investigation was prepared for the proposed project.<sup>54</sup> There are no mapped active faults crossing the project site and there is low risk of surface rupture damage to the proposed project. However, the proposed project would likely be exposed to strong ground shaking during an earthquake event which may result in liquefaction, lateral spreading, or seismic ground-failure. The southern side of the project site has low potential for liquefaction, lateral spreading, or seismic ground-failure. However, the northern side of the project site exhibits potential for liquefaction, lateral spreading, and seismic ground-failure during a moderate earthquake because of the relatively shallow groundwater table and shallow liquefiable marsh deposits.

The geotechnical investigation concludes that the site would be suitable for the proposed project if the building structure is constructed on a mat foundation bearing on improved soil or engineered fill and provided that the recommendations in the report are incorporated into the project design and construction. The project sponsor has agreed to implement the geotechnical report recommendations.

The proposed project is required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. DBI will review the project-specific geotechnical report during its review of the building permit for the project. In addition, DBI may require additional site specific soils report(s) through the building permit application process, as needed. The DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI's implementation of the Building Code would ensure that the proposed project would have no significant impacts related to soils, seismic or other geological hazards.

In light of the above, the proposed project would not result in a significant effect related to seismic and geologic hazards. Therefore, the proposed project would not result in significant impacts related to geology and soils that were not identified in the Eastern Neighborhoods PEIR, and no mitigation measures are necessary.

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<sup>54</sup> Langan Treadwell Rollo. Geotechnical Investigation 2000-2070 Bryant Street San Francisco, California. March 28, 2014. This document is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of the Case File No. 2013.0677E.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>14. HYDROLOGY AND WATER QUALITY—Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the anticipated increase in population would not result in a significant impact on hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the PEIR.

The entirety of the project site is currently developed and paved with impervious surfaces. The proposed project would not change the impervious surface coverage on the project site and would not result in an increased amount of runoff or drainage. The proposed project would be subject to Low Impact Design

(LID) approaches and stormwater management systems pursuant to the City’s Stormwater Management Ordinance (Ordinance No. 83-10). A Stormwater Pollution Prevention Plan (SWPPP) also would be required to identify best management practices and erosion and sedimentation control measures to keep sediment from entering City’s stormwater and sewer system. The SWPPP would be reviewed, approved, and enforced by the SFPUC. As a result, the proposed project would not increase stormwater runoff, alter the existing drainage, or violate water quality and waste discharge standards.

The proposed project would not expose people or structures to flooding risks or hazards, or impede or redirect flood flows in a 100-year flood hazard area, because the project site is not located within a 100-year flood zone. Because the project site is not located within a flood hazard zone or near a water reservoir with a dam or levee, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. Similarly, the project site also is not located within a tsunami hazard zone and would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche or tsunami.<sup>55</sup>

Therefore, the proposed project would not result in any significant impacts related to hydrology and water quality that were not identified in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>15. HAZARDS AND HAZARDOUS MATERIALS—Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>55</sup> San Francisco Planning Department. San Francisco General Plan, Community Safety Element. (Map 05, Tsunami Hazard Zones, page 15). October 2012. Available online at: [http://sf-planning.org/ftp/General\\_Plan/index.htm](http://sf-planning.org/ftp/General_Plan/index.htm), accessed April 26, 2016.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR noted that implementation of any of the proposed project’s rezoning options would encourage construction of new development within the project area. The PEIR found that there is a high potential to encounter hazardous materials during construction activities in many parts of the project area because of the presence of 1906 earthquake fill, previous and current land uses associated with the use of hazardous materials, and known or suspected hazardous materials cleanup cases. However, the PEIR found that existing regulations for facility closure, Under Storage Tank (UST) closure, and investigation and cleanup of soil and groundwater would ensure implementation of measures to protect workers and the community from exposure to hazardous materials during construction.

**Hazardous Building Materials**

The Eastern Neighborhoods PEIR determined that future development in the Plan Area may involve demolition or renovation of existing structures containing hazardous building materials. Some building materials commonly used in older buildings could present a public health risk if disturbed during an accident or during demolition or renovation of an existing building. Hazardous building materials addressed in the PEIR include asbestos, electrical equipment such as transformers and fluorescent light ballasts that contain PCBs or di (2 ethylhexyl) phthalate (DEHP), fluorescent lights containing mercury vapors, and lead-based paints. Asbestos and lead based paint may also present a health risk to existing building occupants if they are in a deteriorated condition. If removed during demolition of a building, these materials would also require special disposal procedures. The Eastern Neighborhoods PEIR identified a significant impact associated with hazardous building materials including PCBs, DEHP, and mercury and determined that that Mitigation Measure L-1: Hazardous Building Materials, as outlined below, would reduce effects to a less-than-significant level. Because the proposed development includes demolition of an existing building, Mitigation Measure L-1 would apply to the proposed project. See full text of Mitigation Measure L-1 in the Mitigation Measures Section below.

**Soil and Groundwater Contamination**

Since certification of the PEIR, Article 22A of the Health Code, also known as the Maher Ordinance, was expanded to include properties throughout the City where there is potential to encounter hazardous materials, primarily industrial zoning districts, sites with industrial uses or underground storage tanks,

sites with historic bay fill, and sites in close proximity to freeways or underground storage tanks. The overarching goal of the Maher Ordinance is to protect public health and safety by requiring appropriate handling, treatment, disposal and when necessary, mitigation of contaminated soils that are encountered in the building construction process. Projects that disturb 50 cubic yards or more of soil that are located on sites with potentially hazardous soil or groundwater within Eastern Neighborhoods Plan area are subject to this ordinance.

The proposed project would excavate up to 7,911 cubic yards of soil and is located in a Maher Ordinance area. Therefore, the project is subject to the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6.

A Phase I ESA is used to determine the potential for site contamination and level of exposure risk. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to the DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to the issuance of any building permit.

In compliance with the Maher Ordinance, the project sponsor has submitted Phase I ESA, Soil Characterization Studies, and a Site Mitigation Plan (SMP) to DPH for review.<sup>56,57,58,59,60</sup> DPH has conditionally approved the SMP.<sup>61</sup>

The Phase I ESAs identified two properties on the project site that are listed on hazardous material regulatory databases because of their prior uses. Although the 2028-2030 Bryant Street property has been used for residential purposes since 1889, portions of the site were used for a lumber yard and box factory, metal working, warehousing, and automobile repair. This property is listed on regulatory databases because of prior small-quantity generation and onsite disposal of organic wastes and organic-contaminated residues and automobile repairs. The 2014 Bryant Street property is listed on the regulatory databases because of a prior listing showing its use as a dry cleaners; however, the Phase I ESA did not identify any records indicating dry cleaning operations or solvent use onsite.<sup>62</sup> No other properties with regulatory database listings were identified on the project site or within the proposed project's vicinity.

The Phase I ESA and Soil Characterization Studies documented the presence of a UST at the 2044 Bryant Street property and fill port in the sidewalk zone immediately adjacent to the property. Based on historic

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<sup>56</sup> PES Environmental, Inc. *Phase I Environmental Site Assessment: 2000 through 2030 Bryant Street, 2813-2815 18<sup>th</sup> Street, and 611 Florida Street*. March 13, 2014. This document, as well as the documents listed below, are available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of the Case File No. 2013.0677E.

<sup>57</sup> PES Environmental, Inc. *Results of Limited Soil and Groundwater Characterization: 2000 Bryant Street*. April 10, 2014.

<sup>58</sup> PES Environmental, Inc. *Phase I Environmental Site Assessment: 2044 through 2070 Bryant Street*. June 18, 2014.

<sup>59</sup> PES Environmental, Inc. *Results of Limited Subsurface Investigation: 2044 through 2070 Bryant Street*. July 31, 2014.

<sup>60</sup> Nick Podell Company. *Site Mitigation Plan: 2044 – 2070 Bryant Street*. August 27, 2013.

<sup>61</sup> City and County of San Francisco Department of Public Health. *Conditional Site Mitigation Plan Approval: Conceptual Planned Development 2000-2030, 2044-2070 Bryant Street, 2813-2815 18<sup>th</sup> Street, 611 Florida Street*. July 21, 2014.

<sup>62</sup> PES Environmental, Inc. *Phase I Environmental Site Assessment: 2000 through 2030 Bryant Street, 2813-2815 18<sup>th</sup> Street, and 611 Florida Street*. March 13, 2014.

sample records, the UST was used for storage of weathered gasoline, motor oil, and tetrachloroethene (PCE). Several waste drums also were identified at the 611 Florida Street property.

The Phase I ESA also identified several Recognized Environmental Concerns (RECs) on certain project site properties. The 2044 Bryant Street property is an identified REC due to its long-term use as a machine shop with associated usage of oils and metal-cleaning solvents, use for steel working, machine shops, and auto body repairs, and evidence of staining and spills on the concrete floor. In addition, the potential exists that hazardous materials were released into the soil subsurface. The Soil Characterization Studies noted the presence of organic compounds and metals, such as petroleum hydrocarbons, in the subsurface soil and groundwater at levels above their respective environmental screening levels for residential land uses. The Phase I ESA and Soil Characterization Studies also indicated the presence of relatively low concentrations of petroleum hydrocarbons and chlorinated volatile organic compounds in the groundwater along Bryant Street. Concentrations of trichloroethylene (TCE) also were identified in groundwater samples upgradient from the project site at levels above the environmental screening levels for residential land uses. A source of the contamination was not identified, but may be related to the long-term history of industrial uses in this area of San Francisco.

The Phase I ESAs and Soil Characterization Studies recommend measures to remediate potential soil and groundwater contamination from the identified RECs, as well as the UST and waste drums located at the 2044 Bryant Street and 611 Florida Street properties, respectively. The reports also recommend removal and adequate disposal of the UST and waste drums and their materials in accordance with local, state, and federal requirements.

The project sponsor would be required to remediate potential soil and groundwater contamination described above in accordance with Article 22A of the Health Code. Therefore, the proposed project would not result in significant impacts related to hazards or hazardous materials that were not identified in the Eastern Neighborhoods PEIR.

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<b>16. MINERAL AND ENERGY RESOURCES—Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that the Area Plan would facilitate the construction of both new residential units and commercial buildings. Development of these uses would not result in use of large



amounts of fuel, water, or energy in a wasteful manner or in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would meet, or exceed, current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by DBI. The Plan Area does not include any natural resources routinely extracted and the rezoning does not result in any natural resource extraction programs. Therefore, the Eastern Neighborhoods PEIR concluded that implementation of the Area Plan would not result in a significant impact on mineral and energy resources. No mitigation measures were identified in the PEIR.

As the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on mineral and energy resources beyond those analyzed in the Eastern Neighborhoods PEIR.

<u>Topics:</u>	<i>Significant Impact Peculiar to Project or Project Site</i>	<i>Significant Impact not Identified in PEIR</i>	<i>Significant Impact due to Substantial New Information</i>	<i>No Significant Impact not Previously Identified in PEIR</i>
<b>17. AGRICULTURE AND FOREST RESOURCES:—Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The Eastern Neighborhoods PEIR determined that no agricultural resources exist in the Area Plan; therefore the rezoning and community plans would have no effect on agricultural resources. No mitigation measures were identified in the PEIR. The Eastern Neighborhoods PEIR did not analyze the effects on forest resources.

As the proposed project is within the development projected under the Eastern Neighborhoods Rezoning and Area Plans, there would be no additional impacts on agriculture and forest resources beyond those analyzed in the Eastern Neighborhoods PEIR.

## MITIGATION MEASURES

### Cultural and Paleontological Resources

#### *Project Mitigation Measure 1 – Archeological Mitigation Measure III (Testing)*

Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of an archeological consultant from the rotational Department Qualified Archeological Consultants List (QACL) maintained by the Planning Department archeologist. The project sponsor shall contact the Department archeologist to obtain the names and contact information for the next three archeological consultants on the QACL. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure at the direction of the Environmental Review Officer (ERO). All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the proposed project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

*Consultation with Descendant Communities.* On discovery of an archeological site<sup>63</sup> associated with descendant Native Americans, the Overseas Chinese, or other descendant group, an appropriate representative<sup>64</sup> of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archeological Resources Report shall be provided to the representative of the descendant group.

*Archeological Testing Program.* The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or

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<sup>63</sup> The term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

<sup>64</sup> An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and, in the case of the Overseas Chinese, the Chinese Historical Society of America. An appropriate representative of other descendant groups should be determined in consultation with the Department archeologist.

absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. No archeological data recovery shall be undertaken without the prior approval of the ERO or the Planning Department archeologist. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

- A. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B. A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

*Archeological Monitoring Program.* If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils-disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.) the archeological

monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

*Archeological Data Recovery Program.* The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an onsite/offsite public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

*Human Remains and Associated or Unassociated Funerary Objects.* The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely

Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines, Sec. 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.

*Final Archeological Resources Report.* The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/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.

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, one unbound and one unlocked, searchable PDF copy on CD 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 in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

## Noise

### *Project Mitigation Measure 2 – Construction Noise (Eastern Neighborhood Mitigation Measure F-2)*

The sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the DBI to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:

- Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses;
- Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site;
- Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses;
- Monitor the effectiveness of noise attenuation measures by taking noise measurements; and
- Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed.

## Air Quality

### *Project Mitigation Measure 3 – Best Available Control Technology for Diesel Generators (Eastern Neighborhood Mitigation Measure G-4)*

The project sponsor shall ensure that the backup diesel generator meet or exceed 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 submit documentation of compliance with the BAAQMD New Source Review permitting process (Regulation 2, Rule 2, and Regulation 2, Rule 5) and the Community Plan Exemption Checklist 655 Folsom Street 2013.0253E 49 emission standard requirement of this mitigation measure to the Planning Department for review and approval prior to issuance of a permit for a backup diesel generator from any City agency.

## Hazards and Hazardous Materials

### *Project Mitigation Measure 4 – Hazardous Building Materials (Eastern Neighborhoods Mitigation Measure L-1)*

In order to minimize impacts to public and construction worker health and safety during demolition of the existing structure, the sponsor shall ensure that any equipment containing PCBs or DEHP, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

## IMPROVEMENT MEASURES

### *Project Improvement Measure 1 – Transportation Demand Management (TDM) Measures*

While the proposed project would not result in any significant traffic impacts, to reduce traffic generated by the proposed project, the project sponsor should encourage the use of rideshare, transit, bicycle, and walk modes for trips to and from the project site.

The San Francisco Planning Department and the San Francisco Municipal Transportation Agency (SFMTA) have partnered with the Mayor's Office of Economic and Workforce Development and the San Francisco County Transportation Authority to study the effects of implementing TDM measures on the choice of transportation mode. The San Francisco Planning Department has identified a list of TDM measures that should be considered for adoption as part of proposed land use development projects. The project sponsor (or transportation broker) should consider the following actions:

- *TDM Coordinator:* The project sponsor should identify a TDM Coordinator for the project site. The TDM Coordinator should be the single point of contact for all transportation-related questions from residents and City staff. The TDM Coordinator is responsible for the implementation and ongoing operation of all other TDM measures included in the proposed project as noted below.

- **Transportation and Trip Planning Information:**
- *Move-in packet.* Provide a transportation insert for each new resident's move-in packet that includes information on transit service (local and regional, schedules and fares), information on where transit passes may be purchased, information on the 511 Regional Rideshare Program, and nearby bike and car share programs, and information on where to find additional web-based alternative transportation materials. This move-in packet should be continuously updated as transportation options change, and the packet should be provided to each new building occupant. Muni maps as well as San Francisco Bicycle and Pedestrian maps should be provided upon request.
- *Posted and Real-Time Information.* Install local map and real-time transit information on-site in a prominent and visible location, such as within a building lobby. The local map should clearly identify transit, bicycle, and key pedestrian routes, and also depict nearby destinations and commercial corridors. Real-time transit information via NextMuni and/or regional transit data should be displayed on a digital screen.
- **Data Collection:**
- *City Access.* As part of an ongoing effort to quantify the efficacy of TDM measures, City staff may need to access the project site (including the garage) to perform trip counts, and/or intercept surveys and/or other types of data collection. The project sponsor should assure future access to the site by City staff. All on-site activities should be coordinated through the TDM Coordinator, including access to the project site by City staff for purposes of transportation data collection. Providing access to existing developments for data collection purposes is also encouraged.
- *TDM Program Monitoring.* The project sponsor should collect data and make monitoring reports available for review by the San Francisco Planning Department. See TDM Monitoring section below for more detailed information.
- **Bicycle Measures:**
- *Design.* Design residential units to facilitate the use of a bicycle.
- *Bike Route Access.* Facilitate direct access to bicycle facilities in the study area (e.g., Routes 25 and 40, Route 33, and Route 25) through signage.
- *Building Access.* Ensure that the points of access to bicycle parking through elevators on the ground floor and the garage ramp include signage indicating the location of these facilities.
- *Safety.* Develop bicycle safety strategies along the Florida Street side of the property, where Class II bike racks are located, and where there is bicycle access to the parking garage and Class I bike parking spaces. Examples include lighting and signage.
- *Parking.* Increase the number of on-site secured bicycle parking beyond Planning Code requirements and/or provide additional bicycle facilities in the public right-of-way adjacent to or within a quarter-mile of the project site (e.g., sidewalks, on-street parking spaces).
- *Bay Area Bike Share.* Provide free or subsidized bike share membership to residents and tenants. See "Bikesharing" section below for additional information.
- **Car Share Measures:**

- *Parking.* Provide optional car share spaces as described in *Planning Code Section §166(g)*.
- *Membership.* Provide free or subsidized car share membership to all tenants. For example, offer one annual carshare membership for each new resident (one per household) or employee. Recipient would be responsible for the remainder of the costs associated with the membership.
- *Transit Measures: Transit Pass.* Offer free or subsidized Muni passes (loaded onto Clipper cards) to tenants. For example, offer a 50 percent subsidy for one Muni monthly pass for new residents (one per household), and employees for up to one year. Recipient would be responsible for the remainder of the costs associated with the Muni monthly pass.
- *TDM Monitoring.* The San Francisco Planning Department will provide the TDM Coordinator with a formatted template (electronic or hard copy) of the “Resident Transportation Survey” to facilitate the collection and presentation of travel data from residents. The Resident Transportation Survey will be administered (circulated and collected) by the TDM Coordinator, based on a standardized schedule (e.g., one year after 85 percent occupancy of all dwelling units, and every two years thereafter) that is approved by the Planning Department. The TDM Coordinator should collect responses from a minimum of one-third of residents within the occupied units within 90 days of receiving the Resident Transportation Survey from the San Francisco Planning Department. The San Francisco Planning Department will assist the TDM Coordinator in communicating the purpose of the survey, and will ensure that the identity of individual resident responders is protected. The San Francisco Planning Department will provide professionally prepared and easy-to-complete online (or paper) survey forms to assist with compliance.

The San Francisco Planning Department will also provide the TDM Coordinator with a separate “Building Transportation Survey” that documents which TDM measures have been implemented during the reporting period, along with basic building information (e.g., percent unit occupancy, off-site parking utilization by occupants of building, loading frequency). The Building Transportation Survey should be completed by the TDM Coordinator and submitted to City staff within 30 days of receipt. The project sponsor should also allow trip counts and intercept surveys to be conducted on the premises by City staff or a City-hired consultant. Access to residential lobbies, garages, etc. should be granted by the project sponsor and facilitated by the TDM Coordinator. Trip counts and intercept surveys are typically conducted for two to five days between 6:00 a.m. and 8:00 p.m. on both weekdays and weekends.

- *Bike Sharing.* The project sponsor should contact Bay Area Bike Share (or its successor entity) to determine whether it would be interested and able to fund and install a new bikeshare station in the public right-of-way immediately adjacent to the project site (including locations within new or existing sidewalks, new or existing on-street parking, or new or existing roadway areas). The project sponsor should contact Bay Area Bike Share early enough that they may respond by 60 days prior to the project sponsor’s meeting with the Transportation Advisory Staff Committee (TASC) for approval of the streetscape design.<sup>65</sup>

If Bay Area Bike Share is not interested in or unable to fund and install a new bikeshare station, as indicated in writing, the project sponsor should not be obligated to design and permit such a space. If Bay Area Bike Share determines in writing that it would be interested and able to

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<sup>65</sup> TASC approval typically occurs at the 90 percent design phase.



fund and install a new bike share station immediately adjacent to the project site within the time period specified above, the project sponsor should make best efforts to modify its streetscape design to accommodate a new bike share station. The project sponsor should coordinate with Bay Area Bike Share to obtain all City permits necessary and to design and install a station immediately adjacent to the project site in the public right-of-way. If the City agencies responsible for issuing the permits necessary to provide the new bike share station space reject the project sponsor's application despite project sponsor's best efforts, the project sponsor should not be obligated to provide such space.

Other potential measures for consideration would include unbundling parking (per Planning Code §167) or enlisting the services of a Transportation Management Association (TMA) to implement a package to TDM measures on behalf of the building.

TDM strategies included in this improvement measure would be incorporated into the project's conditions of approval (COA) during the entitlement process. Other strategies may be proposed by the project sponsor and should be approved by City staff. Prior to issuance of a temporary permit of building occupancy, the project sponsor should execute an agreement with the San Francisco Planning Department for the provision of TDM services.

#### ***Project Improvement Measure 2 – Pedestrian Audible and Visible Warning Devices***

While the proposed project would not result in any significant pedestrian impacts, it should be noted that Bryant Street is a major pedestrian route to and from the project site, as well as to and from neighborhood-serving commercial uses and transit service in the 16<sup>th</sup> Street corridor. To minimize the potential for conflict between vehicles exiting the project site and pedestrians along Bryant Street, the project sponsor should install audible and visible warning devices to alert pedestrians of the outbound vehicles departing the North Building garage.

#### ***Project Improvement Measure 3 – Freight Loading Management Measures***

While the proposed project would not result in any significant freight / service impacts, to minimize the potential for conflicts between loading freight / service vehicles serving the project site, the project sponsor should implement the following improvement measures:

- *Schedule and Coordinate Loading Activities.* Schedule and coordinate loading activities through building management to ensure that trucks can be accommodated in the proposed off-street freight loading spaces. All regular events requiring use of the off-street freight loading spaces (e.g., retail deliveries, building service needs) should be coordinated directly with building management. Building management should also be proactively involved in coordinating move-in and move-out activities for building residents and tenants to ensure that these activities can be accommodated in the off-street freight loading spaces or in nearby on-street commercial loading zones or parking spaces.
- *Discourage Illegal Parking.* Trucks and other vehicles conducting freight loading / service vehicle activities should be discouraged from parking illegally or otherwise obstructing traffic, transit, bicycle, or pedestrian flow along any of the streets immediately adjacent to the building (18th Street, Bryant Street, or Florida Street). Building management should also be proactively involved in coordinating move-in and move-out activities for building residents and tenants to ensure that these activities do not disrupt bicycle and pedestrian circulation.

***Project Improvement Measure 4 – Construction Traffic Management Measures***

While the proposed project would not result in any significant construction impacts, to minimize disruptions to traffic, transit, bicycle, and pedestrian circulation during construction of the project, the proposed project should implement the following improvement measures:

- *Limit Hours of Construction-Related Traffic.* Limit hours of construction-related traffic, including, but not limited to, truck movements, to avoid the weekday a.m. and p.m. peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) (or other times, if approved by the San Francisco Municipal Transportation Agency [SFMTA]).
- *Coordinate Construction Projects.* Construction contractor(s) should coordinate construction activities with other potential projects that may be constructed in the vicinity of the project site.
- *Alternative Transportation for Construction Workers.* Construction contractor(s) for the project should encourage construction workers to make use of alternative modes of transportation (transit, rideshare, biking, or walking) when traveling to and from the construction site.

Any construction traffic occurring between 7:00 a.m. and 9:00 a.m. or between 4:00 p.m. and 6:00 p.m. would coincide with commute-period travel patterns and could result in minor disruptions to traffic, transit, bicycle, or pedestrian circulation on streets adjacent to the project site, although these effects would be considered a less than significant impact. Limiting truck movements to avoid these hours (or other times, if approved by SFMTA) would minimize these effects.

Construction contractor(s) for the project would need to meet with SFMTA, the Fire Department, the Planning Department, and other City agencies to determine feasible measures to minimize disruptions to traffic, transit, bicycle, and pedestrian circulation during construction of the project. In addition, the temporary increase in vehicle parking demand generated by construction workers would need to be met on-site or within other off-site parking facilities to be determined by the construction contractor(s).

***Project Improvement Measure 5 – Driveway Queue Monitoring and Abatement***

While parking is discussed for informational purposes only and is not considered in determining if the proposed project has the potential to result in significant environmental effects, to minimize the impacts of the parking shortfall and potential for vehicles to queue on Bryant Street, the project sponsor should implement following improvement measure:

- *Driveway Queue Monitoring and Abatement.* It should be the responsibility of the owner / operator of the off-street parking facility to ensure that recurring vehicle queues do not occur on the public right-of-way. A vehicle queue is defined as one or more vehicles blocking any portion of any public street, alley, or sidewalk for a consecutive period of three minutes or longer on a daily or weekly basis. If a recurring queue occurs, the owner / operator of the parking facility shall employ abatement methods as needed to abate the queue.

Suggested abatement methods include, but are not limited to, the following: redesign of facility layout to improve vehicle circulation and / or on-site queue capacity; use of off-site parking facilities or shared parking with nearby uses; travel demand management strategies such as additional bicycle parking; and / or parking demand management strategies such as parking pricing schemes.

If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Department shall notify the property owner in writing. Upon request, the owner / operator shall hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days. The consultant shall prepare a monitoring report to be submitted to the San Francisco Planning Department for review. If the San Francisco Planning Department determines that a recurring queue does exist, the facility owner / operator shall have 90 days from the date of the written determination to abate the queue.

Mayor's Office of Housing and Community Development  
City and County of San Francisco



Edwin M. Lee  
Mayor

Olson Lee  
Director

May 12, 2016

Mr. Nick Podell  
Nick Podell Company  
22 Battery Street, Ste. 404  
San Francisco, CA 94111

Re: 2070 Bryant Street Land Dedication

Dear Mr. Podell:

Pursuant to San Francisco Planning Code Section 419.5(a)(2), the Mayor's Office of Housing and Community Development (MOHCD) conditionally accepts the dedication of 2070 Bryant Street (Site) for affordable housing development from 2070 Bryant Street, JV LLC, an affiliate of the Nick Podell Company (Sponsor), as satisfaction of inclusionary housing obligations generated by the Sponsor's principal development project at 2000 Bryant Street.

As required by Section 419.5(a)(2) and MOHCD's Inclusionary Housing Procedures Manual, MOHCD is in receipt of the following documents and information related to 2070 Bryant:

- 1) Preliminary title report
- 2) Site survey
- 3) Geotechnical Report
- 4) Phase 1 Report
- 5) Phase 2 Report
- 6) Cost Estimate for Mitigation of Hazardous Materials
- 7) Land Use Memo re: Existing Zoning, Occupancy and Use Restrictions
- 8) Fair market Value Appraisal
- 9) Infrastructure Study
- 10) Density Studies
- 11) Cost Studies

Based upon our review of the materials provided, the Site is suitable for affordable housing development and meets the City's threshold regulatory requirements for a land dedication.

Conditions related to the land dedication include the following:

- 1) Fee title interest to the Site must be conveyed clear of all title exceptions except those that MOHCD in its sole discretion accepts.
- 2) The Sponsor shall secure CEQA clearance for the land dedication and proposed affordable housing development at the Site.
- 3) The Sponsor shall establish an escrow account to pay for hazardous materials mitigation at a cost to be confirmed by MOHCD and the Sponsor prior to Site conveyance. The current estimated cost of the Site's remediation is \$584,954.00.
- 4) The Sponsor shall demolish any existing structures on the Site at its own expense and deliver the parcel vacant.

As authorized in MOHCD's Inclusionary Procedures Manual, the conditions stated above are not intended to be exhaustive, and MOHCD and the Sponsor shall further refine the terms of the Site transfer in a purchase and sale agreement after Sponsor succeeds in fully entitling the Site and 2000 Bryant Street.

We look forward to working with you on this development.

Sincerely yours,



Olson Lee

cc: John Rahaim, Department of City Planning  
Rich Sucre, Department of City Planning