



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 02/28/2019

Record No.: 2018-003324CUA/VAR
Project Address: 2779 FOLSOM STREET
Zoning: RH-2 (Residential- House, Two Family District) Zoning District
40-X Height and Bulk District
Mission Alcohol Restriction Special Use District
Calle 24 Special Use District
Block/Lot: 3640/025
Applicant: Ryan J. Patterson
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94102
Staff Contact: Esmeralda Jardines – (415) 575-9144
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project includes a vertical and horizontal addition to the existing building on the project site to provide a 4-story, 40-ft tall, mixed use building (approximately 21,734 gross square feet) with 6 dwelling-units, approximately 4,672 square feet of community facility, 6 off-street parking spaces, 6 Class 1 bicycle parking spaces, and 2 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of 6 three-bedroom units. The Project includes 6,599 square feet of private open space for the residential units via a courtyard and roof decks. 485 square feet of open space are provided for the community facility via a ground floor courtyard.

REQUIRED COMMISSION AND ZONING AMINISTRATOR ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.1 and 303, to allow dwelling unit density at a ratio of one dwelling unit per 1,500 square feet for the Project and to establish a Community Facility in the RH-2 Zoning District.

The Zoning Administrator must also grant a Variance (see case no. 2018-003324VAR) to the following Planning Code Section: 1) rear yard (Section 134).

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received a letter of support regarding the Project from Calle 24.

- **Design Review Comments:** To ensure consistency and compatibility with the surrounding neighborhood, as well as to maximize light and air for the proposed units, the Department recommends that the Commission modify the Project in the following ways:
 - Removal of the top floor roof decks. The Project provides ample code-complying usable open space elsewhere on the project site;
 - Removal of a portion of the third-floor addition at the rear abutting the mid-lot courtyard to maximize light and air and the pattern of mid-block of open space;
 - Reduction at the front portion of the fourth floor to comply with the front setback requirement, as well as with heights at the front portion of buildings, pursuant to Planning Sections 132 and 260.
- **Calle 24 SUD:** The project is within the Calle 24 SUD which is intended to preserve the prevailing neighborhood character of the Calle 24 Latino Cultural District while accommodating new uses and recognizing the contributions of the Latino community to the neighborhood and San Francisco. By establishing a Community Facility (dba Galería de la Raza), 2779 Folsom Street will align with the mission of the Calle 24 SUD.

BASIS FOR RECOMMENDATION

The Department finds that with the requested design modifications the Project is, on balance, consistent with the Mission Area Plan, the Calle 24 Special Use District, and the Objectives and Policies of the General Plan. Although the Project results in a conversion of a formerly industrial building, the Project will provide new housing as well as a new community facility, which are goals of the City and County of San Francisco. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Project Sponsor Brief



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: FEBRUARY 28, 2019

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Block/Lot: 3640/025
Project Sponsor: Ryan J. Patterson
Zacks, Freedman & Patterson, PC
235 Montgomery Street, Suite 400
San Francisco, CA 94102
Property Owner: 2779 Folsom Street LLC
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San Francisco, CA 94110
Staff Contact: Esmeralda Jardines – (415) 575-9144
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 186, 209.1, AND 303 TO ALLOW FOR DWELLING UNIT DENSITY AT A RATIO OF ONE UNIT PER 1,500 SQUARE FEET OF LOT AREA AND TO ESTABLISH A COMMUNITY FACILITY IN THE RH-2 ZONING DISTRICT FOR THE PROJECT INVOLVING ALTERATION OF AN TWO-STORY EXISTING BUILDING WITH A TWO-STORY ADDITION TO PROVIDE A FOUR-STORY, 40-FT TALL, MIXED-USE BUILDING (APPROXIMATELY 21,734 SQUARE FEET) WITH SIX DWELLING UNITS (CONSISTING OF 6 3-BEDROOM UNITS), A NEW GROUND-FLOOR COMMUNITY FACILITY (APPROXIMATELY 4,672 SQUARE FEET), AND SIX OFF-STREET PARKING SPACES, LOCATED AT 2779 FOLSOM STREET, LOT 025 IN ASSESSOR'S BLOCK 3640, WITHIN THE RH-2 (RESIDENTIAL-HOUSE, TWO-FAMILY) ZONING DISTRICT, CALLE 24 SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On April 13, 2018, Ryan J. Patterson of Zacks, Freedman, & Patterson, PC (hereinafter "Project Sponsor") filed Application Nos. 2018-003324CUAVAR (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to alter an existing building to provide an four-story, 40-ft tall, mixed-use building with 6 dwelling units, approximately 4,672 square feet of community facility and six off-street parking spaces (hereinafter "Project") at 2779 Folsom Street, Block 3640 Lot 025 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-003324CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On February 28, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-003324CUA.

On February 28, 2019, the Zoning Administrator conducted a duly noticed public hearing at a regularly scheduled meeting on Variance Application No. 2018-003324VAR.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and Class 3 categorical exemption.

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 Authorization as requested in Application No. 2018-003324CUA, 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.

Project Description. The Project includes a vertical and horizontal addition to the existing two-story building to provide a four-story, 40-ft tall, mixed-use building (approximately 21,734 gross square feet) with six dwelling-units, approximately 4,672 square feet of community facility, six off-street parking spaces, six Class 1 bicycle parking spaces, and two Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of six three-bedroom units. The Project includes 6,599 square feet of private open space for the residential units via a courtyard and roof decks. On the ground floor, the Project provides 485 square feet courtyard for open space for the community facility.

Site Description and Present Use. The Project is located on an L-shaped lot (with a lot area of approximately 8,260 square feet), which has approximately 52-ft of frontage along Folsom Street. The Project Site contains an existing two-story industrial building. The building measures approximately 17,914 square feet and is currently vacant.

2. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-2 Zoning District in the Mission Area Plan. The immediate context is mixed in character with residential and commercial uses. The immediate neighborhood includes two-to-three-story residential development to the north, south, and east, and west. 2779 Folsom Street is contiguous to the 24th-Mission Street commercial corridor to the south. Parque Niños Unidos occupies the entire block face on the north side of 23rd Street between Folsom Street and Treat Avenue, a block away from 2779 Folsom Street. The project site is located within the boundaries of the Calle 24 Special Use District. Other zoning districts in the vicinity of the project site include: P (Public), NC-3 (Neighborhood Commercial-Moderate Scale), UMU (Urban Mixed Use), and the 24th-Mission NCT (Neighborhood Commercial Transit) Zoning District.
3. **Public Outreach and Comments.** The Department has not received correspondence regarding the proposed project.
4. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Community Facility and Residential Use.** Planning Code Sections 209.1 states that a Conditional Use Authorization is required for a Community Facility, as defined by Planning Code Section 102. A residential use is principally permitted up to two units per lot. A Conditional Use Authorization is required for up to one unit per 1,500 square feet of lot area.

The Project Sponsor is pursuing a vertical and horizontal addition to provide a Community Facility to be operated by Galería de la Raza at the ground floor. Further, the Project is proposing six dwelling units in an RH-2 Zoning District. With an existing lot area of 8,260 square feet, the site is conditionally permitted up to 6 dwelling units.

- B. **Floor Area Ratio.** Planning Code Section 124 requires an FAR (Floor Area Ratio) of 1.8 to 1 in RH-2 Zoning Districts.

The Project would result in a non-residential FAR ratio of approximately .57. The maximum floor area allowed would be approximately 14,868 square feet. The Project proposes a non-residential area of approximately 4,672 square feet to establish a new community facility on the ground floor. The Project would continue to provide a non-residential use at the ground floor; however, will provide residential uses on floors 2-4.

- C. **Front Setback.** Planning Code Section 132 requires front setbacks so that buildings related to the setbacks provided by adjacent buildings.

The existing site is a fully developed lot; thus, the existing building is within the required front setback. The proposed vertical addition will be setback 10 feet at the fourth floor. However, the subject building

is required to match the existing front setback of the neighbor to the north and thus needs to set the vertical addition back another 2 feet, for a total of 12 feet.

- D. **Rear Yard.** Planning Code Section 134 states that properties within the RH-2 Zoning District must maintain a rear yard equal to 45% of the depth of the lot, subject to averaging based on adjacent neighbors. If averaged, the rear yard can be no less than 25% of the lot depth.

The Project does not provide a rear yard equal to 45% of the depth of the lot. Currently, the entire building footprint is within the required rear yard, as it is a fully developed lot. As part of the vertical and horizontal addition, the Project will remove some of the existing building massing to provide a mid-lot courtyard. Because portions of the proposed alteration are within the required rear yard and therefore, intensifying the non-conformity of the rear yard, the Project is seeking a rear yard variance per case no. 2018-03324VAR. With a lot depth of 145 feet, the Project is required to provide a rear yard setback of 65 feet and 3 inches.

- E. **Usable Open Space.** Planning Code Section 135 requires at least 125 square feet of usable open space if private, and 166 square feet if common.

The Project proposes 6,599 square feet of usable open space; therefore, complies with usable open space requirements.

- F. **Dwelling Unit Exposure.** Planning Code Section 140 states that all dwelling units in all districts must face onto a street or an open area meeting the requirements of the Section.

Three of the proposed units are facing Folsom Street; the remaining three units are facing a compliant mid-lot courtyard. Therefore, all six units face either a street or qualifying open area and meet dwelling unit exposure.

- G. **Off-Street Parking.** Planning Code Section 151 does not require off-street parking for dwelling units; however, permits up to 1.5 parking spaces for each dwelling unit.

The Project is proposing six off-street parking spaces and is within the permitted amount of off-street parking.

- H. **Bicycle Parking.** Planning Code Section 155.1 requires one Class 1 bicycle parking space per dwelling unit. Two Class 2 bicycle parking spaces are required for a Community Facility, or one for every 2,500 square feet of publicly-accessible or exhibition area.

The Project provides six Class 1 spaces at the ground floor as well as two Class 2 bicycle parking spaces. Thus, the Project complies with the bicycle parking requirement.

- I. **Calle 24 Special Use District.** Planning Code Section 249.59 states that the Calle 24 Special Use District is intended to preserve the prevailing neighborhood character of the Calle 24 Latino Cultural District while accommodating new uses and recognizing the contributions of the Latino community to the neighborhood and San Francisco.

Specifically, the Calle 24 Special Use District is established to:

- (1) Preserve and enhance the unique character of the Calle 24 Special Use District and recognize Latino cultural heritage through contextual architectural design, storefront size, signage, streetscape enhancements, artwork, and other elements of the built environment;
- (2) Support the production or offerings of local or Latino artwork, arts activities, and crafts by retaining, developing, promoting, or offering these within the Calle 24 Special Use District;
- (3) Preserve the contributions of Legacy Businesses to the history and identity of the Special Use District and the Calle 24 Latino Cultural District by preserving a Legacy Business;
- (4) Retain, enhance and promote neighborhood serving businesses and institutions that serve a variety of households by making services and products available and accessible to residents, including immigrant and low-income and moderate-income households;
- (5) Retain, enhance, and promote neighborhood-serving businesses and institutions that strengthen economic opportunities for local residents by developing partnerships amongst existing and new local businesses, institutions, vendors, and micro entrepreneurs; and
- (6) Retain, enhance and promote neighborhood-serving businesses and institutions that enhance economic and workforce opportunities for local residents by coordinating with the Office of Economic and Workforce Development to engage with the City's workforce system to provide employment opportunities, career trainings, and formal partnerships to identify and address both business and community workforce needs.

The Project Sponsor coordinated the proposed building design with local neighborhood groups. The existing façade is being retained because of this coordination. Further, recognizing the importance of retaining Galería de la Raza within the Calle 24 SUD, a community facility is being established to allow the aforementioned a new home since losing their previous site on 24th Street. By providing a new site for Galería de la Raza, 2779 Folsom Street will support the production or offerings of local or Latino artwork by providing a community gathering space. It will thus retain, enhance, and promote a neighborhood-serving institution that strengthens economic and cultural opportunities for local residents.

- J. **Building Height.** Planning Code Section 260 states that no portion of a dwelling in any RH-2 District shall exceed a height of 40 feet. Further, per Planning Code Section 260 (c)(1), the height limit shall be 30 feet at the front lot line or, where the lot is subject to a legislated setback line or required front setback as described in Section 131 or Section 132 of the Planning Code, then at such setback shall increase at an angle of 45 degrees from the horizontal toward the rear of the lot until the height limit prescribed is reached.

Because the proposed vertical addition is within two feet of the required front setback, the Project does not comply with this requirement. The Department suggests the Project be sculpted to demonstrate a code-complying Project respecting the required front setback and satisfying the height limits applicable to the front portion of the property. Therefore, the Commission has added a condition of approval to accommodate for this modification.

- K. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in additions of 800 square feet or more to an existing non-residential use or to a change or replacement of use such that the rate charge for the new use is higher than the rate charged for the existing use.

The Project includes approximately 17,914 sq ft of a formerly industrial use, the Project will provide a total of 21,734 sq ft for the residential and community facility uses associated with the proposed vertical and horizontal addition. This square footage shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A.

- L. **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 approximately 14,093 sq ft of new residential use associated with the vertical and horizontal alteration to provide six new dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.

- M. **Eastern Neighborhood Infrastructure Impact Fee.** Planning Code Section 423 is applicable to development that results in at least one net new residential unit within an Eastern Neighborhoods Plan Area.

The Project includes approximately 21,734 sq ft of new residential and non-residential uses associated with the vertical and horizontal alteration to provide six new dwelling units and a community facility. This square footage shall be subject to the Eastern Neighborhood Infrastructure Impact Fee, as outlined in Planning Code Section 423.

5. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Project proposes a primarily residential building that is four stories tall and respects the neighborhood character. The Project is necessary and desirable because it will replace a vacant building with new housing, in a zoning district intended to not only preserve but also enhance such uses. Specifically, the Project will create six new family-sized units.

The Project will also provide a permanent home for Galería de la Raza, a non-profit community-based arts organization. The Galería plans to operate a community center at the ground floor of the property. The space will be activated with community gatherings, free educational workshops, youth mentorship, art/music programming and social events for queer and Latinx community groups. Galería de la Raza's mission statement is "to foster public awareness and appreciation of Chicano/Latino art serve as a laboratory where artists can both explore contemporary issues in art, culture, and civic society, and advance intercultural dialogue." This is desirable for the neighborhood, particularly given that the property is in the Calle 24 Latino Cultural District.

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

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will change with the proposed scope. A vertical addition is proposed as well as a massing reduction of the existing building to provide a mid-lot courtyard. To ensure that the new residential development is consistent and compatible with the neighborhood character, the Commission has added a condition of approval to modify the upper floor of the residential development.

- (2) 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;

The Planning Code does not require parking or loading for the proposed Project. The property is well-served by public transit including the: 12, 14, 14R, 27, 48, 49, and 67 MUNI lines, all within one block from the property. Additionally, the Project is within a quarter mile from the 24th Street Mission BART station and is thus, transit-accessible. The Project provides an adequate amount of off-street parking.

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

The Project will not produce noxious or offensive emissions such as: noise, glare, dust, or odor. The construction of the Project will be performed in a code-compliant manner.

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

The Project will be landscaped and will provide more usable open space that currently exists on the property. The Project provides approximately 6,599 square feet of open space and approximately 1,967 square feet of garage parking space.

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Residential House-Two Family Zoning District.

The Project is consistent with the stated purposes of the RH-2 Zoning Districts in that the intended use is intended to recognize, protect, conserve and enhance areas characterized by dwellings in the form of houses. The Project is proposing six new dwelling units, as well as a Community Facility.

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

URBAN DESIGN

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 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

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.

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

Policy 2.7:

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

The proposed alteration will enhance the existing building's character. Thus, the existing structure will continue to reflect the previous industrial use by maintaining the front façade and incorporating an appropriate fenestration pattern; however, the massing and bulk will be reallocated to accommodate the proposed residential uses therein. The neighborhood character will thus remain unaffected particularly by reallocating the existing mass and expanding the building in a manner sensitive to its immediate context.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.1:

Provide neighborhood centers in areas lacking adequate community facilities.

Policy 3.3:

Develop centers to serve an identifiable neighborhood.

Policy 3.4:

Locate neighborhood centers so they are easily accessible and near the natural center of activity.

Policy 3.5:

Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhoods served.

Policy 3.6:

Base priority for the development of neighborhood centers on relative need.

The General Plan instructs that in determining priorities, consideration should be given to neighborhoods in greatest need of centers, with special emphasis for the disadvantaged. Income is a key indicator of service need, since lower-income people do not have the financial ability to purchase services such as child-care.

Policy 3.7:

Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

The General Plan defines “service gaps” where needs and services do not match. Child care, senior citizen programs and activities, and places for neighbors to meet and conduct community programs are often lacking. New neighborhood centers should seek to complement and supplement existing services and activities; new or improved neighborhood centers should provide for the relocation of services from substandard facilities.

Policy 3.8:

Provide neighborhood centers with a network of links to other neighborhood and citywide services.

The General Plan explains that in order to facilitate broad access to services, neighborhood centers should be the pivotal point in the community, providing referrals to other facilities and thus linking together all services.

OBJECTIVE 4

PROVIDE NEIGHBORHOOD CENTERS THAT ARE RESPONSIVE TO THE COMMUNITY SERVED.

Policy 4.1:

Assure effective neighborhood participation in the initial planning, ongoing programming, and activities of multi-purpose neighborhood centers.

The proposed community facility on the ground floor will be operated by Galería de la Raza. The neighborhood center will serve residents throughout the Mission District and the City at large. The Galería de la Raza is an identifiable site, near its former location, within the Mission district further strengthening the sense of identity between the neighborhood residents and the neighborhood center. The proposed community facility is easily accessible and located near the 24th-Mission Street NCT corridor; it is also visibly located along Folsom Street. The site is within 1/4 mile from seven major Muni transit lines: 12, 14, 14R, 27, 48, 49, and 67.

Per Galería de la Raza’s website, founded in 1970, the Galería is a non-profit community-based arts organization whose mission is to foster public awareness and appreciation of Chicano/Latino art and serve

as a laboratory where artists can both explore contemporary issues in art, culture, civic society, and advance intercultural dialogue. To implement its Mission, the Galería supports Latino artists in the visual, literary, media, and performing art fields whose works explore new aesthetic possibilities for socially committed art. Throughout its history, Galería has emerged as an international forum for the examination and expression of artistic concepts central to the Chicano/Latino experience — concepts such as community memory, popular culture, ceremony, family and social activism. When Galería opened in 1970, El Movimiento Chicano — the Chicano civil rights movement — was its galvanizing and unifying force. The movement aimed to enhance the everyday lives of the Chicano community through exhibitions, community art programs and cultural activities while making art accessible to the largely Chicano/Latino population of San Francisco’s Mission District.

The proposed community facility will provide a new base for Galería de la Raza to operate near the Mission District’s 24th-Mission Street commercial corridor and will provide the Galería with the opportunity continue the important legacy work of bringing awareness to the Latinx cultural experience.

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.

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.

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.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

MISSION AREA PLAN

LAND USE

Objectives and Policies

OBJECTIVE 1.1:

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

Policy 1.1.3:

Maintain the successful Mission Street, 24th Street, and Valencia Street Neighborhood Commercial districts; recognize the proximity to good transit service by eliminating residential density limits and minimum parking requirements.

The Project provides an opportunity to maintain a successful neighborhood commercial transit district. Given the proximity of the subject site to the 24th Street Mission Neighborhood Commercial Transit District, providing bicycle parking further encourages alternative modes of transportation. The change of use from a vacant and formerly industrial building to new residential units as well as a community facility, does not require any off-street parking. Thus, the Department encourages the Project to consider other uses permitted on the ground floor in the RH-2 Zoning District that will complement the proposed land uses and contiguous commercial corridor, instead of providing off-street parking.

OBJECTIVE 1.2:

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 1.2.3

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.

The Project is a low-density residential development, providing six new dwelling units with three-bedrooms each in a residential area, which will assist in meeting the City's housing goals. The Project is also in proximity to ample public transportation.

The Project also includes the conversion of 17,848 sq ft of PDR space, which includes a community-serving use for a local non-profit, Galería de la Raza. The proposed use is encouraged to be retained within the Mission, as it will assist in diversifying the neighborhood economy, it will provide valued community resources, and retain cultural diversity in the neighborhood. The Project also includes family-sized housing, with six three-bedroom units. Overall, the Project features appropriate uses encouraged by the Area Plan for this location. The Project provides six new dwelling units. The Project introduces an architectural vocabulary that is sensitive to the prevailing scale and neighborhood fabric, as well as the previous materials. The Project provides for a sensitively designed exterior, which features materials, colors, and textures indicative of its immediate context. The Project proposes smooth stucco at the front façade with tile at the ground floor, Spanish tile crenellation capping on the existing building façade, and new wood siding and trim at the proposed vertical addition for the residential uses, as well as new double-glazed aluminum-clad wood windows. The Residential Design Advisory Team has some additional recommendations for the proposed design that would further enhance the proposal including: eliminating all decks at the roof level and removing the third floor addition at the rear portion of the structure. Further, the Project needs to demonstrate compliance with the required front setback and height limits applicable to the front portion of the property. Thus, with the proposed design modifications, the Project will on balance be consistent with the Objectives and Policies of the General Plan.

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

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

The project site does not possess any neighborhood-serving retail uses. The Project provides six new dwelling units and a new community facility, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

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

With the addition of six units, the Project will increase the City's housing supply and will contribute to neighborhood character with its high-quality design.

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

The Project does not currently possess any existing affordable housing. However, the Project proposes six new dwelling units. Therefore, the Project will increase the stock of 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 along several MUNI lines including the: 12, 14, 14R, 27, 48, 49, and 67, and is within walking distance of the BART Station at 24th and Mission Streets. Future residents would be afforded proximity to several bus lines. The Project also provides 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. Although the Project would convert a formerly industrial building, the Project does provide new housing, which is a top priority for the City. The Project also incorporates a new community facility use, thus assisting in diversifying the neighborhood character, and bringing the site into greater compliance with the RH-2 Zoning District.

- 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 proposed Project will have no effect on parks or open spaces, or their access to sunlight and vistas. The proposed Project will not cast any shadows over public parks or open spaces and will not affect any vistas from such spaces.

8. 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.

9. 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 Authorization Application No. 2018-003324CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated February 14, 2019, and stamped “EXHIBIT B”, 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. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 28, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 28, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow for a dwelling unit density at a ratio of one unit per 1,500 square feet of lot area and to establish a Community Facility (d.b.a. Galería de la Raza) in the RH-2 Zoning District, pursuant to Planning Code Sections 186, 209.1, and 303, for the Project located at 2779 Folsom Street, Block 3640, and Lot 025 within the RH-2 Zoning District, Calle 24 Special Use District, and a 40-X Height and Bulk District; in general conformance with plans, dated February 14, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2018-003324CUA and subject to conditions of approval reviewed and approved by the Commission on February 28, 2019 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 28, 2019 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** 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

2. **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

3. **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

4. **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

5. **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

6. **Additional Project Authorization-Variance.** The Project Sponsor must obtain a Variance (see case no. 2018-003324VAR) from the Zoning Administrator to address the Planning Code requirements for rear yard (Section 134) 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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

8. **Design Modifications.** The Project Sponsor shall continue to work with Planning Department staff on the building design. The Project Sponsor shall remove the proposed roof decks at the uppermost roof level (fourth floor), removing a portion of the third story addition at the rear (to the east of the mid-lot courtyard), and complying with the required front setback, as directed by Department staff.

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

9. **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 building permit plans. 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

10. **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:

- A. 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;
- B. On-site, in a driveway, underground;
- C. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- D. 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;
- E. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- F. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- G. 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>

11. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

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

PARKING AND TRAFFIC

12. **Bicycle Parking** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than eight bicycle parking spaces (six Class 1 spaces for the residential portion of the Project and two Class 2 spaces for the community facility portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

13. **Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than six (6) off-street parking spaces.

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

PROVISIONS

14. **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

15. **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

16. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

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

MONITORING - AFTER ENTITLEMENT

17. **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

18. **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

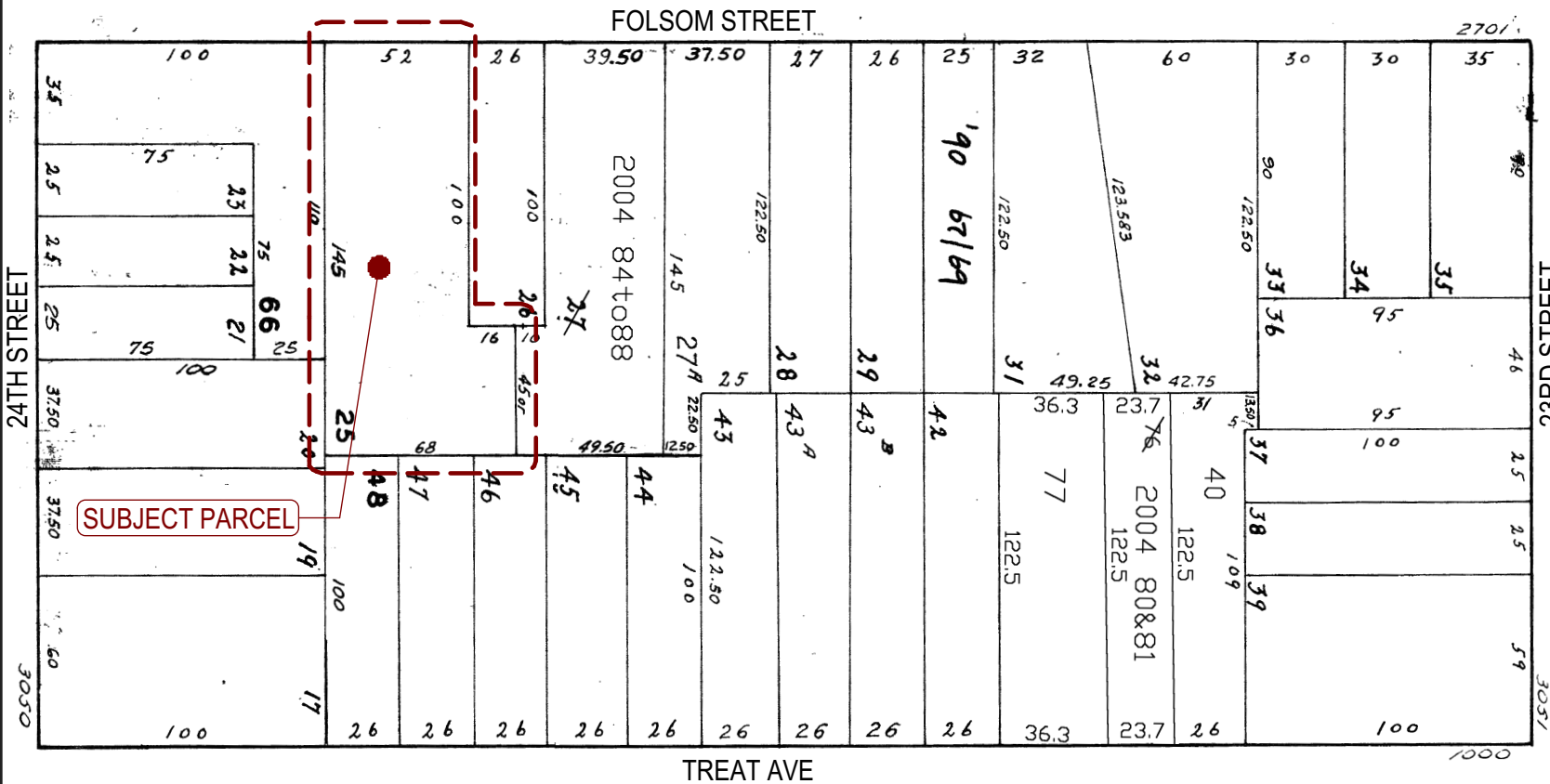

OPERATION

19. **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>

20. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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

DRAWING INDEX		SCOPE OF WORK			PROJECT DATA					PROJECT NAME																																		
A	<u>ARCHITECTURAL</u> A-0.1 COVER SHEET A-0.2 SITE PHOTOGRAPHS A-0.3 VICINITY MAP C-1 SITE SURVEY A-1.2 (N) SITE PLAN A-1.3 ISOMETRIC VIEWS (1) A-1.4 ISOMETRIC VIEWS (2) A-1.5 3-D VIEW (1) A-1.6 3-D VIEW (2) A-1.7 3-D VIEW (3) A-2.1 (E) FIRST FLOOR PLAN A-2.2 (E) SECOND FLOOR PLAN A-2.3 (E) THIRD FLOOR PLAN A-2.4 (N) FIRST FLOOR PLAN A-2.5 (N) SECOND FLOOR PLAN A-2.6 (N) THIRD FLOOR PLAN A-2.7 (N) FOURTH FLOOR PLAN A-2.8 (N) ROOF PLAN A-3.1 FACADE ELEVATIONS A-3.2 RIGHT ELEVATIONS A-3.3 REAR ELEVATIONS A-3.4 LEFT ELEVATIONS A-4.1 SECTIONS		- CONVERT (E) 3-STORY INDUSTRIAL SPACE INTO A 4-STORY MIXED-USE W/ 6 UNIT RESIDENTIAL OVER COMMUNITY FACILITY & PARKING AT GROUND FLOOR			<u>PLANNING DATA:</u> ADDRESS: 2779 FOLSOM STREET BLOCK / LOT: 3640 / 025 LOT AREA: 8,260 S.F. ZONING: RH-2 # OF UNITS: EXISTING: 0 PROPOSED: 6 ALLOWABLE HEIGHT: 40-X BUILDING HEIGHT: EXISTING: 37'-2" PROPOSED: 40'-0" # OF CAR PARKING SPACES: 6 # OF BICYCLE PARKING SPACES: 6 BICYCLE PARKING <u>BUILDING DATA:</u> NUMBER OF STORIES: EXISTING: 3 PROPOSED: 4 CONSTRUCTION TYPE: TYPE "V-B" OCCUPANCY GROUP: A-3 & R-2 APPLICABLE CODES: 2016 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS <u>(E) GROSS FLOOR AREA:</u> FIRST FLOOR: 8,396 SF SECOND FLOOR: 8,396 SF THIRD FLOOR: 1,122 SF (E) TOTAL GROSS FLOOR AREA: 17,914 SF					2779 Folsom St. SAN FRANCISCO, CA																																	
			ASSESSOR'S MAP								 SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 741.1292 FAX: (415) 849.1252 WWW. SIACONSULT.COM																																	
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D						PROPOSED FLOOR AREA DATA BREAKDOWN (GSF)					<div>These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.</div> <table><tr><th colspan="2">ISSUES / REVISIONS</th></tr><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td colspan="3"></td></tr><tr><td colspan="3"></td></tr><tr><td colspan="3"></td></tr><tr><td colspan="2">DRAWN</td><td>W.C.</td></tr><tr><td colspan="2">CHECKED</td><td>R.K.</td></tr><tr><td colspan="2">DATE</td><td>11/04/2016</td></tr><tr><td colspan="2">REVISED DATE</td><td>02/14/2019</td></tr><tr><td colspan="2">JOB NO.</td><td>17-1777</td></tr><tr><td colspan="2">SHEET NO.</td><td>A-0.1</td></tr></table>		ISSUES / REVISIONS		NO.	DATE	DESCRIPTION										DRAWN		W.C.	CHECKED		R.K.	DATE		11/04/2016	REVISED DATE		02/14/2019	JOB NO.		17-1777	SHEET NO.		A-0.1
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E						<table><tr><th>UNIT</th><th>TOTAL USABLE AREA</th><th>PRIVATE OPEN SPACE</th><th>COMMON OPEN SPACE</th></tr><tr><td>A</td><td>2,416 ± S.F.</td><td>847 ± S.F.</td><td>-</td></tr><tr><td>B</td><td>2,386 ± S.F.</td><td>1,041 ± S.F.</td><td>-</td></tr><tr><td>C</td><td>2,413 ± S.F.</td><td>860 ± S.F.</td><td>-</td></tr><tr><td>D</td><td>2,304 ± S.F.</td><td>1,399 ± S.F.</td><td>-</td></tr><tr><td>E</td><td>2,271 ± S.F.</td><td>1,273 ± S.F.</td><td>-</td></tr><tr><td>F</td><td>2,303 ± S.F.</td><td>1,179 ± S.F.</td><td>-</td></tr><tr><td>TOTAL</td><td>14,093 ± S.F.</td><td>6,599 ± S.F.</td><td>-</td></tr></table>					UNIT	TOTAL USABLE AREA	PRIVATE OPEN SPACE	COMMON OPEN SPACE	A	2,416 ± S.F.	847 ± S.F.	-	B	2,386 ± S.F.	1,041 ± S.F.	-	C	2,413 ± S.F.	860 ± S.F.	-	D	2,304 ± S.F.	1,399 ± S.F.	-	E	2,271 ± S.F.	1,273 ± S.F.	-	F	2,303 ± S.F.	1,179 ± S.F.	-	TOTAL	14,093 ± S.F.	6,599 ± S.F.	-		
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LOOKING NORTHEAST (LEFT OF SUBJECT PROPERTY) AT ADJACENT PROPERTY.



LOOKING EAST AT SUBJECT PROPERTY



LOOKING SOUTHEAST (RIGHT OF SUBJECT PROPERTY) AT ADJACENT PROPERTY



LOOKING AT PROPERTIES ACROSS SUBJECT PROPERTY



LOOKING WEST AT PROPERTIES ACROSS SUBJECT PROPERTY



LOOKING AT PROPERTIES ACROSS SUBJECT PROPERTY

PROJECT NAME

2779 Folsom St.
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW. SIACONSULT.COM

SHEET TITLE

Site Photos

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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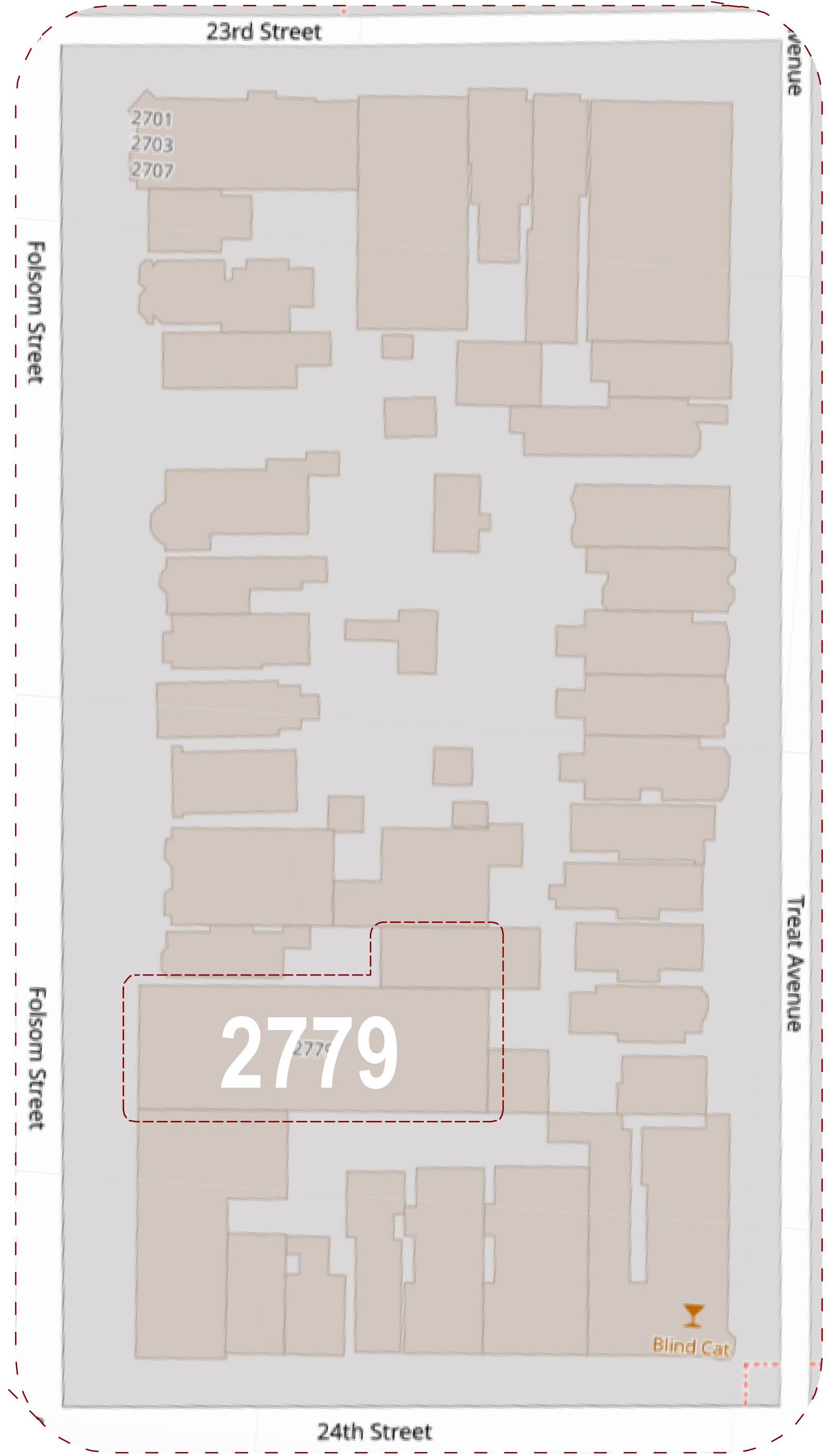
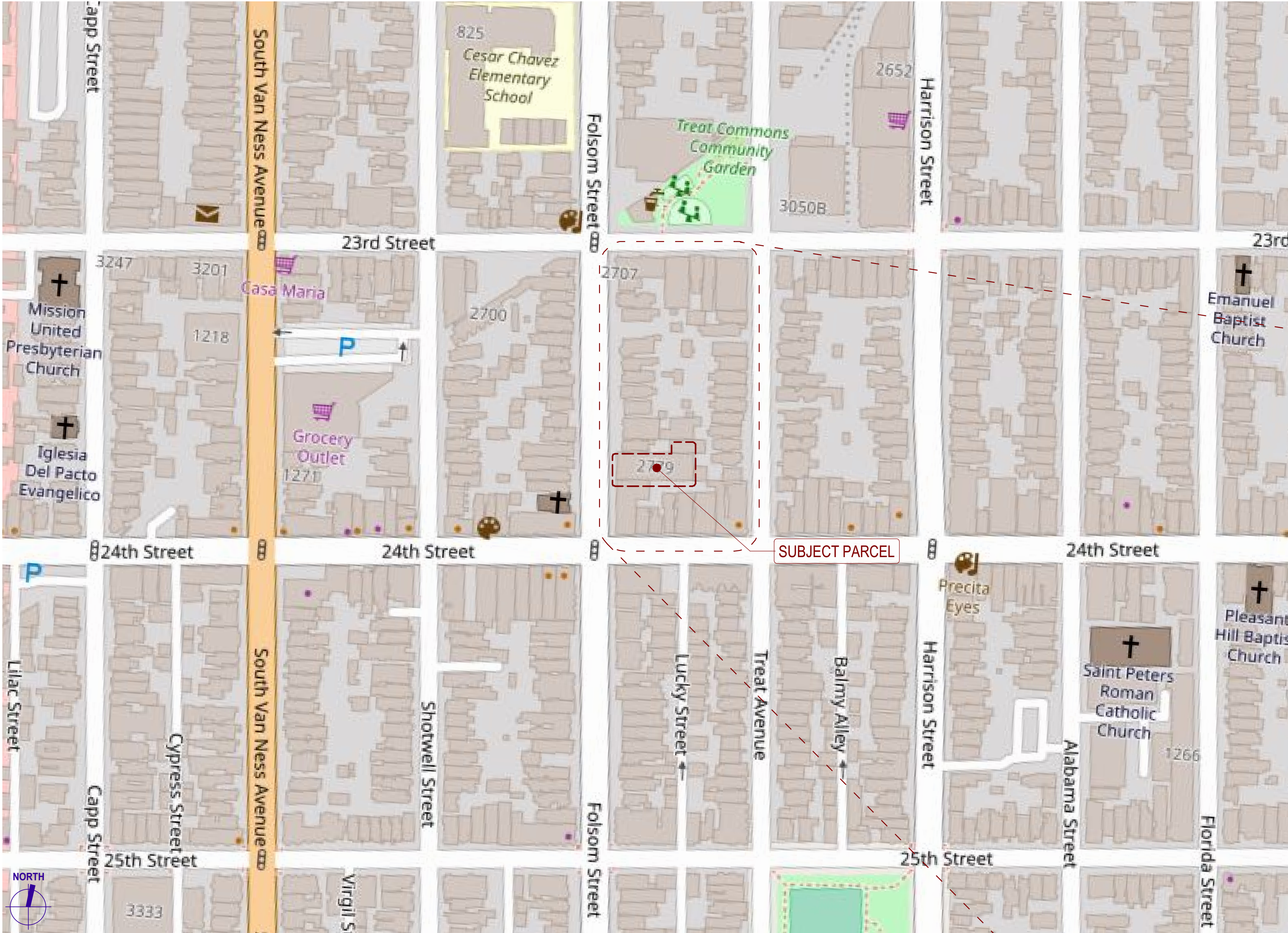
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SHEET NO.

A-0.2



2779 Folsom St.
SAN FRANCISCO, CA



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SHEET TITLE

Vicinity Map

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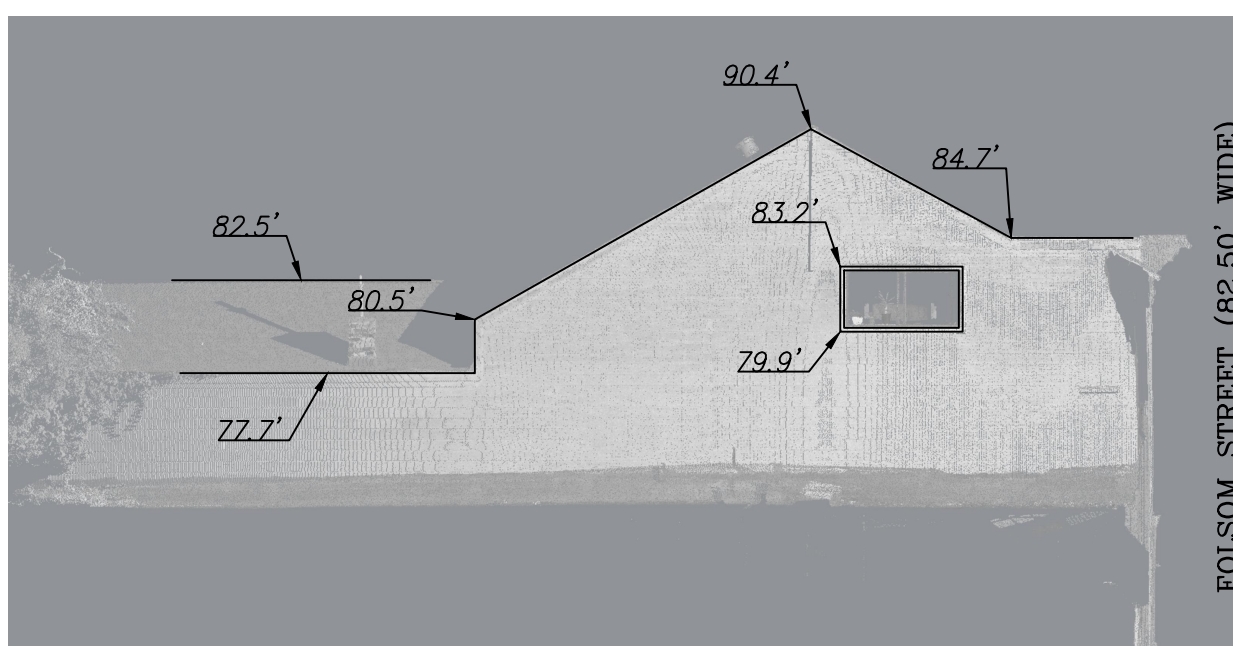
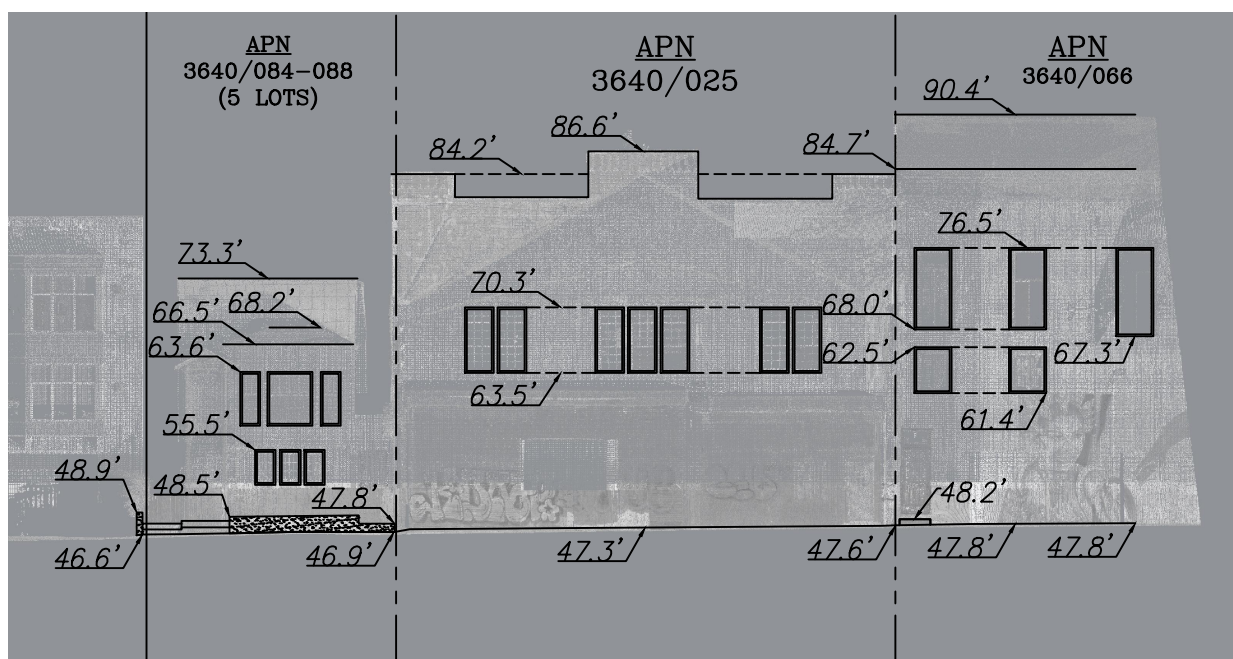
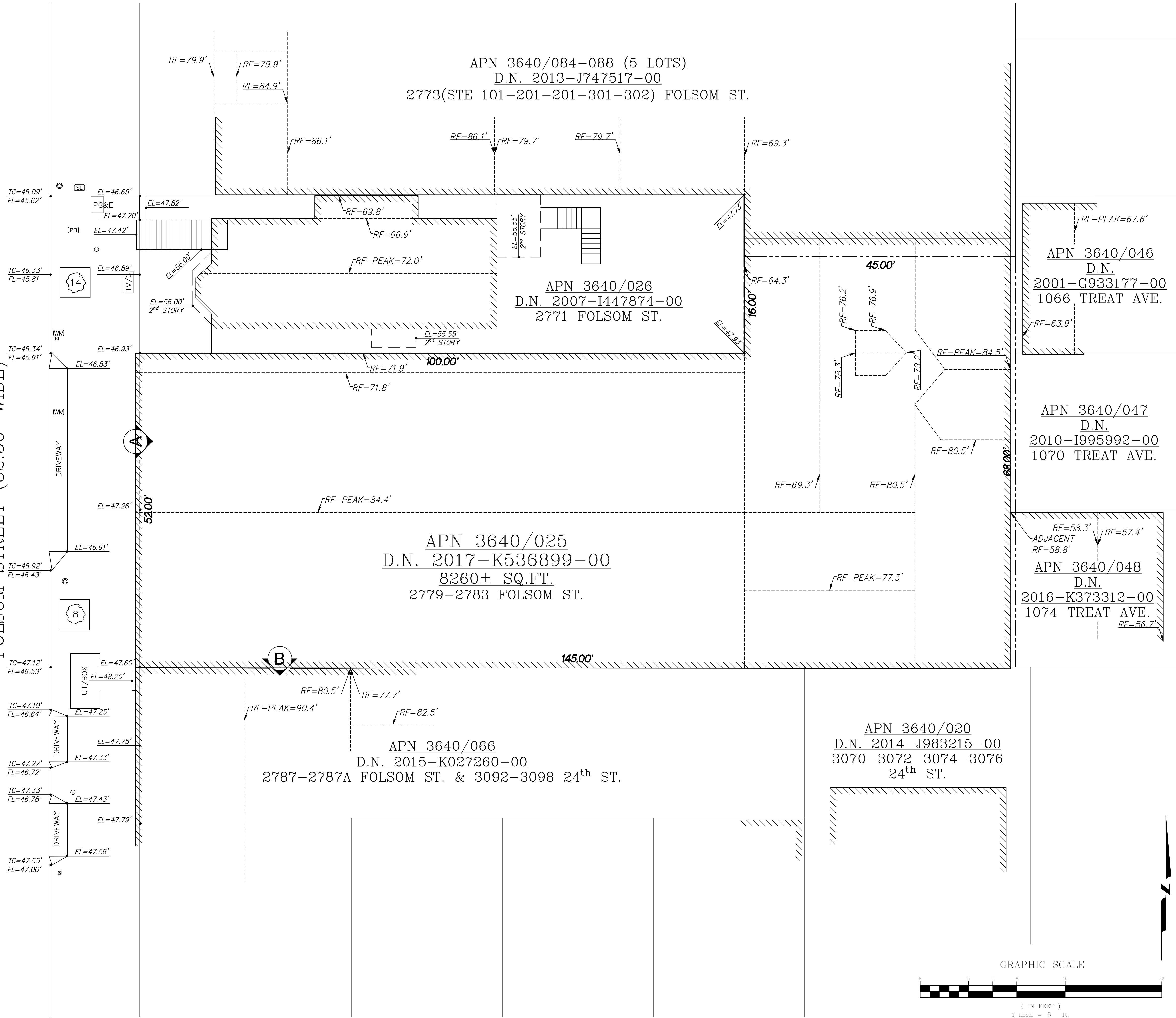
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SHEET NO.

A-0.3

FOLSOM STREET (82.50' WIDE)



- GENERAL NOTES:**
- ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
 - ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
 - THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY, JANUARY 10, 2018.
 - ELEVATIONS ARE BASED UPON SAN FRANCISCO CITY DATUM.
 - THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON RECORD INFORMATION FROM THE CURRENT DEED.

BOUNDARY SURVEY NOTE:
THE PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD INFORMATION AND FOR PLANNING PURPOSE ONLY. NO PROPERTY LINES OR POINTS WERE ESTABLISHED ON THIS SURVEY AND THE PROPERTY LINES SHOWN ON THIS MAP ARE NOT INTENDED TO BE A FINAL BOUNDARY SURVEY WHICH IS RECOMMENDED PRIOR TO ANY CONSTRUCTION.

LEGEND	
WM	WATER METER
O	GAS VALVE
S	SEWER CLEANOUT
SL	STREET LIGHT BOX
	BUILDING FOOTPRINT
PB	PACIFIC BELL
TV/C	TV-CABLE
UT/BOX	UTILITY BOX
	ROOF LINE
12	TREE WITH DIA.
TC	TOP OF CURB
FL	FLOW LINE
PG&E	PG&E VAULT/METERS
	TRAFFIC SIGN
APN	ASSESSOR'S PARCEL NUMBER
D.N.	DOCUMENT NUMBER
LEVEL-2	LEVEL-2
RF	ROOF ELEVATION
RF-PEAK	ROOF PEAK ELEVATION
	CONCRETE WALL
EL	GROUND ELEVATION

SURVEYOR'S STATEMENT
This map correctly represents a survey made by me at the request of Leo Cassidy in December of 2017.

Daniel J. Westover
Daniel J. Westover, P.L.S. 7779

Date: 05/13/2018

335 CLAREMONT BLVD., STE. 1
SAN FRANCISCO, CA 94127
(415) 242-5400
www.westoversurveying.com

WVS
WESTOVER
SURVEYING

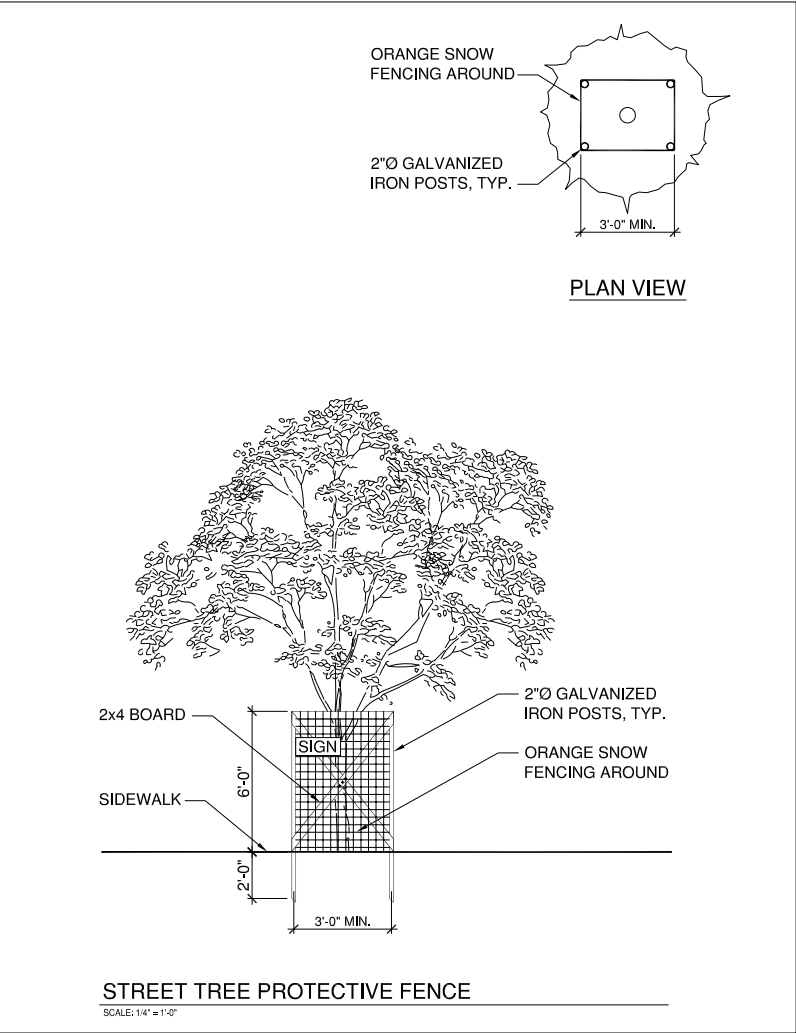
JOB NO.	
17069	
COMMENTS	
ADDED ROOF LINES	
NO. DATE	
1	05/13/2018
DRAWN BY: MA	
CHECKED BY: DJW	
DATE: 01/17/2018	
SCALE: 1"=8'	

SITE SURVEY	
2779-2783 FOLSOM STREET LOT 015 OF ASSESSORS BLOCK 3640 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA	

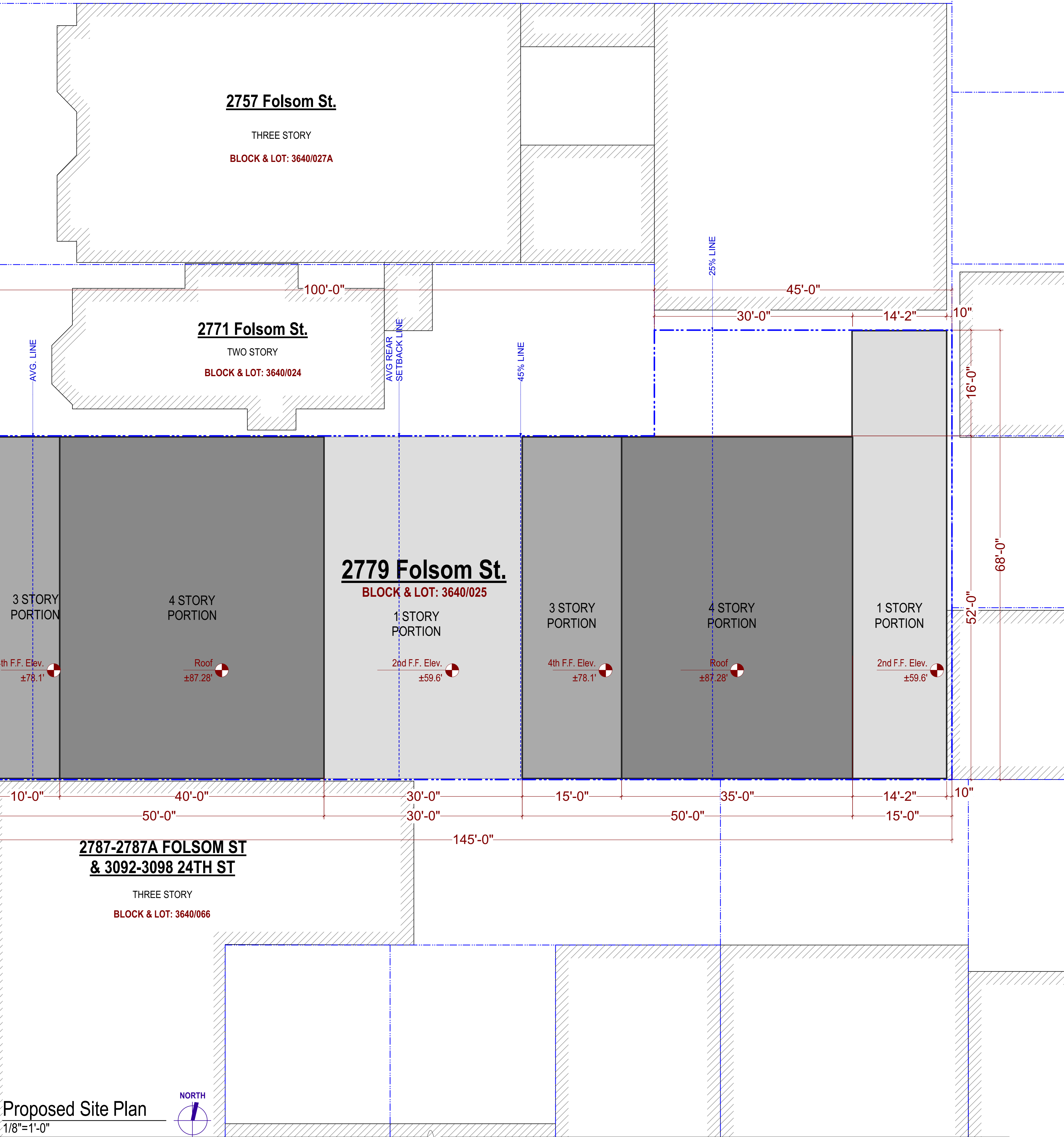
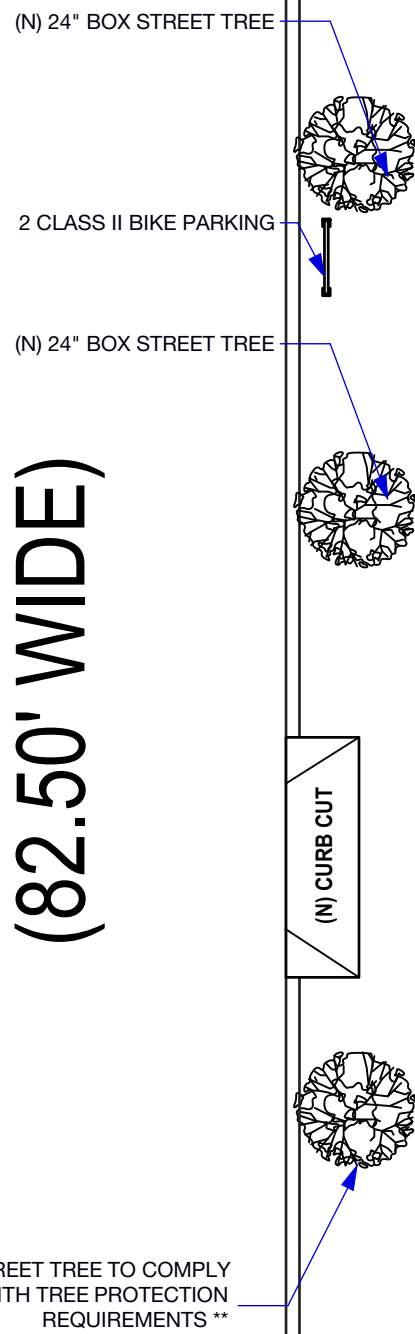
SHEET
1 OF 1

- ** Tree Protection Regs Per Site (see below)
- 1) 6' tall tree guard that perimeters the tree basin
 - 2) Composed of 2x4's
 - 3) Fences shall be mounted on 2" diameter galvanized iron posts, anchored into the soil on opposite corners of the guard driven into the ground to 2' depth
 - 4) If a large root may be impacted, the guard should be shifted to accommodate the preservation of that root
 - 5) Orange snow fencing placed around the tree guard
 - 6) Warning Signs of Tree Protection to become a part of the infrastructure through the entire construction process
 - 7) Fencing will be clearly marked with signage alerting construction personnel and the public to the TPZ (Tree protection zone)
 - 8) If these rules are not adhered to, fines and penalties could be incurred by the perpetrator

- ** Avoid the following activities within the Tree Protection Zone:
- 1) Machine excavation including trenching
 - 2) Storage of construction materials
 - 3) Chemical/concrete preparation
 - 4) Parking of any vehicles
 - 5) Refuelling
 - 6) Dumping of waste
 - 7) Washing and cleaning of equipment
 - 8) Stockpiling of soil/mulch/fill
 - 9) Lighting of fires
 - 10) Soil grade changes
 - 11) Any other physical damage, caused above and below ground, to the tree



FOLSOM STREET
(82.50' WIDE)



PROJECT NAME

2779 Folsom St.
SAN FRANCISCO, CA



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SHEET TITLE

(N) Site Plan

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SHEET NO.

A-1.2



Existing Front Perspective
NTS



Existing Front Perspective
NTS



Proposed Front Perspective
NTS



Proposed Front Perspective
NTS

PROJECT NAME

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3D Illustration (1)

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SHEET NO.

A-1.3

A

B

C

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B

C

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3D Illustration (2)

D

E

F

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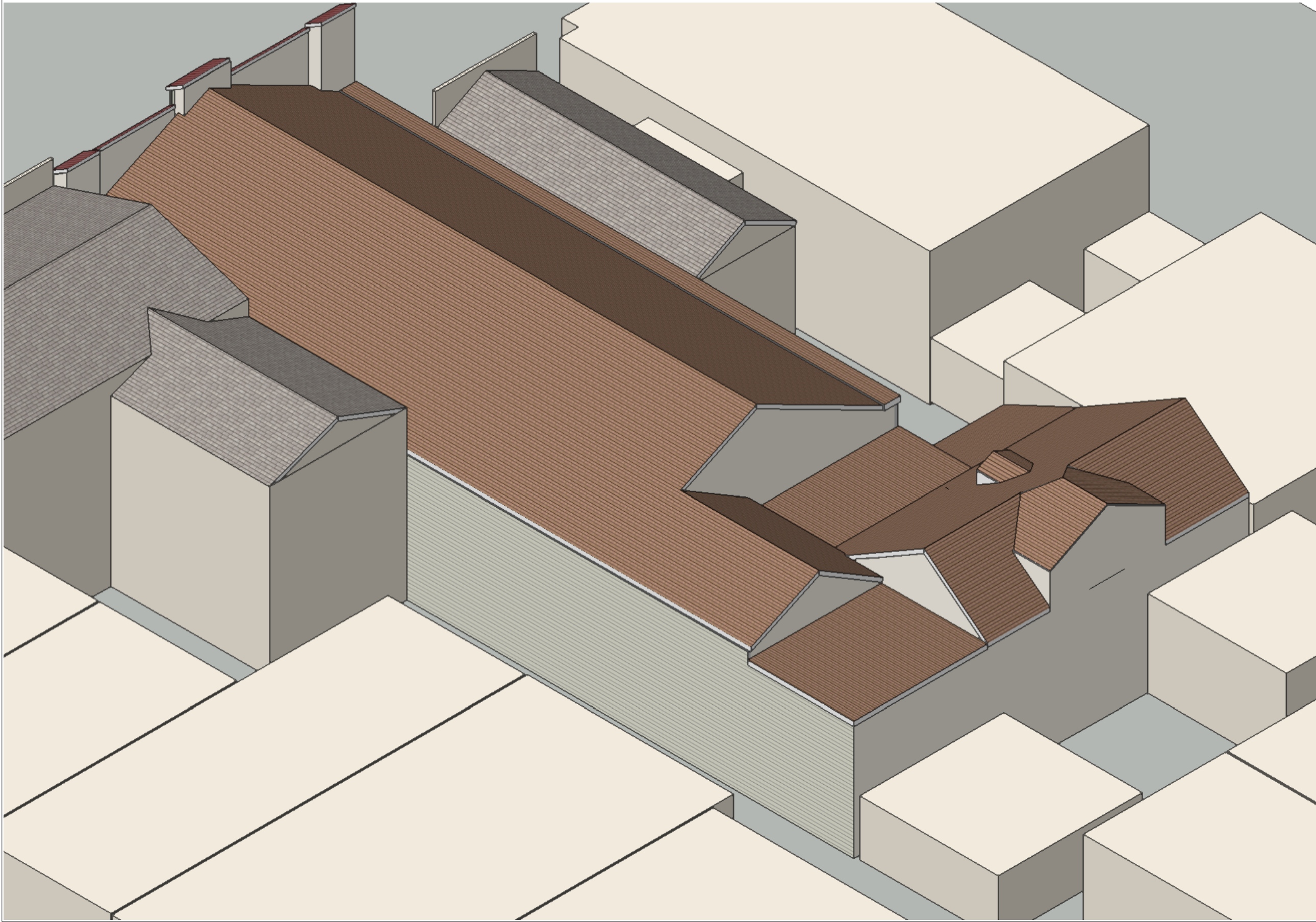
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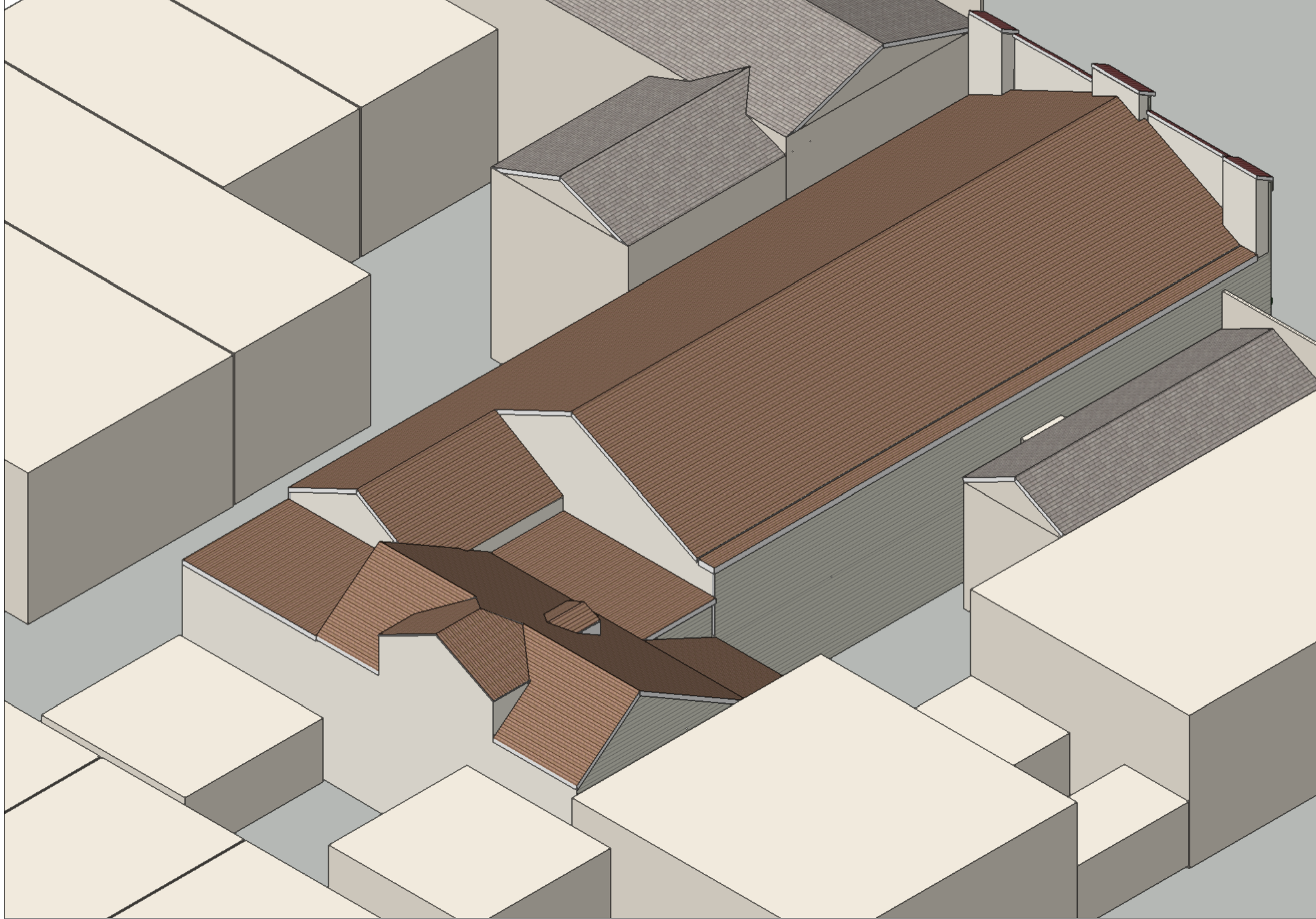
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SHEET NO.

A-1.4



Existing Rear Perspective
NTS



Existing Rear Perspective
NTS



Proposed Rear Perspective
NTS

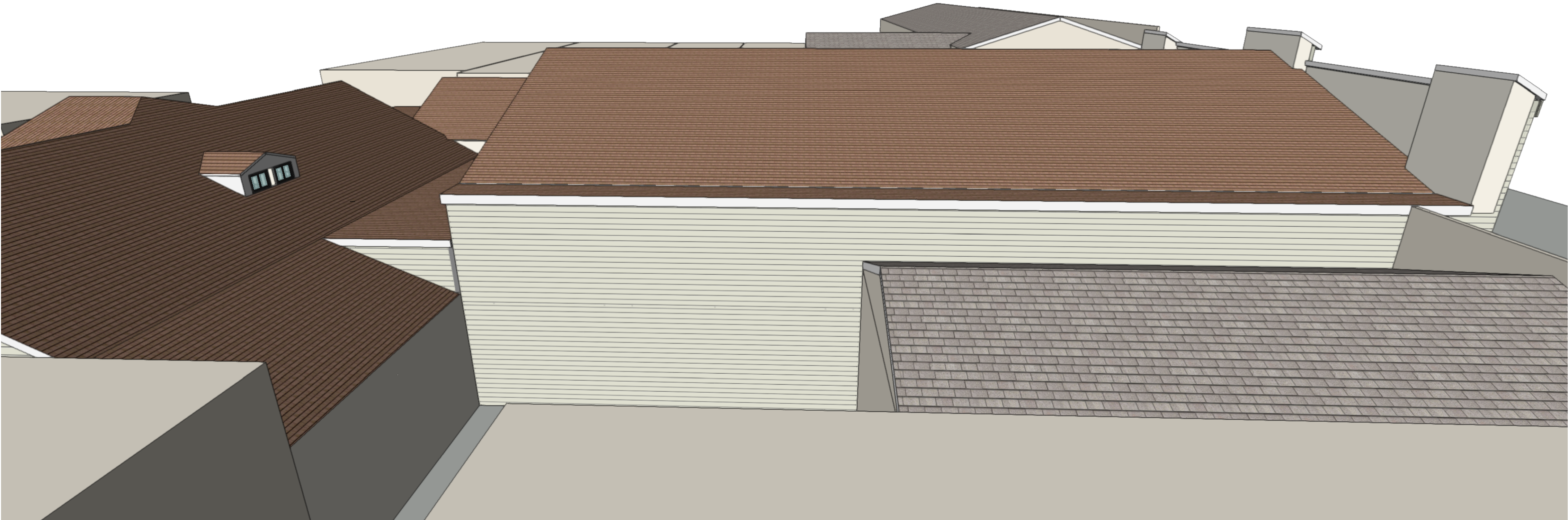


Proposed Rear Perspective
NTS

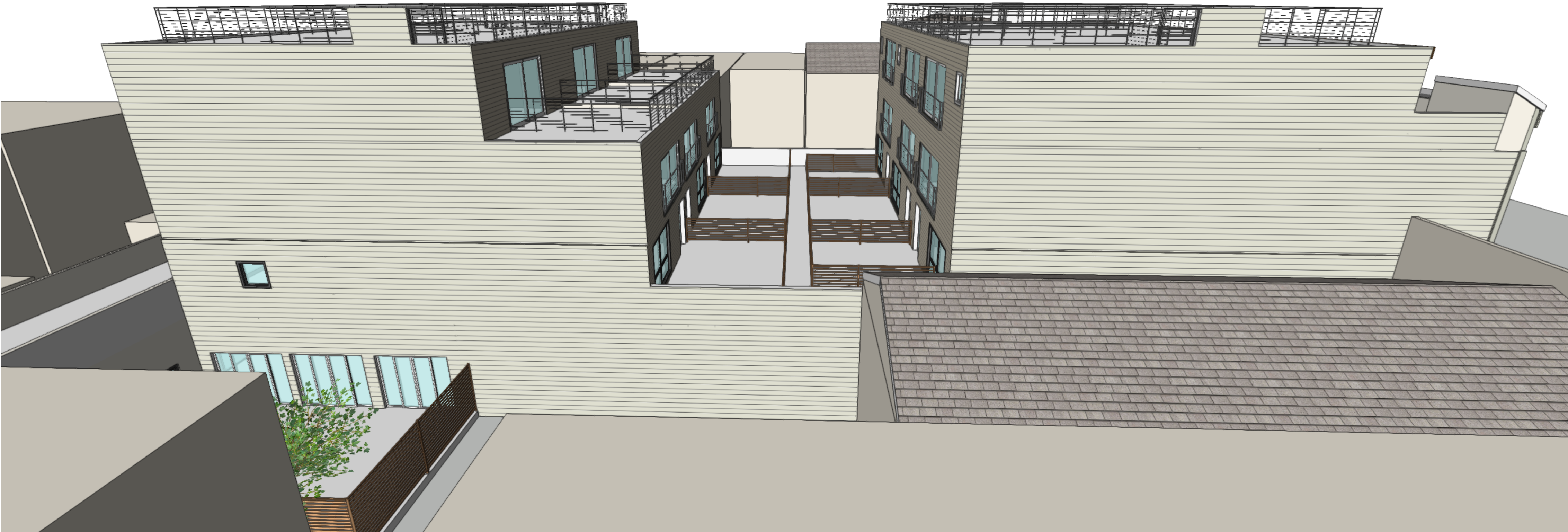
F

E

D



Existing 3-D Perspective View
NTS



Proposed 3-D Perspective View
NTS

PROJECT NAME

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3D Illustration (5)

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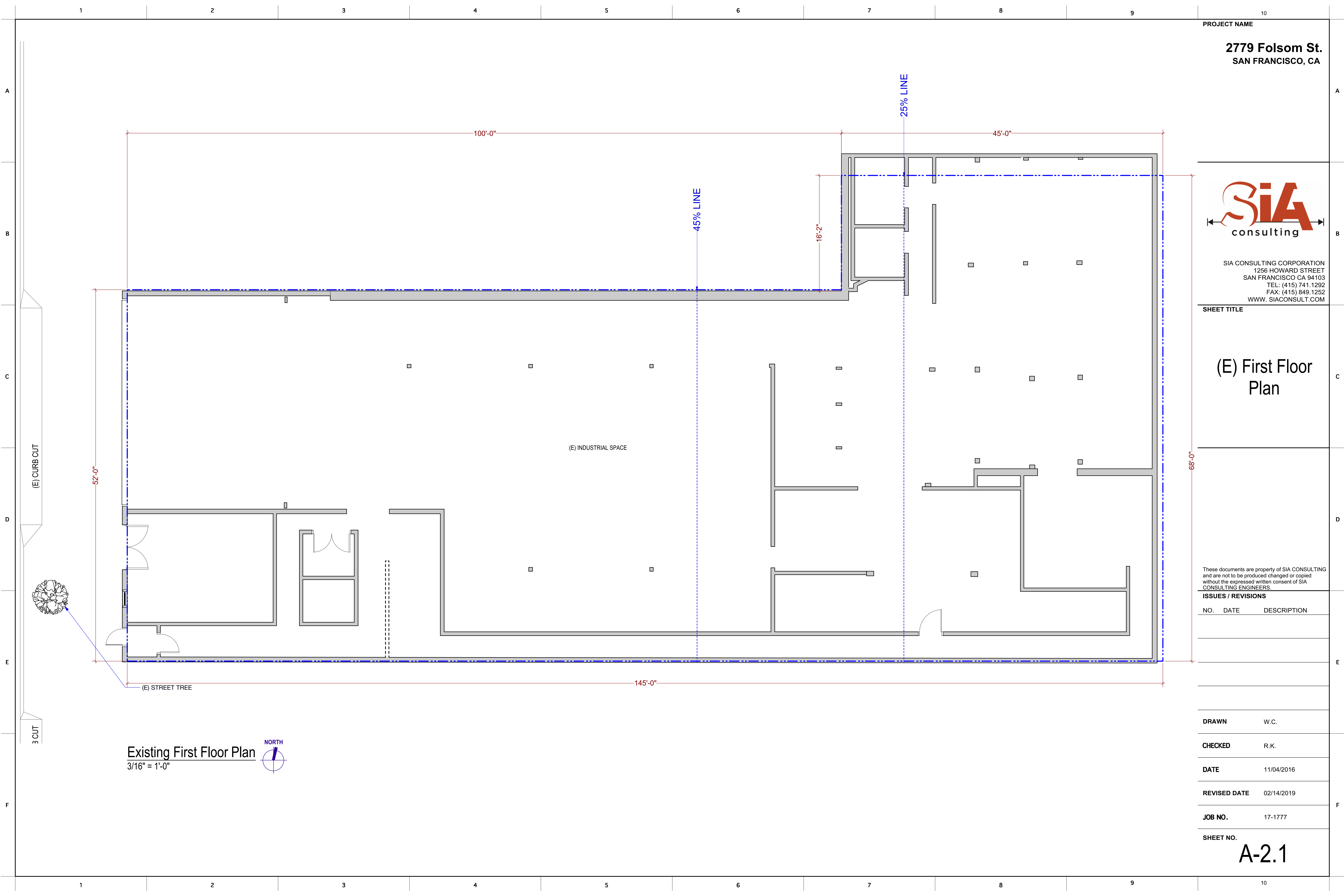
DATE	11/04/2016
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SHEET NO.

A-1.7



PROJECT NAME

2779 Folsom St.
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SHEET TITLE

(E) First Floor
Plan

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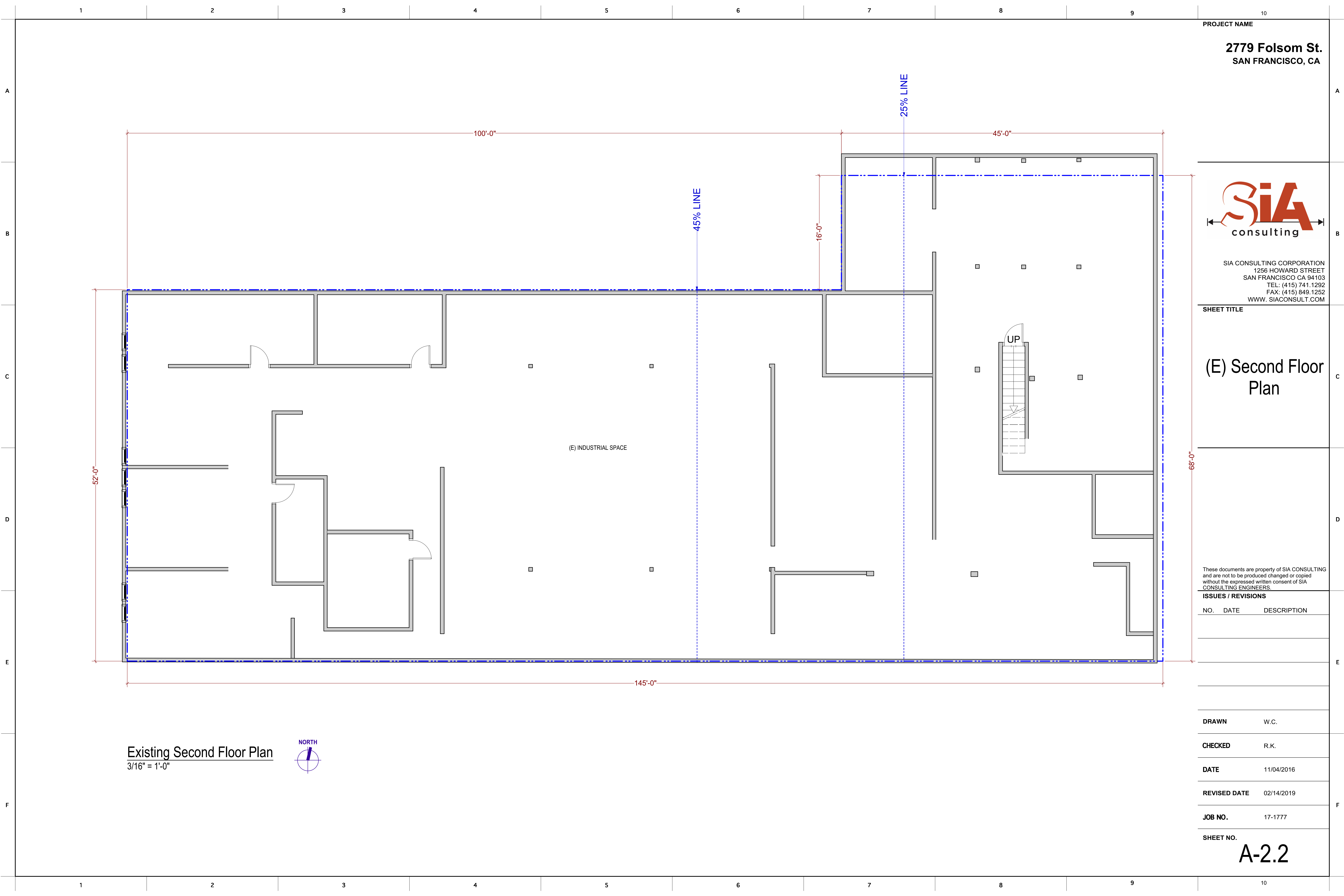
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A-2.1



PROJECT NAME

2779 Folsom St.
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SHEET TITLE

**(E) Second Floor
Plan**

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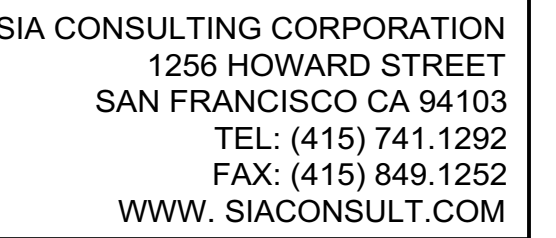
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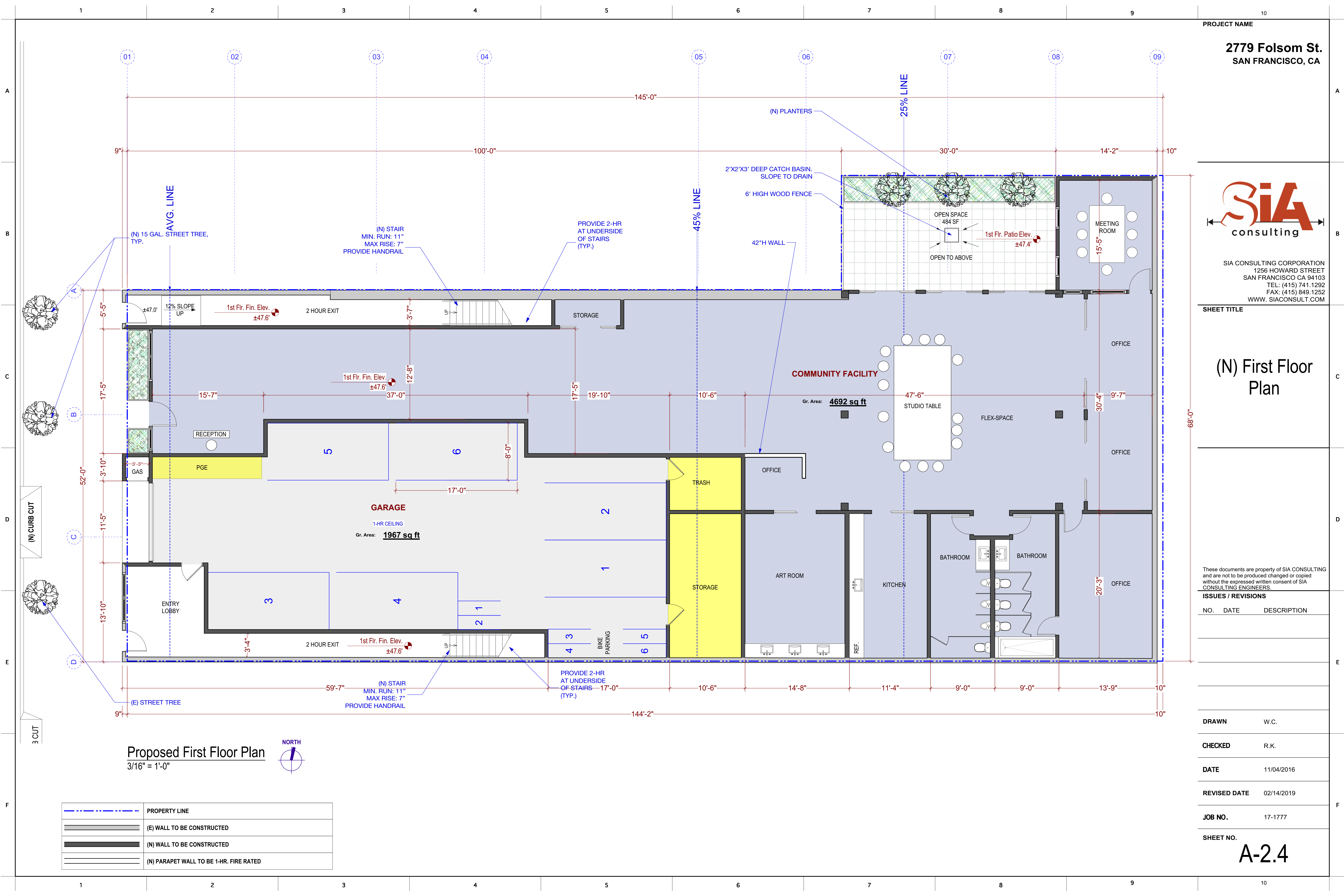
(E) Thurd Floor
Plan

ISSUES / REVISIONS

SHEET NO.

A-2.3





PROJECT NAME

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SHEET TITLE

(N) First Floor
Plan

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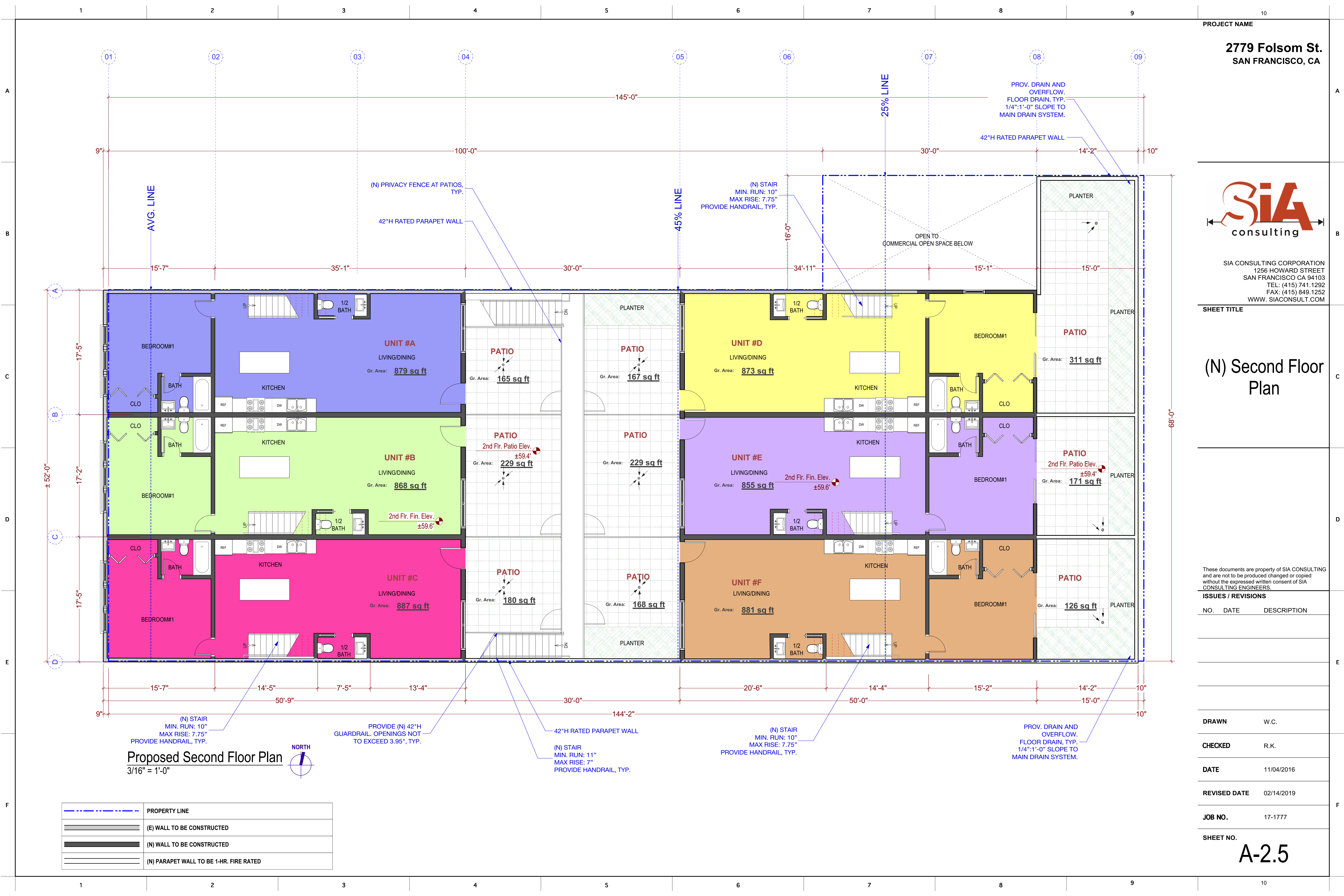
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REVISED DATE 02/14/2019

JOB NO. 17-1777

SHEET NO.

A-2.4



PROJECT NAME

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SHEET TITLE

(N) Second Floor Plan

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PROJECT NAME

2779 Folsom St.
SAN FRANCISCO, CA



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SHEET TITLE

(N) Third Floor
Plan

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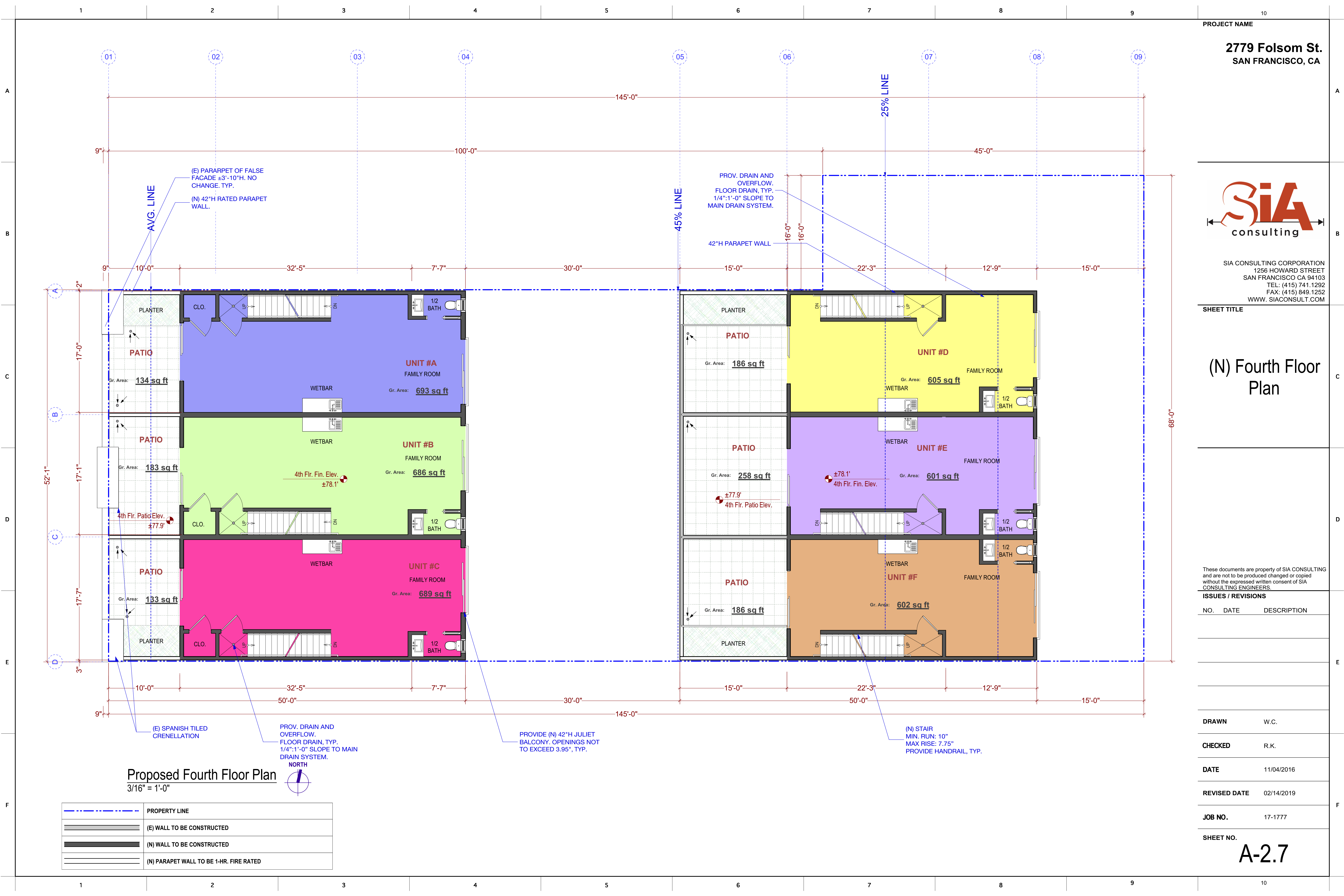
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JOB NO.	17-1777
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PROJECT NAME

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SHEET TITLE

(N) Fourth Floor
Plan

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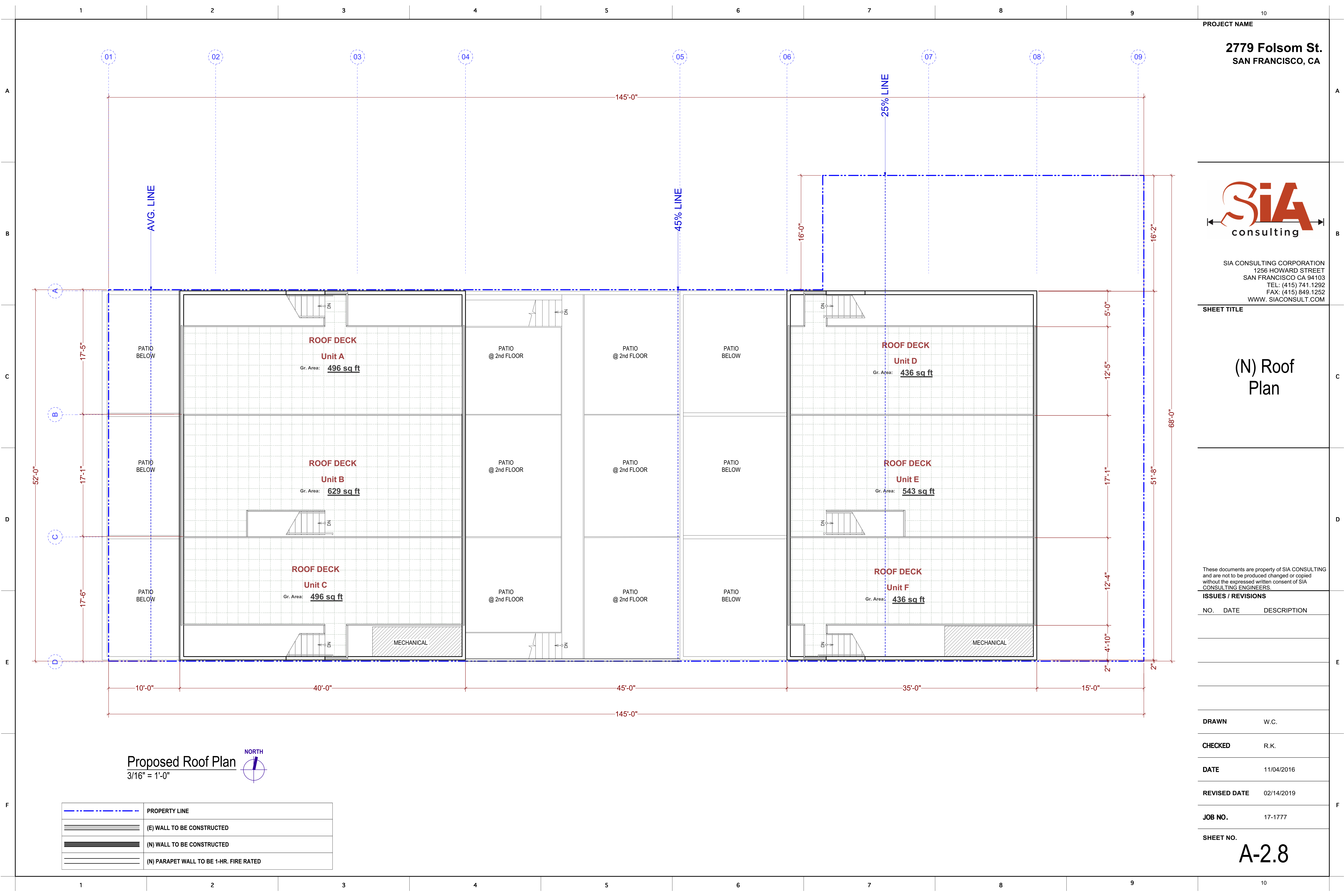
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SHEET NO.	
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A-2.7



Proposed Roof Plan
3/16" = 1'-0"

	PROPERTY LINE
	(E) WALL TO BE CONSTRUCTED
	(N) WALL TO BE CONSTRUCTED
	(N) PARAPET WALL TO BE 1-HR. FIRE RATED

PROJECT NAME

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SHEET TITLE

(N) Roof
Plan

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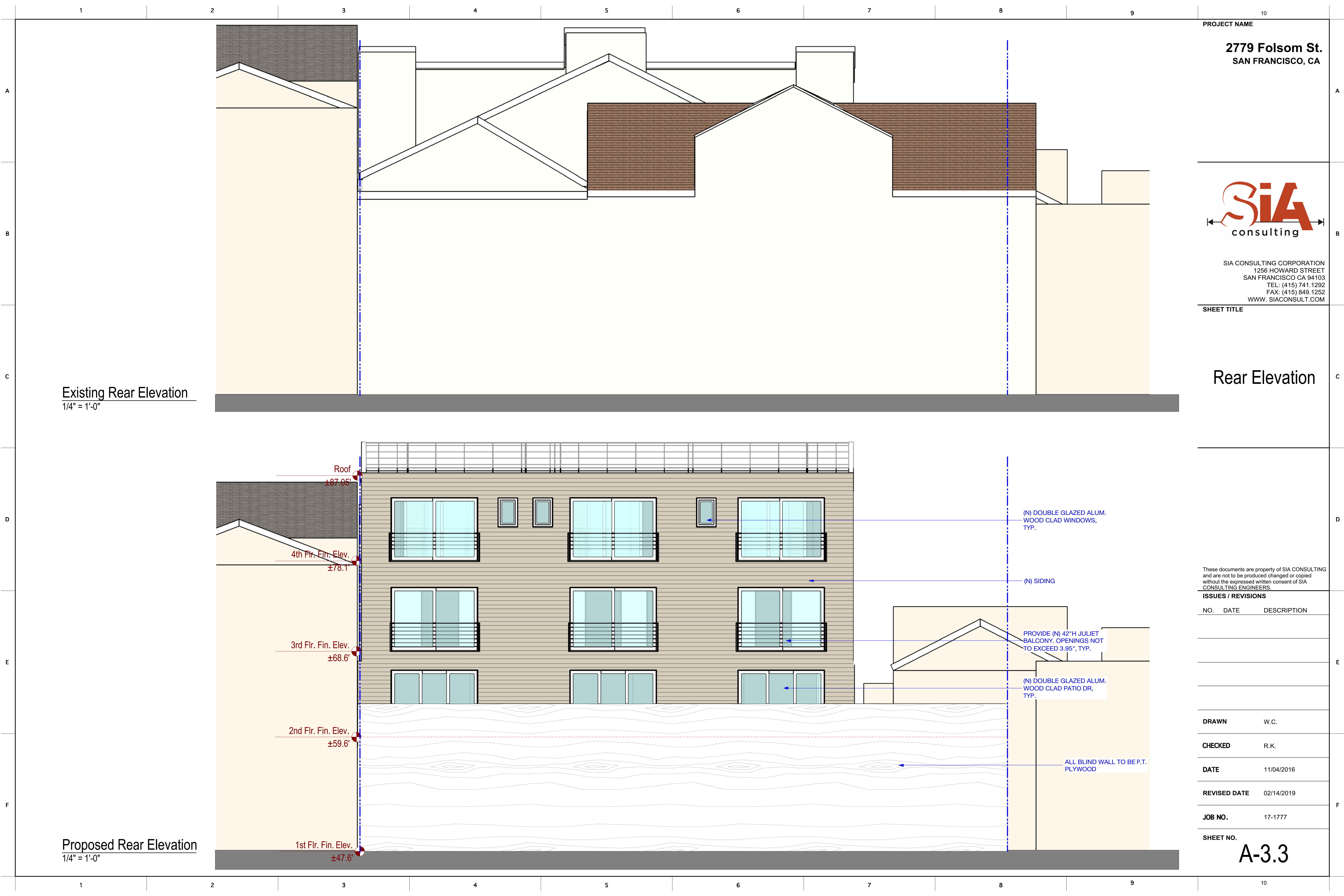
JOB NO.	17-1777
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SHEET NO.

A-2.8



A-3.1



Existing Rear Elevation
1/4" = 1'-0"

Proposed Rear Elevation
1/4" = 1'-0"

PROJECT NAME

2779 Folsom St.
SAN FRANCISCO, CA



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SHEET TITLE

Rear Elevation

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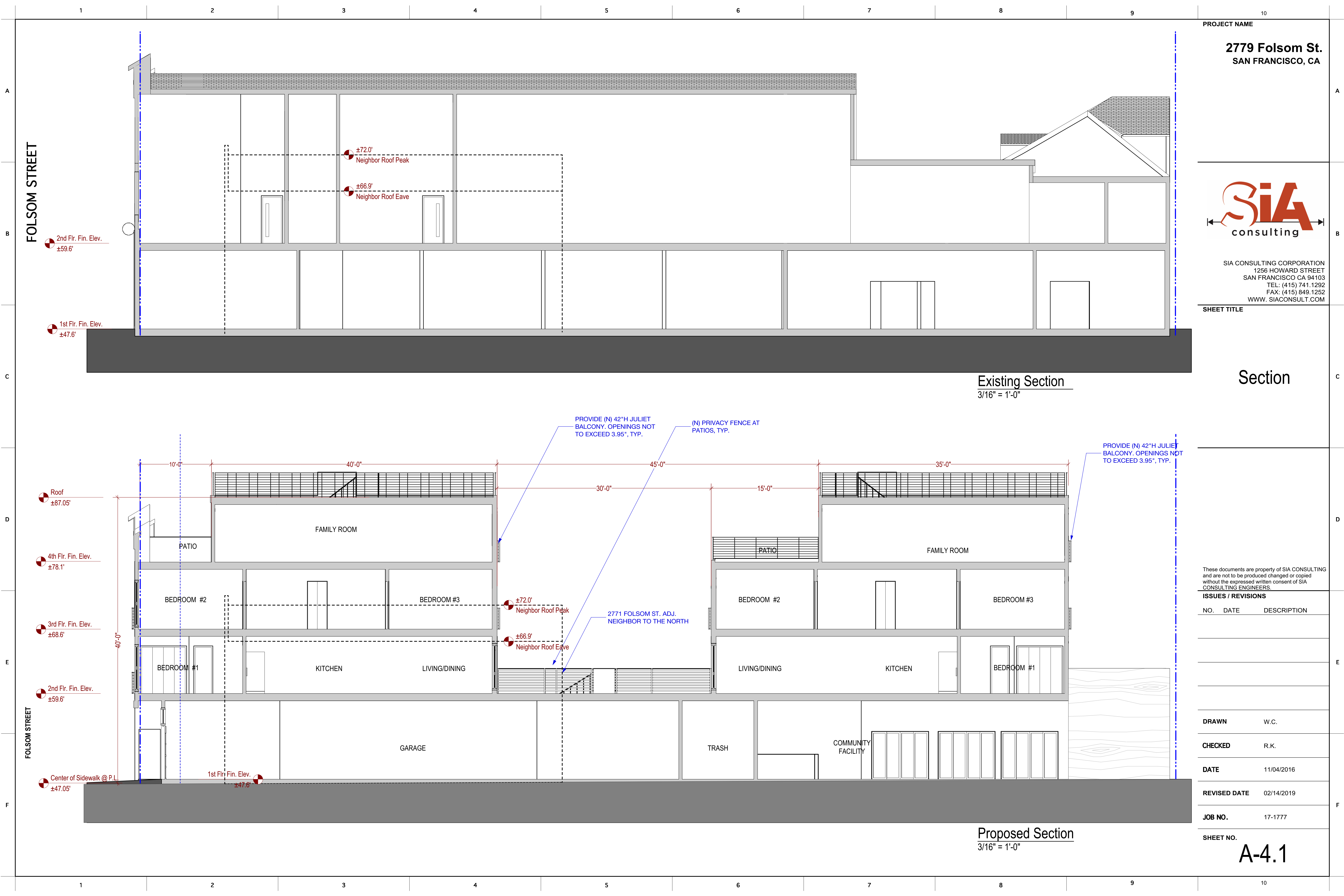
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A-3.3



PROJECT NAME

2779 Folsom St.
SAN FRANCISCO, CA



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SHEET TITLE

Section

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JOB NO.	17-1777
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SHEET NO.

A-4.1



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2779 FOLSOM STREET		3640/025
Case No.		Permit No.
2018-003324ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conversion of existing building to a mixed use commercial and residential building. The proposed project would include a horizontal and vertical addition. The project would be approximately 21,399 square feet and 40 feet in height, add 6 residential units and approximately 4,566 square feet of commercial space.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Laura Lynch
Maher enrollment 2/8/2018

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Laura Lynch 03/20/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
2779 FOLSOM STREET		3640/025
Case No.	Previous Building Permit No.	New Building Permit No.
2018-003324PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

Land Use Data

Conditional Use Authorization & Variance
Hearing

Case Nos. 2018-003324CUAVAR

2779 Folsom Street



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 2779 FOLSOM ST
RECORD NO.: 2018-003324PRJ

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	1,967	1,967
Residential GSF	0	14,093	14,093
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	17,914	0	-17,914
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	4,672	4,672
Usable Open Space	0	6,599	6,599
Public Open Space	0	0	0
Other (Circulation & Garage Utility Storage)	0	982	982
TOTAL GSF			21,714
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	6	6
Dwelling Units - Total	0	6	6
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	2	2	4
Parking Spaces	0	6	6
Loading Spaces	0	0	0
Bicycle Spaces	0	8	8
Car Share Spaces	0	0	0
Other ()			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	0	6	6
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

```
lot83 into lots91&92 for 2005 roll
lot82 into lots89&90 for 2005 roll
lot65 into lots93&94 for 2007 roll
lot9C into lots95&96 for 2008 roll
```

FOLSOM

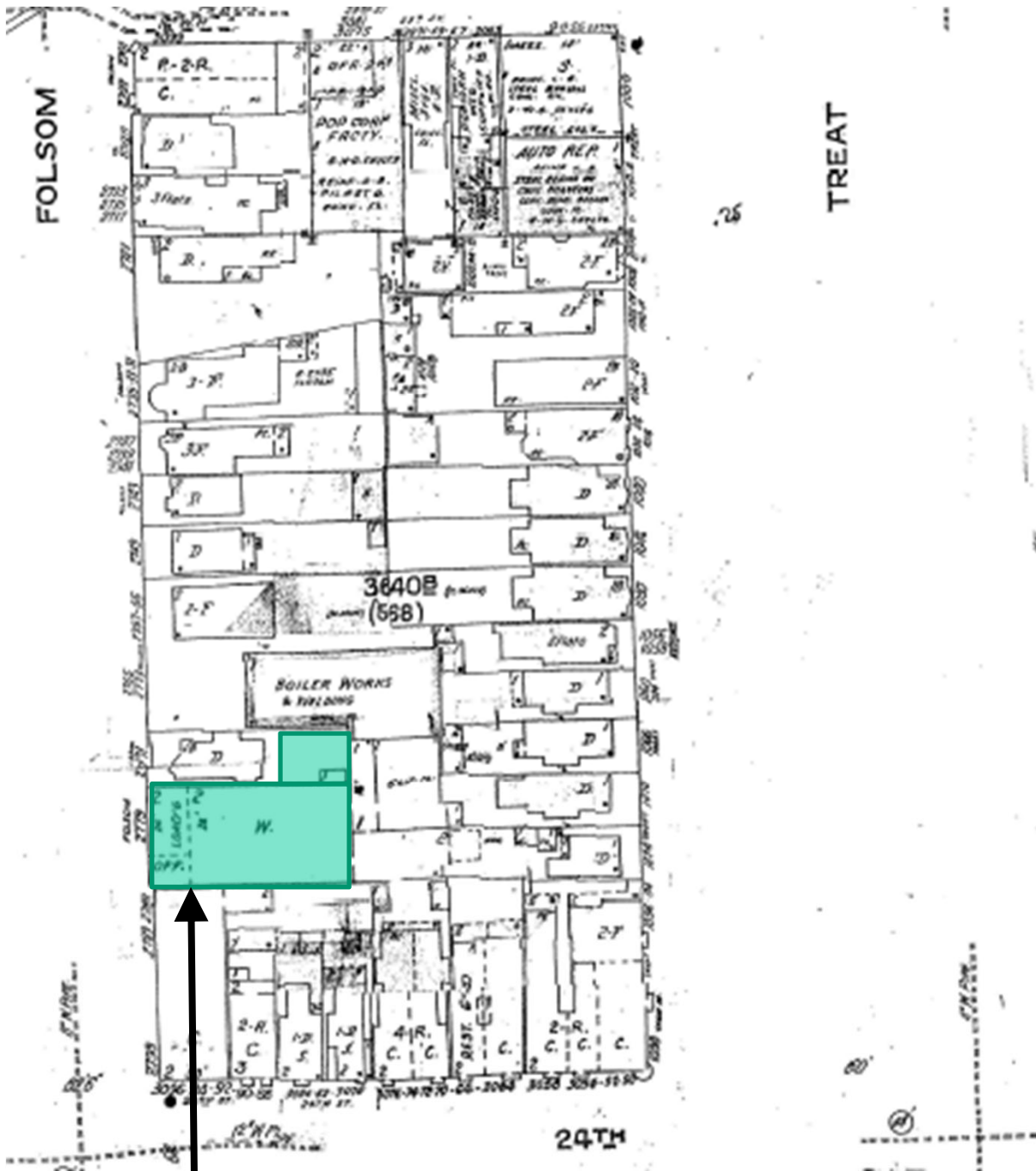
TREAT AVE.

24TH



2779 Folsom Street

Sanborn Map*



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

SUBJECT PROPERTY

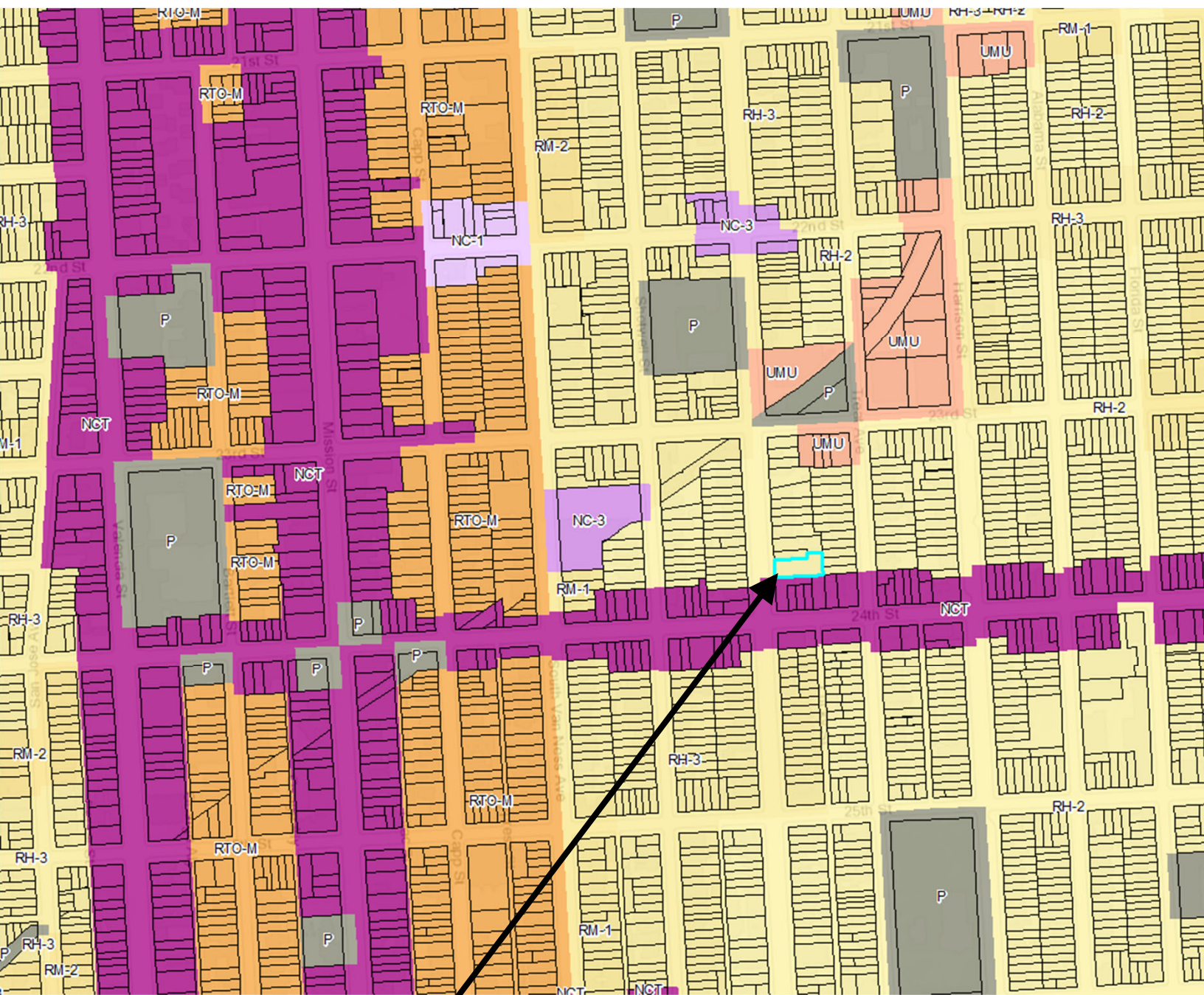
Conditional Use Authorization & Variance
Hearing

Case Nos. 2018-003324CUAVAR

2779 Folsom Street



Zoning Map



SUBJECT PROPERTY

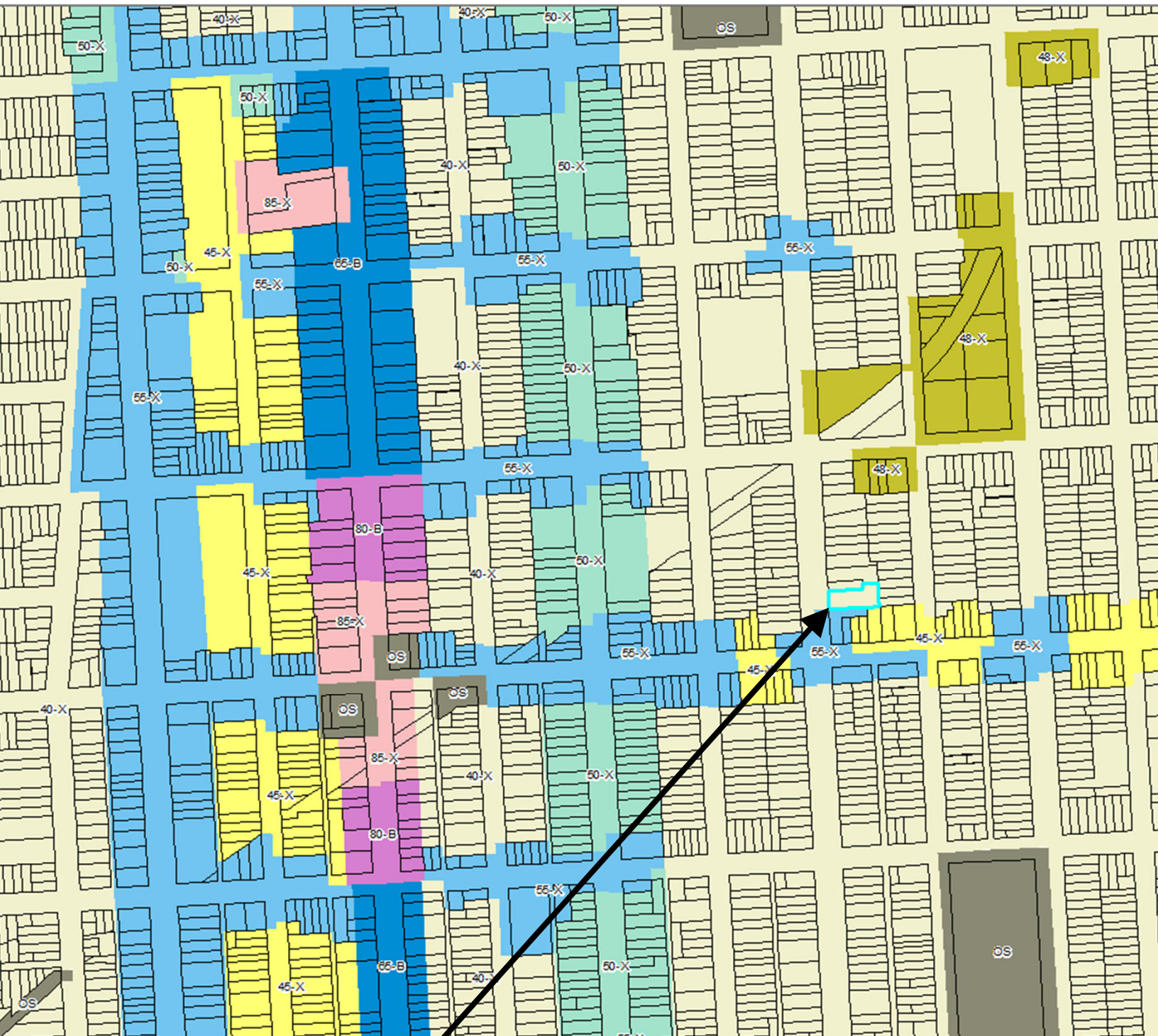
Conditional Use Authorization & Variance
Hearing

Case Nos. 2018-003324CUAVAR

2779 Folsom Street



Height & Bulk Map



SUBJECT PROPERTY

Conditional Use Authorization & Variance
Hearing

Case Nos. 2018-003324CUAVAR

2779 Folsom Street



Aerial Photographs of 2779 Folsom Street



PROJECT SITE

Conditional Use Authorization & Variance
Hearing

Case Nos. 2018-003324CUAVAR

2779 Folsom Street

Site Photographs of 2779 Folsom Street from Folsom Street



PROJECT SITE

Conditional Use Authorization & Variance
Hearing

Case Nos. 2018-003324CUAVAR

2779 Folsom Street

Project Sponsor Submittal: Project Sponsor's Brief prepared by Ryan Patterson

Conditional Use Authorization & Variance
Hearing

Case Nos. 2018-003324CUAVAR

2779 Folsom Street

ZACKS, FREEDMAN & PATTERSON

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February 15, 2019

VIA U.S. MAIL AND EMAIL

President Myrna Melgar
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 2779 Folsom Street, San Francisco
Application for Conditional Use Authorization and Variance

Dear President Melgar and Planning Commissioners:

This Project will transform a vacant industrial building into six family-sized housing units and a Community Facility (Galería de la Raza) at 2779 Folsom Street.

The Property is a large RH-2 lot in the Calle 24 Special Use District. The existing industrial building occupies the entire lot. The Project proposes a four-story, mixed-use building that includes six three-bedroom units on the upper floors and a Community Facility on the ground floor. The Project will preserve the façade of the existing building, which is more than 100 years old (although it is not a historic resource, per the Categorical Exemption determination issued by Planning on March 20, 2018). The Project will remove existing walls that block light and airflow to adjacent neighbors, and replace them with a courtyard in the middle of the lot – at a much lower elevation than the existing building. This will significantly improve the neighbors' access to light and air, as their rear yards are presently boxed in by the existing structure's mass.

The Project Sponsor seeks Conditional Use to construct six dwelling units in an RH-2 zoning district, and for the proposed Community Facility use – namely, providing a new permanent home for Galería de la Raza. Galería de la Raza is an invaluable cultural institution in the Mission, and it recently lost its long-term lease on 24th Street. **The Project Sponsor has agreed to donate approximately 4,692 square feet on the ground floor and a 485-square-foot private patio to Galería de la Raza, for the operation of a community center at the ground floor of the Property.**

The applications should be granted because the Project will create needed housing and activate a neighborhood-serving Community Facility on the ground floor. The requested Variance is required to create openness at the center of the existing mass, in order to provide light and air to the adjacent properties' yards. Due to the lack of a consistent mid-block pattern, neighbors' yards meet at the center of the Project Site rather than its rear.

In response to comments from the Residential Design Advisory Team, the Project has been revised to eliminate solid parapets that were initially proposed on the fourth floor. This will significantly open up the courtyard space at the center of the Project and reduce the building's mass as it presents to the adjacent neighbors. While RDAT had requested a fourth-floor mass reduction at the *east* side of the courtyard, that would have eliminated significant living space from the units – reducing their suitability for family use. The Project Sponsor instead proposes to accomplish the same objective by opening up a significant area of parapet walls at the fourth floor on the *west* side of the courtyard. Given the Project Sponsor's agreement to donate the ground floor to Galería de la Raza for community use, as an economic reality, adequate living space must be provided elsewhere in the building to make the Project feasible.

The Project Sponsor has consulted extensively with neighbors and community groups – for more than two years – to develop a thoughtfully designed, community-focused project. Indeed, the Project is widely supported by the community. The Project satisfies all Planning Code criteria for Conditional Use and a Variance, and it should be approved.

Conditional Use Authorization Should be Granted for the Project

Conditional Use is required to build six residential units and authorize a Community Facility use on the ground floor.

The Property is located in an RH-2 zoning district. The Planning Code allows one unit per 1,500 square feet to be built on an RH-2 lot as a conditional use. (Planning Code § 207, Planning Code Table 209.1). This allows six units to be built at the Property.¹ That is, where, as here, a lot is unusually large relative to ordinary RH-2 lots, the Code allows more units to be built on the lot. The CUA will allow the Project Sponsor to provide more housing – of great importance given our current housing crisis.

The Code also allows Community Facility uses in this district as a conditional use. A “Community Facility” is:

An Institutional Community Use that includes community clubhouses, neighborhood centers, community cultural centers, or other community facilities not publicly owned but open for public use in which the chief activity is not carried on as a gainful business and whose chief function is the gathering

¹ The project lot size, divided by 1500, results in 5.506 units being allowed as a Conditional Use. Planning Code § 207(b)(1) provides that “a remaining fraction of one-half or more of the minimum of lot area per Dwelling Unit shall be adjusted upward to the next higher whole number of Dwelling Units.” That is, the Project is allowed six units.

of persons from the immediate neighborhood in a structure for the purposes of recreation, culture, social interaction, health care, or education

(Planning Code § 102.)

The Project proposes a Community Facility use by Galería de la Raza, a non-profit community-based arts organization that recently lost its longtime lease on 24th Street. The Project Sponsor has entered into an agreement with Calle 24 to donate the ground floor space to Calle 24 or its designee for use by Galería de la Raza.

Galería de la Raza will be an important community center. The space will be activated with community gatherings, free educational workshops, youth mentorship, art/music programming, and social events for queer and Latinx community groups. Galería de la Raza's mission "is to foster public awareness and appreciation of Chicano/Latino art and serve as a laboratory where artists can both explore contemporary issues in art, culture and civic society, and advance intercultural dialogue." This use is undoubtedly positive for the community. **The Project will give the Galería – a vital cultural institution in the Mission – a free, permanent home.**

This use is consistent with the purpose of the Calle 24 Special Use District to "preserve the prevailing neighborhood character of the Calle 24 Latino Cultural District." (Planning Code § 249.59.) The Calle 24 SUD specifically promotes "the production or offerings of local or Latino artwork, arts activities, and crafts by retaining, developing, promoting, or offering these within the Calle 24 Special Use District." (Planning Code § 249.59(b)(2).) The Project advances this purpose by donating a permanent space to Galería de la Raza.

The Project satisfies all of the Planning Code § 303 criteria for CUA, as outlined in the Project application materials.

A Variance is Necessary and Appropriate

The Planning Code ordinarily requires a lot depth of 45 percent, or the average of the adjacent neighbors, in an RH-2 zoning district. (Planning Code § 130, 134, 209.1.) However, the existing building at the Property occupies the entire lot, including the required rear yard setback area. The Project proposes to create an interior courtyard, providing open space and improved access to light and air for the adjacent neighbors. This will be a significant improvement for the neighboring properties. Because their yards run alongside the center of the Project Site, this requires a variance from the rear yard setback requirement.

The Project satisfies the requirements of Planning Code § 305(c). The Property is unusually large relative to typical RH-2 zoned lots, and the adjacent lots are significantly shallower, which means it is not possible to use averaging. In these circumstances, strict

enforcement of the Code would create an unnecessary hardship for the Subject Property *and* the adjacent neighbors. The subject block also lacks a consistent pattern of mid-block open space, and numerous lots on the subject block contain rear-yard structures. This means the Code's objectives are best achieved in this location by creating open space at the center of the Property, for the neighbors' benefit.

To wit, if the Project were required to comply with the 45% rule, the Project would block light and airflow to adjacent neighbors because it would concentrate the mass of the building toward the front of the lot, adjacent to the neighbors' rear yards. Instead, the Project proposes to create a large area of open space in the middle of the lot, providing more light and airflow to the neighboring properties than currently exists. The adjacent neighbors' rear yards are currently boxed in by the existing industrial building. This space will be opened up by the Project, as the central courtyard will sit at a significantly lower elevation than the existing industrial structure – **a reduction of approximately 21 feet**. And in response to RDAT comments, the Project Sponsor has removed solid parapet walls at the fourth floor of the Project, which further opens up this space.

Granting the variance is consistent with the general purpose and intent of the Planning Code and will not adversely affect the Master Plan. The variance promotes the development of housing that is suitable for families, as required by the City's Housing Element and the Mission Area Plan.

Conclusion

This Project will provide much-needed housing and a tremendous community benefit for the Mission, and it is widely supported by the community. We respectfully request approval.

Very truly yours,

ZACKS, FREEDMAN & PATTERSON, PC



Ryan J. Patterson
Attorneys for 2779 Folsom Street, LLC

**ATTACHMENT TO CU APPLICATION
2779 Folsom Street**

PROJECT DESCRIPTION AND CONDITIONAL USE REQUEST.

Lot 025 in Assessor's Book 3640 (the "Property") is approximately 8,260 square feet in area. The Property is located on the east side of Folsom Street and is bounded by 23rd Street to the north, Treat Avenue to the east, and 24th Street to the south. The Property is currently improved with a 2-story building occupying the entire lot. The Property is located within the Residential House, Two Family ("RH-2") Zoning District, the Mission Area Plan, and a 40-X Height and Bulk District. The Property is an L-shaped lot that is 145 feet deep with a 52-foot frontage on Folsom Street.

The proposed project (the "Project") includes expanding the existing 2-story warehouse into a 4-story building with 6 dwelling units with community facility use and parking at the ground floor. The 6 dwelling units are all four-bedroom units. The ground floor community facility space will be provided to Calle 24 Latino Cultural District Council ("Calle 24") to provide a permanent space for Galeria de la Raza. This Project requires Conditional Use Authorization for the following: to exceed the base dwelling unit density limit for the RH-2 Zoning District (up to a density limit of 1 per 1,500 square feet lot area) set forth in Planning Code Sections 207 and 209.1 of the Planning Code; and to provide community facility use set forth in Planning Code Section 102 and Section Table 209.1

A. SECTION 303 CONDITIONAL USE FINDINGS.

Under Planning Code Section 303(c), the Planning Commission shall approve the application and authorize a Conditional Use if the facts presented establish the following:

- 1. That 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 RH Zoning District is intended to recognize, protect, conserve, and enhance areas characterized by dwellings. Such areas tend to have similar building styles and predominately contain large units suitable for family occupancy and considerable open space. Moreover, specific to the RH-2 Zoning District, buildings are finely scaled and usually do not exceed 40 feet in height. The nearby area features primarily residential buildings, which are multiple stories in height. The Project proposes a primarily residential building that is only 4 stories tall. Further, despite not being an historic resource, the Property is 123 years old and consistent with the surrounding block where over 80 percent of the buildings were constructed prior to 1910. Accordingly, the Project is consistent with and respects the neighborhood character by providing a well-designed building.

Moreover, the Project is necessary and desirable because it will replace a vacant building with a sought-after residential use within a zoning district intended to not only preserve but also enhance such uses. Specifically, the Project will create 6 new family-sized units at a time of high housing demand.

**ATTACHMENT TO CU APPLICATION
2779 Folsom Street**

- 2. That 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 injuries to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:**

- (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.**

The Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the neighborhood due to its proposed size, shape, and arrangement. Rather, the Project's size and shape is in conformity with neighboring properties and is enhanced from its existing size and shape.

First, the Property is currently a non-conforming building with full lot coverage. The Project will maintain the existing height at the street, which is slightly shorter than the neighbor to the south. The Project's third floor is created within the existing building envelope. The fourth floor addition is setback by approximately 18 feet and 6 inches.

Second, the surrounding properties within this specific neighborhood of the RH-2 Zoning District primarily consist of residential buildings that are multiple stories in height. Particularly, the Property is adjacent to a 3-story residential building. Also on the block and directly across the street from the Property, are multiple 3-story buildings. Accordingly, the Project's 4-story height with the top floor setback by approximately 18 feet 6 inches, it is well within the surrounding properties. Moreover, the Project is consistent with the residential fabric of this mostly residential neighborhood because it adds 6 family-sized units.

Lastly, the Project is sensitively designed to minimize impacts on adjacent residences. While not an historic resource, the existing building at the Property was constructed in 1895, similar to the other buildings on this block. Preserving the existing building is critical in maintaining the Project's consistency with the existing arrangement of the neighborhood.

For these reasons, the Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the 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.**

**ATTACHMENT TO CU APPLICATION
2779 Folsom Street**

The Project includes a parking garage with 6 vehicular parking spaces. Additionally, 6 bicycle parking spaces will be provided. Thus, any minimal impacted traffic patterns in the neighborhood resulting from the addition of 6 dwelling units will be negated by the provided vehicular and bicycle parking spaces.

Moreover, the Property is well-served by public transit. The 12, 27, 48, and 67 Muni bus lines are all within one block of the Property. The 24th Street Mission BART station is only a few blocks from the Property. Accordingly, the Project will minimally affect any demand for off-street parking and the Project will not have a detrimental effect on accessibility and traffic patterns.

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

The proposed building with dwelling units will not produce noxious or offensive emissions such as noise, glare, dust, or odor. Any noise or dust that may result from construction-related activities is code-compliant and temporary.

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

The Property will be thoughtfully landscaped and provide useable open space as required by the Planning Code and encouraged by the RH-2 Zoning District. Specifically, the Project includes a courtyard and private patios. It has approximately 4,709 square feet of open space and approximately 1,881 square feet of garage parking space. These additions enhance the existing Property, which currently has limited open space. Accordingly, proper treatment will be given to such areas like landscaping, open spaces, and parking.

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

Planning Code Section 303(c)(3) requires that facts be established that demonstrate “that such use or feature as proposed will comply with the applicable provisions of this code and will not adversely affect the master plan.” The Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, specifically the Housing Element, Commerce and Industry Element, Urban Design Element, and Mission Area Plan as follows:

Housing Element:

OBJECTIVE 1	Identify and make available for development adequate sites to meet the City’s housing needs, especially permanently affordable housing.
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**ATTACHMENT TO CU APPLICATION
2779 Folsom Street**

- 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.**
- OBJECTIVE 11** **SUPPORT AND RESPECT 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 neighborhood character.**
- POLICY 11.3** **Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.**

The RH-2 Zoning District is intended to recognize, protect, conserve, and enhance areas characterized by dwellings. The Project is consistent with this stated purpose of the RH-2 Zoning District because it proposes a well-designed building with 6 dwelling units. The Project's 6 units will help diversify and increase the housing stock while also enhancing the existing neighborhood character. Further, the Project's proposed community facility use on the ground floor will be provided to Calle 24 and will be occupied by Galeria de la Raza. This further exemplifies the Project's flexibility and desire to respect the neighborhood. Overall, the Project strengthens the local culture and history of the neighborhood while simultaneously adding to its residential population.

Commerce and Industry Element:

- OBJECTIVE 1** **MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.**
- POLICY 1.1** **Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.**
- OBJECTIVE 11** **ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.**
- Policy 11.3:** **Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.**

**ATTACHMENT TO CU APPLICATION
2779 Folsom Street**

The Project would support these goals by creating 6 new dwelling units, which will allow more residents to live in this vibrant neighborhood. Moreover, the Project's proposed community facility space on the ground floor will be provided to Calle 24 and will be occupied by Galeria de la Raza. The new residents will add value to the total city living and working environment, activate this block of Folsom Street, and will patronize the nearby neighborhood-serving businesses.

In addition to the Project's 6 parking spaces and 6 bicycle spaces, the Property is well-served by public transit. The 12, 27, 48, and 67 Muni bus lines are all within one block of the Property. The 24th Street Mission BART station is only a few blocks from the Property.

Urban Design Element;

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 1.3 **Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.**

OBJECTIVE 3 **MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.**

POLICY 3.1 **Promote harmony in the visual relationships and transitions between new and older buildings.**

The proposed Project will better assimilate the Property with the characteristic pattern of its neighbors. The existing building at the Property was constructed in 1895, and is still in good condition. Further, the surrounding vicinity shares this historical character, with more than 80 percent of the buildings being constructed before the first decade in the 1900s. Maintaining the existing building is critical in maintaining the Project's consistency with the unique existing neighborhood.

Mission Area Plan;

OBJECTIVE 2.5 **PROMOTE HEALTH THROUGH RESIDENTIAL DEVELOPMENT DESIGN AND LOCATION.**

POLICY 2.5.1 **Consider how the production of new housing can improve the conditions required for health of San Francisco residents.**

**ATTACHMENT TO CU APPLICATION
2779 Folsom Street**

- 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 3.1.1** **Adopt heights that are appropriate for the Mission's location in the city, the prevailing street and block pattern, and the anticipated land uses, while preserving the character of its neighborhood enclaves.**
- OBJECTIVE 3.2** **PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.**
- POLICY 3.2.3** **Minimize the visual impact of parking.**
- OBJECTIVE 5.2** **ENSURE THAT NEW DEVELOPMENT INCLUDES HIGH QUALITY, PRIVATE OPEN SPACE.**
- POLICY 5.2.3** **Encourage private open space to be provided as common spaces for residents and workers of the building whenever possible.**

The Project meets these goals by embracing the distinctive neighborhood. Specifically, the Project enhances the residential use opportunities within the Mission Area Plan by providing 6 units. Moreover, while the Project capitalizes on residential use, it will also maintain the neighborhood's unique physical fabric and older character by only being 4 stories tall. The Project encourages the neighborhood's long-term livability and existing historical character with a well-designed residential complex. The Project has approximately 4,709 square feet of open space. Moreover, the Project is providing approximately 4,587 square feet of ground floor space to Calle 24.

Lastly, the Project's 6 bicycle parking spaces and 6 vehicular parking spaces are contained in a garage, which is outside the view of pedestrians. This design supports the Mission Area's desire to minimize the visual impact of parking. Further, residents will have access to the Project's nearby public transit. Specifically, the Project is well served by public transit with the 12, 27, 48, and 67 Muni bus lines all within one block of the Property. With this close proximity to public transit, the Project encourages health through this residential complex development.

B. PRIORITY GENERAL PLAN FINDINGS.

Planning Code Section establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The project is consistent with each of these policies as follows:

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

**ATTACHMENT TO CU APPLICATION
2779 Folsom Street**

The Project will enhance existing neighborhood-serving retail uses through the addition of 6 new dwelling units, where such new residents will utilize and frequent neighborhood-serving retail uses in the area.

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

With the addition of 6 units, the Project will increase the City's housing supply and will contribute to neighborhood character with its high-quality design. Further, the 123-year-old existing building is proposed to be preserved within a surrounding area where over 80 percent of the buildings were constructed prior to 1910.

3. That the City's supply of affordable housing will be preserved and enhanced;

The Project will have no effect on the City's affordable housing. Thus, the City's existing efforts towards affordable housing will be preserved. Further, the Project will add to the housing supply.

4. That commuter traffic not impede Muni transit or overburden our streets or neighborhood parking;

The Project is mostly a residential project with limited community facility use and thus will not create significant traffic that would overburden nearby streets. Nonetheless, the Project includes 6 vehicular parking spaces and 6 bicycle parking spaces for the 6 units.

5. 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 proposes no office use; rather, it will convert the building to residential use with limited community facility use. The Project would contribute to a diverse economic base by adding an active street-facing use to a currently vacant ground floor space, while also adding to the City's economic base through the use of the adjacent neighborhood-serving uses by the new residents.

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

The Project will conform to the requirements of the San Francisco Building Code and thus will protect against injury and loss of life in an earthquake.

7. That landmarks and buildings and historic buildings be preserved.

The Project is not located in a landmark or historic building nor is it in a Conservation District or Historic District. The Project will not affect any historic resource. Despite not being a historic resource, the Project keeps and preserves a building constructed in 1895.

**ATTACHMENT TO CU APPLICATION
2779 Folsom Street**

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

The Project will have no impact on this policy or parks and open space – including their access to sunlight and vistas.

C. CONDITIONAL USE AUTHORIZATION REQUESTED – SECTIONS 207 AND 209.1.

The Project is located in the RH-2 Zoning District. The permitted density of dwelling units in this zoning district is 2 dwelling units per lot, pursuant to Planning Code Section 209.1. The existing Property is a vacant 2-story warehouse on 1 lot. Thus, 2 dwelling units are principally permitted. However, per Planning Code Section 209.1, a property in the RH-2 Zoning District may be developed with residential density over this limit with Conditional Use Authorization. Specifically, 1 dwelling unit per 1,500 square feet may exist. The Property is approximately 8,260 square feet. The Project proposes 6 dwelling units, which is 1 dwelling unit per 1,377 square feet. Accordingly, the Project seeks to increase the number of dwelling units to 6, which is under the threshold of 1 dwelling unit per 1,500 square feet. Because of this 4-unit increase, Conditional Use Authorization is required for the lot to maintain compliance with the dwelling unit density limits of Planning Code Sections 207 and 209.1.

D. CONDITIONAL USE AUTHORIZATION REQUESTED – SECTIONS 102 AND 209.1.

The Project is located in the RH-2 Zoning District. Per Planning Code Section Table 209.1, a property in the RH-2 Zoning District may be developed with community facility use with Conditional Use Authorization. Pursuant to Planning Code Section 102, community facility use is defined as an “Institutional Community Use that includes community clubhouses, neighborhood centers, community cultural centers, or other community facilities not publicly owned but open for public use in which the chief activity is not carried on as a gainful business and whose chief function is the gathering of persons from the immediate neighborhood in a structure for the purposes of recreation, culture, social interaction, health care, or education other than Institutional Uses as defined in...[the Code].” Accordingly, the Project proposes community facility use on the ground floor, comprised of approximately 4,587 square feet. The entire community facility space will be provided to Calle 24 and will be occupied by Galeria de la Raza. Because of this proposed community facility use, Conditional Use Authorization is required to maintain compliance with the permitted uses of Planning Code Section 102 and Section Table 209.1.

Public Comment

Conditional Use Authorization & Variance
Hearing

Case Nos. 2018-003324CUAVAR

2779 Folsom Street



February 19, 2019

Re: 2779 Folsom St. SF. Ca. 94110

Planning Commissioners,

Calle 24 is in full support of the project at 2779 Folsom St. @ 24th in the Calle 24 Latino Cultural District.

The project sponsor reached out to Calle 24 and the surrounding neighbors from the beginning of the proposed project. They have worked with us to make sure this building fits and supports the Mission and Vision of the Calle 24 LCD.

This addition will support the need of Galleria De La Raza who were recently displaced from their space of 48 years. This space will be a valuable cultural asset that will house Galleria to continue their work with-in the LCD.

The sponsor has generously offered to pay for the build out to accommodate Galleria, nearly 5 thousand Square feet to be used for programing. The space has been offered for 1 dollar to own.

We support the design that helps with the creation of the commercial space, the two and three bedroom family units, and it preserves the façade of the building. These are key elements that we support to fit with-in our Mission.

A memorandum of understanding has been signed by all parties of the agreements made. If you have any questions, please feel free to reach out to us at info@calle24sf.org or Erick @calle24sf.org.

Sincerely,

A handwritten signature in dark ink, appearing to read "Erick Arguello", is written over the word "Sincerely,".

Erick Arguello
Founder and President
Calle 24 Latino Cultural District
www.calle24sf.org

CC: Supervisor Hillary Ronan
CC: Annie Rivera, Executive Director, Galleria de La Raza
CC: Esmeralda Jardines, Senior Planner
CC: Jonathan Moftakhar, Development Director, Vanguard Properties
CC: John Rahim, Planning Director

3250 24th St. SF Ca. 94110