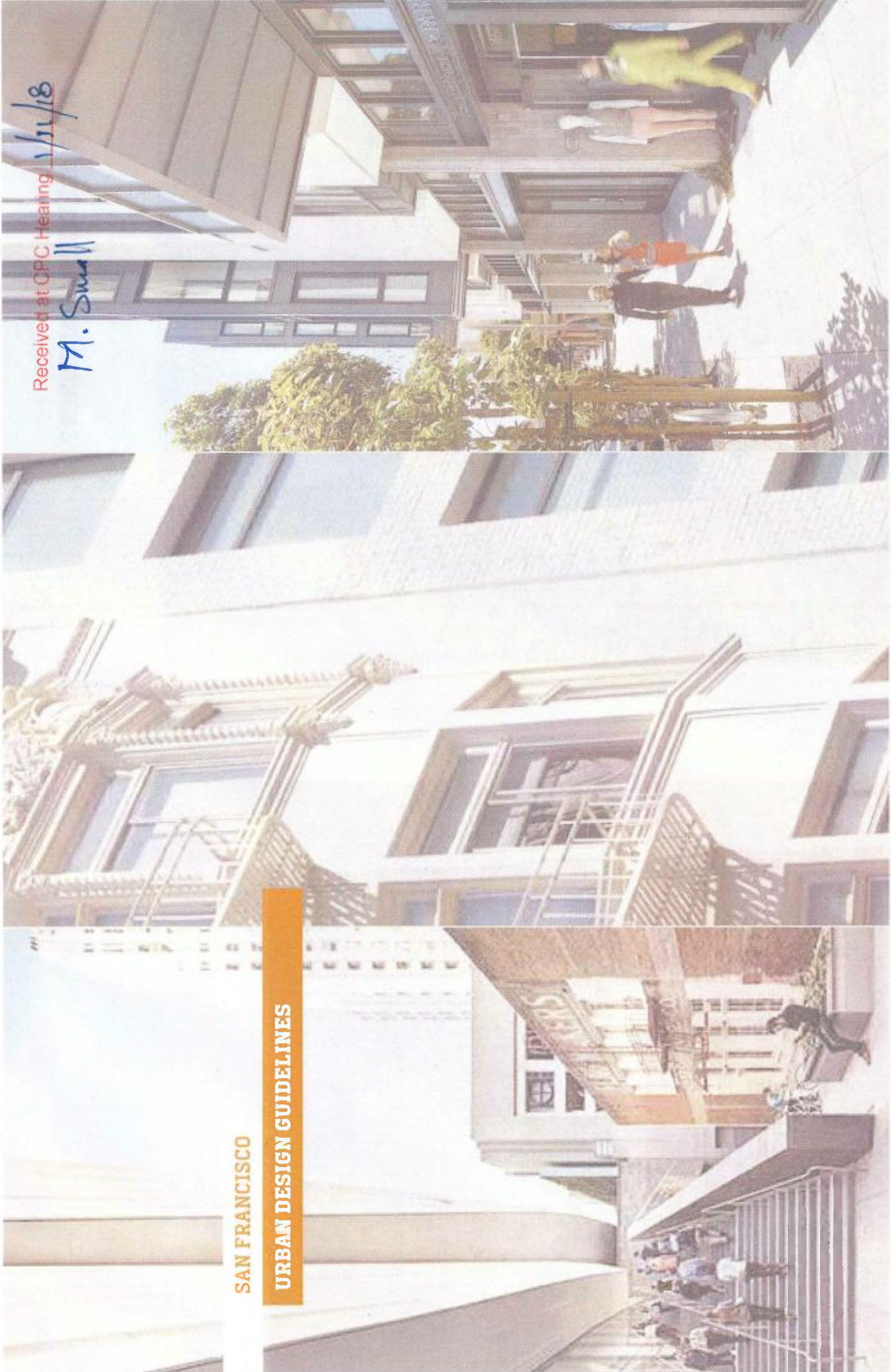


SAN FRANCISCO

URBAN DESIGN GUIDELINES

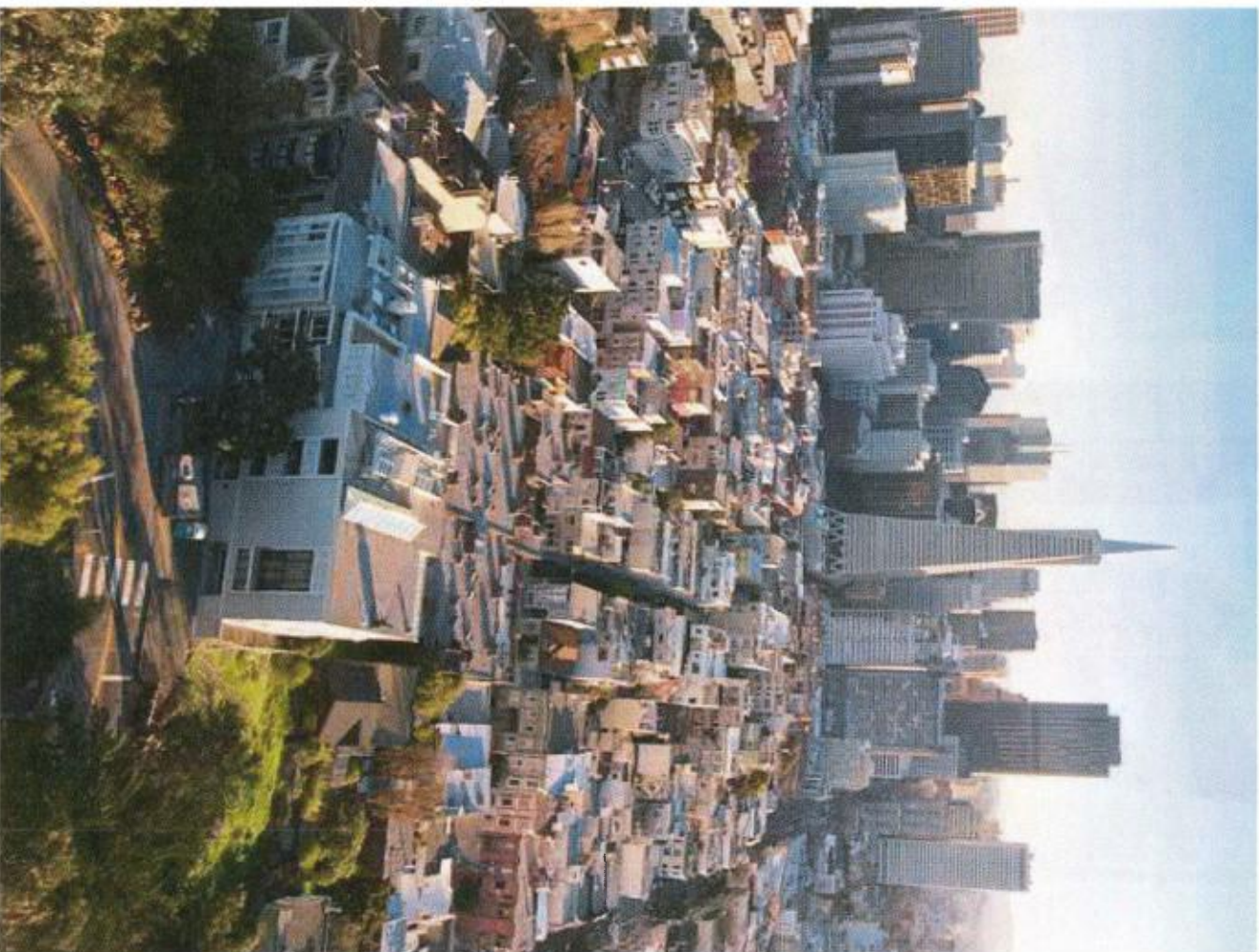


Received at CPC Hearing 1/11/18
M. Small



Planning Commission Informational 11 January 2018

San Francisco
Planning



Design Guidelines are implementation documents for city design policies and objectives. They partner with planning code to shape new development.

They consist of general principles of design excellence and neighborhood compatibility to improve the way new projects will look and work.

Reinforce the General Plan's Urban Design Element and existing policies, goals, and guidelines

Promote design excellence and compatibility with context for new projects

Improve the design review process for everyone by creating a common language





Change the General Plan

Change zoning or planning codes

Add height

Change parking maximums

Change allowable uses

Change the applicability of any other guideline document

Make everything look the same

Specify an architectural style or form

U WHERE WILL THEY APPLY?

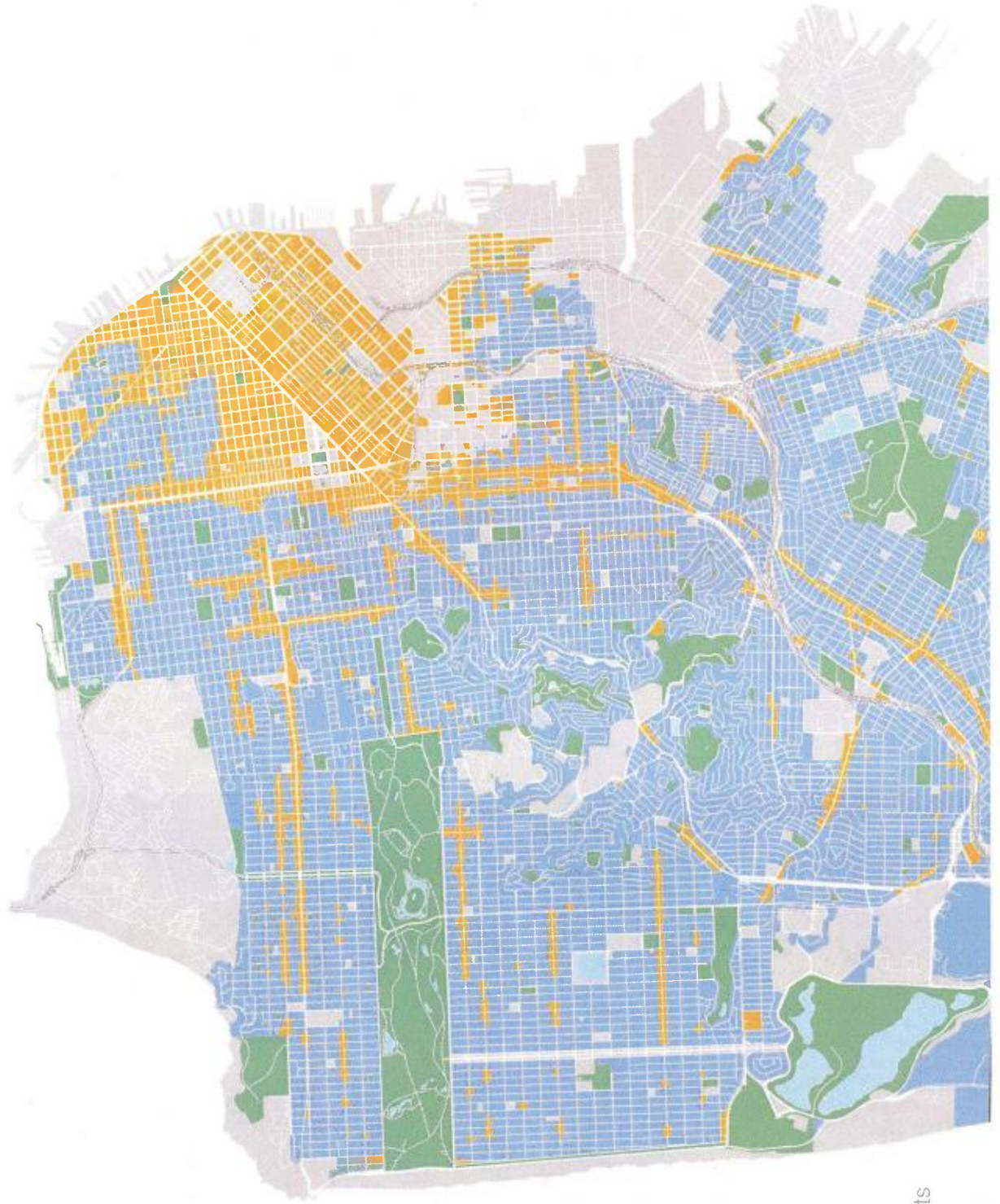
**Residential
Design Guidelines**

Residential
districts: RH, RM,
RTO

**Urban Design
Guidelines**

Mixed-use,
Neighborhood
Commercial,
and Commercial
districts

All other zones



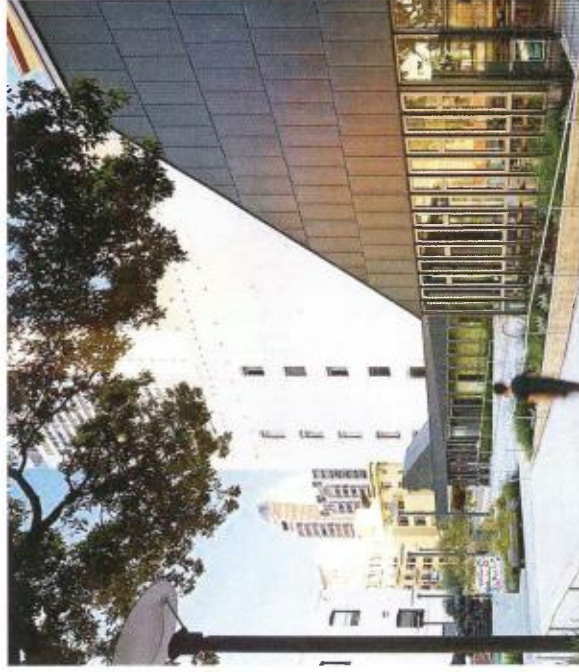
RH- Residential, House Character Districts
RM- Residential, Mixed Districts
RTO- Residential Transit-Oriented Districts

The Planning Commission
Planning Department staff
Community groups
The Public
Project sponsors
Design teams



WHAT DO THE GUIDELINES COVER?

U



Site Design



Architecture



Public Realm

Be compatible with context

S2 Harmonize Relationships between Buildings, Streets, and Open Spaces

A2 Modulate Buildings Vertically and Horizontally

P2 Locate and Design Open Spaces to Maximize Physical Comfort and Visual Access

Enhance unique neighborhoods

S3 Recognize and Enhance Unique Conditions

A3 Harmonize Building Designs with Neighboring Scale and Materials

P3 Express Neighborhood Character in Open Space Designs

Act as a cohesive system

- S1** Recognize and Respond to Urban Patterns
- A1** Express a Clear Organizing Architectural Idea
- P4** Support Public Transportation and Bicycling

Enhance the city as a whole

- S4** Create, Protect, and Support View Corridors
- A4** Design Buildings from Multiple Vantage Points
- A5** Shape the Roofs of Buildings
- P1** Design Public Open Spaces to Connect with and Complement the Streetscape

Make great walkable neighborhoods

- S5 Create a Defined and Active Streetwall
- A6 Render Building Facades with Texture and Depth
- A7 Coordinate Building Elements
- P5 Design Sidewalks to Enhance the Pedestrian Experience

Enhance the urban experience with uses

- S6 Organize Uses to Complement the Public Environment
- A8 Design Active Building Fronts
- P6 Program Public Open Spaces to Encourage Social Activity, Play, and Rest

Support sustainability

- S7 Respect and Exhibit Natural Systems and Features**
- S8 Integrate Common Open Space and Landscape with Architecture**
- A9 Employ Sustainable Principles and Practices in Building Design**
- P7 Integrate Sustainable Practices into the Landscape**

S8 RESPECT AND EXHIBIT NATURAL SYSTEMS AND FEATURES

Natural features provide contrast from the intensity of the built urban environment. Sites should support ways for residents to see and experience waterways, sand dunes, hills, cliffs and trees.

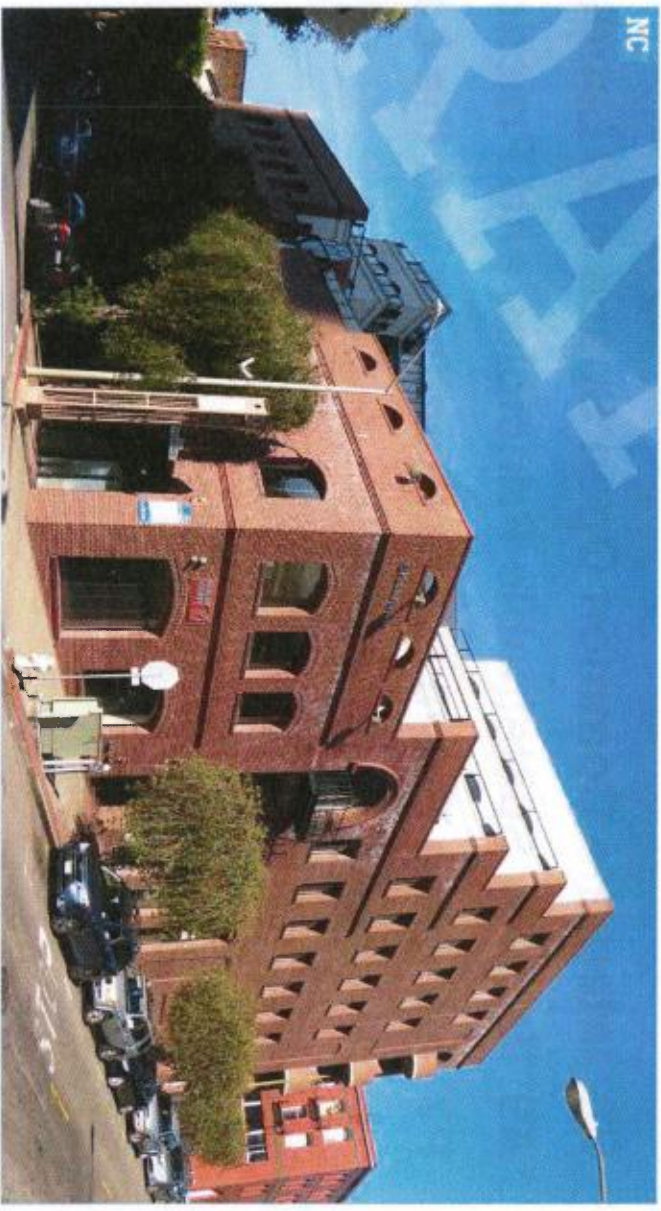
Retaining the natural environment promotes its health and our connection to it. Buildings that reflect the existing site topography and retain natural features help express city identities.



Encouraging a variety of elements that follow topography support the city's overall physical identity.

- Site, orient and sculpt buildings to reinforce and accentuate built and natural topography.
- Retain and highlight existing features, such as natural areas, rock outcroppings, waterways, and specimen trees.
- Use site design to frame visual connections to natural features such as waterways and hilltops.

- Employ environmental technologies and green infrastructure best practices to respond to the site, its surroundings, and local and regional ecological systems.
- Express a project's sustainable operation, significance or efforts through explanation or physical/visual evidence.
- Preserve and introduce flora that provide wildlife habitat.



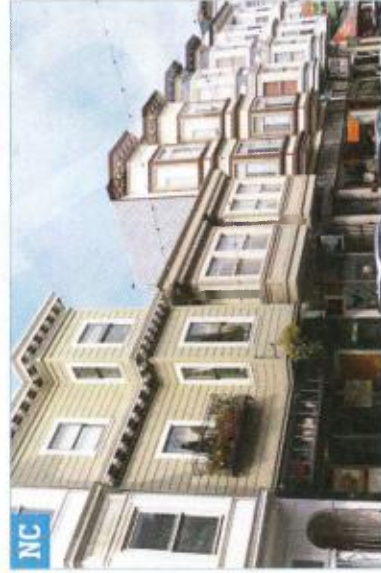
Buildings reinforce the natural topography by stepping up a hill.

A3

HARMONIZE BUILDING DESIGNS WITH NEIGHBORING SCALE AND MATERIALS

New buildings should recognize and respond to existing patterns of scale, form, materials, and proportion to create continuity within a neighborhood and enhance San Francisco's appealing and walkable nature.

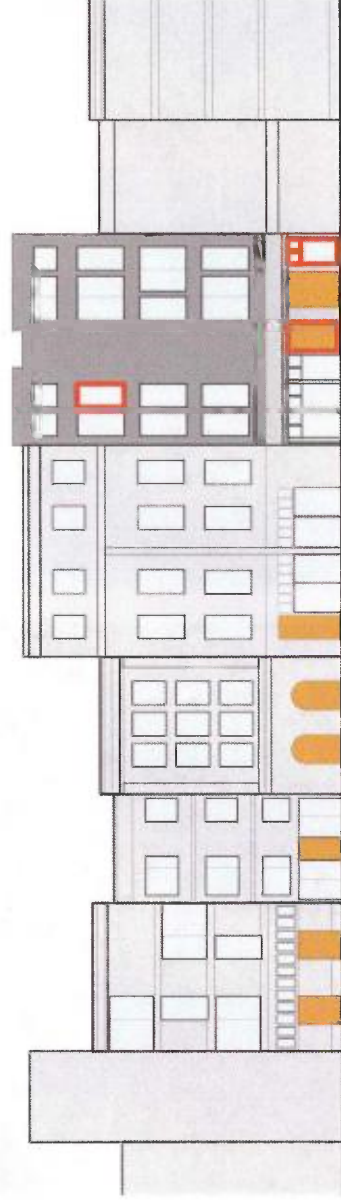
Building materials should resonate with San Francisco's soft and diffuse light quality created by its light colored buildings and the atmospheric effects of the bay. Strong contrast draws attention and importance to a building and should be reserved for public facilities.



Neighborhood commercial areas typically express a strong residential character above the ground floor.

- Either use common neighborhood material types or contemporary material strategies that complement neighborhood material characteristics.
- Balance light and transparent materials with solid, durable materials.
- Avoid or limit the use of dark and highly reflective materials. Large amounts of glazing may appear dark and reflective, particularly on cloudy days. Towers should be predominantly light in color.
- Use high-quality and durable primary materials such as stone, steel, masonry, and concrete for on all visible facades. High-grade wood may be appropriate on larger buildings in residential areas.
- Exhibit human-scaled detailing, components, and features.

- Use joints, panel patterns, and cladding attachments to reinforce a finer scale of material and expression.
- Consider the pattern of glazing, openings and material divisions on a building as a visual and three-dimensional fabric that demonstrates appropriate scale and clear ideas about the use of cladding or structural components.
- Respect neighboring fenestration patterns in the design of building facades through type, proportions, scales, and frequency.
- Employ the number and scale of planes and depths of walls found in the surrounding context to inform the planar variations in new development.



Window and doorway systems should be similar in proportion, scale, and amount to nearby structures.

A6

RENDER BUILDING FACADES WITH TEXTURE AND DEPTH

Facades composed of long expanses of homogenous surfaces create dull streetscapes that lack scale, visual interest, and character. Facades designed as three-dimensional ensembles create street walls that engage the eye and enhance the experience of the pedestrian. Manipulation of light and shadow render various scales and components of buildings more vividly.

- Avoid large expanses of undifferentiated blank surfaces. Simple changes of color or material in the same plane are rarely sufficient.
- Consider differentiating facade articulation between lower floors and upper floors.
- Evolve the specific character of relief for a building or ensemble from the overall architectural idea.
- Texture buildings by adding deep relief including punched openings in scale with adjacent facade systems.
- Compose window patterns that correspond to programmatic needs.



Ornament at the tops of buildings helps to add visual interest and expression.



Form and materials can work together at different scales of detail and variability.



Add smaller, human-scaled features at the ground where they can be easily seen.

- Vary the heights and widths of facade features, and articulate forms with materials.
- Respond to the ornamental scale of adjacent buildings. Historic features may be reinterpreted, but should be identifiable as from their own era. Avoid cursory historicism and facade elements that mimic neighbors.
- Consider a rhythm of horizontal and vertical elements, such as bay windows, cornices, belt courses, window moldings, balconies, etc.
- Design curtain walls that modulate the facade texture.
- Consider externalizing structure to help modulate a long or tall facade.



Storefront elements bring human-scaled features to the street.



Balconies can help upper stories connect to the public realm.



Furnishings and openings can connect interior and exterior uses.



Building entrances can activate the public realm.



STEP 1

Study Existing Policy
Commission Informational: January 21, 2016

STEP 2

Work with Advisory Group

SEPTEMBER 2016 DRAFT

STEP 3

Attend Neighborhood Meetings & Host Working Sessions
Commission Informational: October 20, 2016

MARCH 2017 DRAFT

STEP 4

Continued Community Discussions and Draft Refinements
Commission Informational: May 11, 2017

STEP 5

Focused Community Discussions around Neighborhood Commercial Districts and Draft Refinements

Special Area Design Guidelines

North Beach NC Guidelines - DRAFT

Polk Street NC Guidelines - DRAFT

NOVEMBER 2017 UDGs DRAFT

STEP 6

Continued Public Meetings
Commission Informational: January 11, 2018

STEP 7

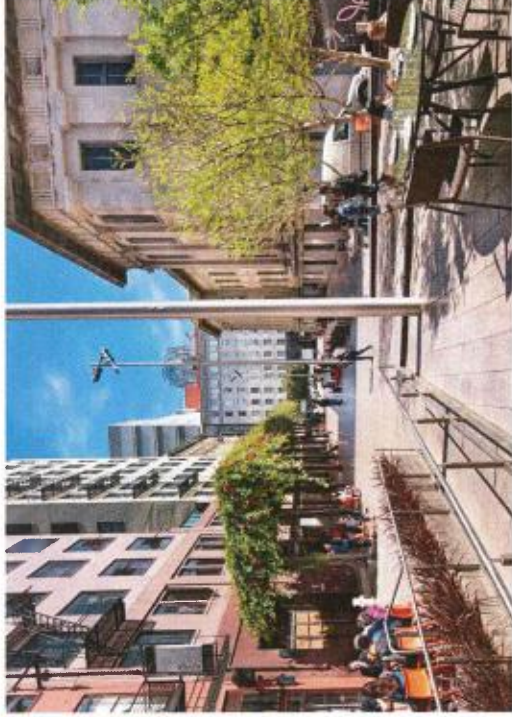
Proposed date for adoption
Planning Commission: March 15, 2018

WHAT OUTREACH HAS BEEN DONE?

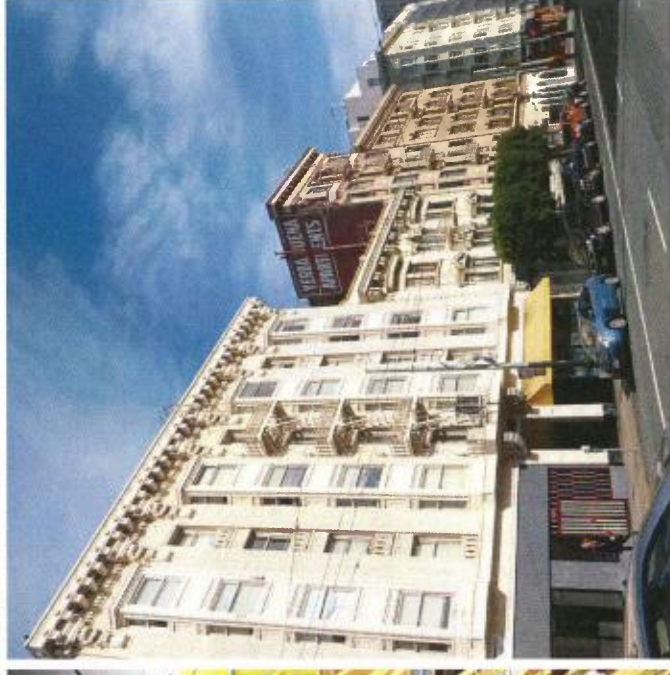
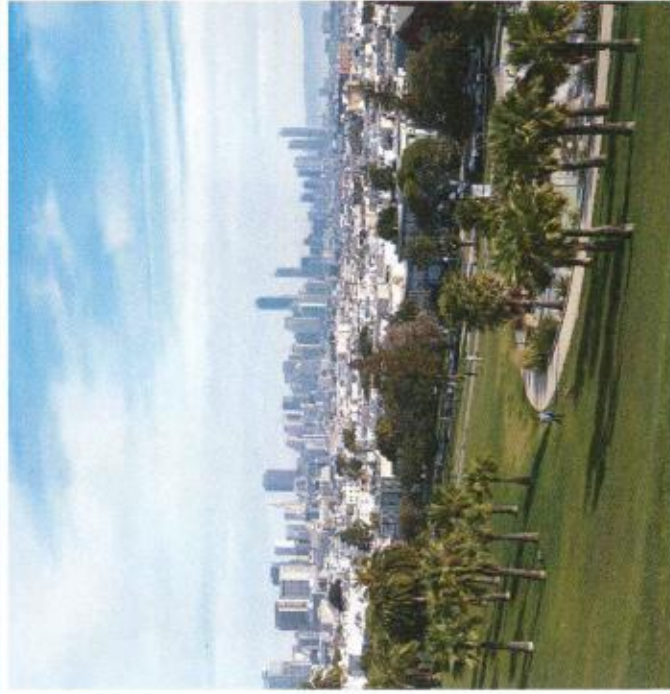
| | | |
|-----------------|------|------------------------------------|
| Responded to | 300+ | individual comments |
| Participated in | 20+ | Neighborhood Community Meetings |
| Held | 6 | Public Workshops |
| Presented | 4 | Planning Commission Informationals |
| Published | 3 | Drafts for full Public Review |

Neighborhood community meetings:

| | |
|--|--|
| Barbary Coast Neighborhood Association | Liberty Hill Neighborhood Association |
| Castro Community Benefit District | Middle Polk Neighborhood Association |
| Dolores Heights Improvement Club | Miraloma Park Improvement Club |
| District 3 Meeting | Ocean Avenue Association |
| Duboce Triangle Neighborhood Association | Pacific Avenue Neighborhood Association |
| Eureka Valley Neighborhood Association | Pacific Heights Association of Neighbors |
| Golden Gate Tenants Association | Potrero Boosters |
| Hayes Valley Neighborhood Association | Russian Hill Neighbors |
| Japantown Neighborhood Association | Telegraph Hill Dwellers |
| Jordan Park Improvement Association | Victorian Alliance |
| | Yerba Buena Neighborhood Association |



What has happened since May 2017?

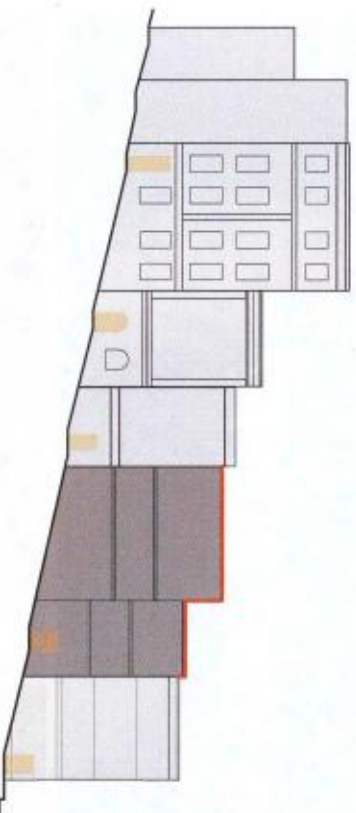


Clarification of definitions, graphics, and content

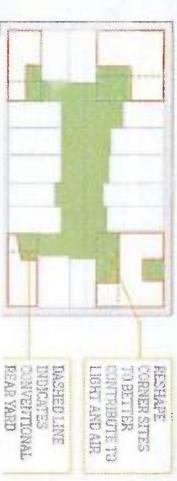
TOPOGRAPHY

MID-BLOCK OPEN SPACE & LIGHT WELLS

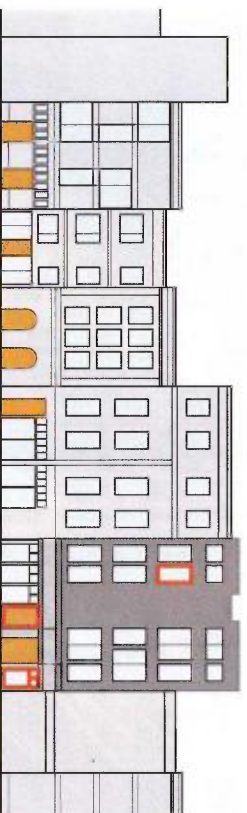
HIGHLIGHTING NC EXAMPLES



Place front and rear facades to support the overall urban design of the block.



By
co



AMOUNT & SHAPE OF GLASS

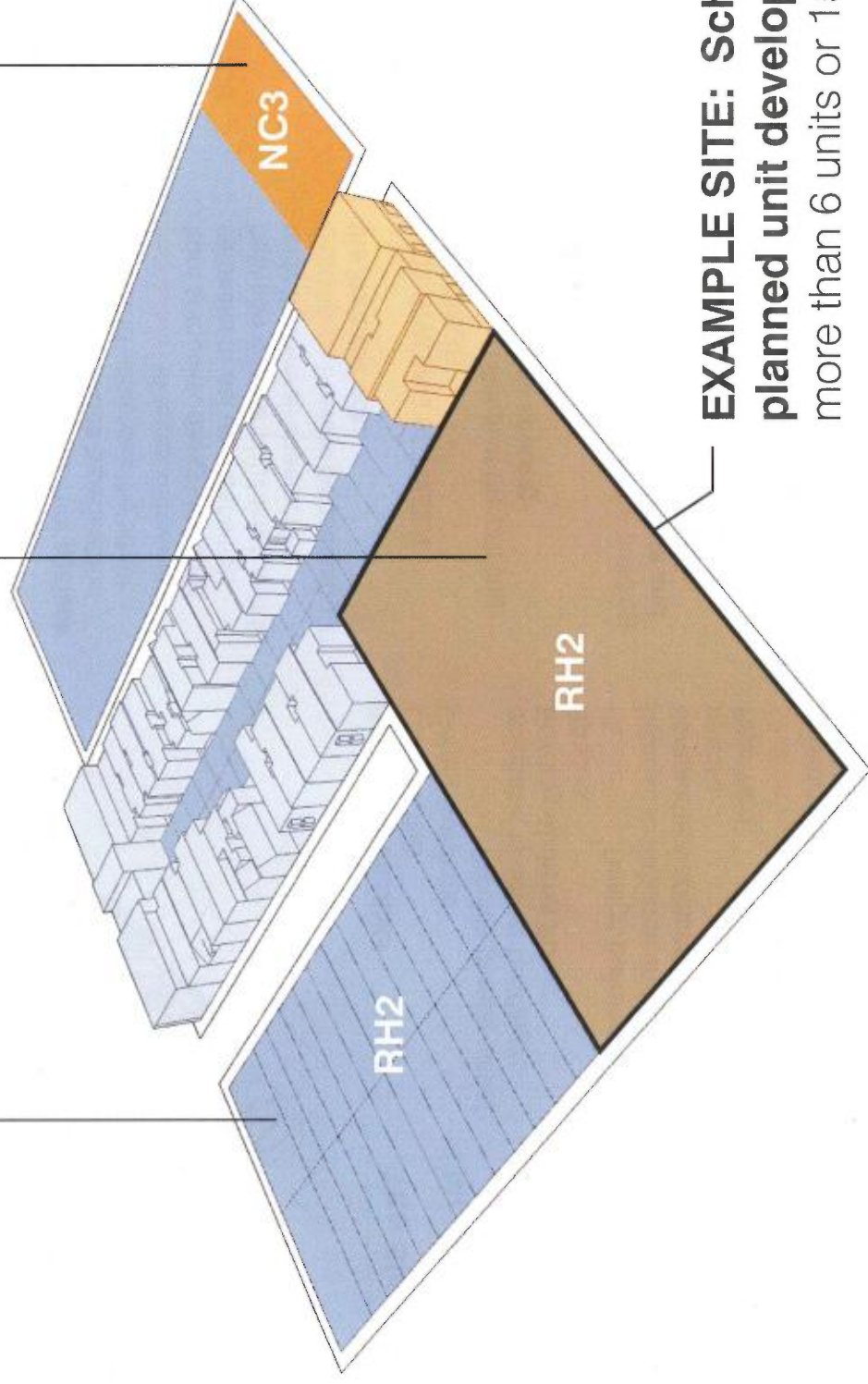
SCULPTING OF STREETWALL

Supporting the Residential Design Guidelines

The RDGs will
continue to apply
in R districts

Both would apply in R
districts for larger projects
or non-residential uses

The UDGs would apply
to all commercial and
mixed-use districts



**EXAMPLE SITE: School, church,
planned unit development**
more than 6 units or 150' frontage

Supporting the Residential Design Guidelines

UDGs SITE DESIGN

- S1 Recognize and Respond to Urban Patterns
- S2 Harmonize Relationships between Buildings, Streets, and Open Spaces
- S3 Recognize and Enhance Unique Conditions
- S7 Integrate Common Open Space and Landscape with Architecture
- S8 Respect and Exhibit Natural Systems and Features

RDGs SITE DESIGN

TOPOGRAPHY

Guideline: Respect the topography of the site and the surrounding area.

FRONT SETBACK

Guideline: Treat the front setback so that it provides a pedestrian scale and enhances the street.

Guideline: In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape.

Guideline: Provide landscaping in the front setback.

SIDE SPACING BETWEEN BUILDINGS

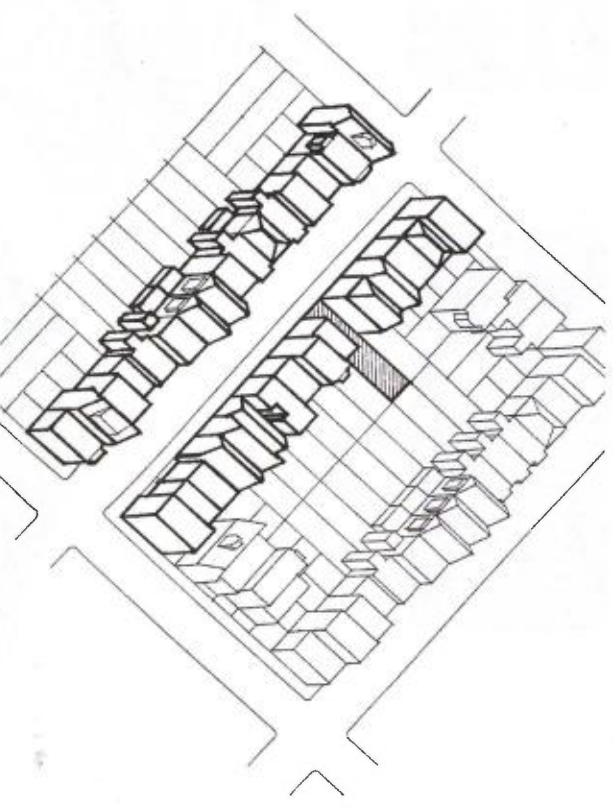
Guideline: Respect the existing pattern of side spacing.

REAR YARD

Guideline: Articulate the building to minimize impacts on light and privacy to adjacent properties.

VIEWS

Guideline: Protect major public views from public spaces.



SPECIAL BUILDING LOCATIONS

Corner Buildings

Guideline: Provide greater visual emphasis to corner buildings.

Building Abutting Public Spaces

Guideline: Design building facades to enhance and complement adjacent public spaces.

Rear Yard

Guideline: Articulate the building to minimize impacts on light to adjacent cottages.

The Block pattern:

Most buildings are one piece of a larger block where buildings define the main streets, leaving the center of the block open for rear yards and open space.

Supporting the Residential Design Guidelines

LARGE-SCALE DEVELOPMENT

Street Patterns
Block Patterns
Public Open Space
Common Space
Parking Design



Enhance support for Neighborhood Commercial Districts



Creation of the Special Area Design Guidelines

The Special Area Design Guidelines are:

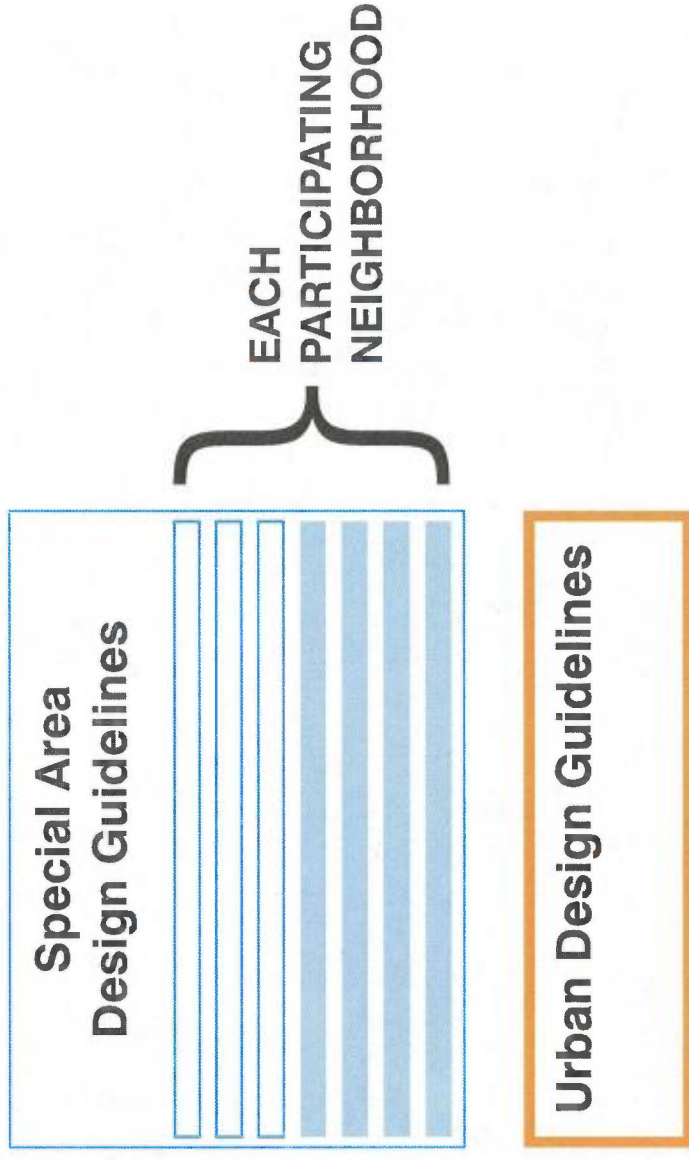
Created by listening to and working with the community

Derived from the Commerce & Industry Element UD Guidelines

Structured like the UDGs

Greater in detail and specificity

Readily adapted & produced





Guidelines based on conversations & community

Commerce & Industry Element Urban Design Guidelines

Site Layout

The site plan of a new building should reflect the arrangement of most other buildings on its block, whether set back from, or built out to its front property lines.

In cluster and linear districts with continuous street building walls, front setbacks are discouraged, in order to maintain a continuous block facade line. However, outdoor activities such as sidewalk cafes and walk-up windows may be accommodated by recessing the ground story. In addition, publicly accessible open space may be provided in a front setback if: the retail activity of the street is not adversely affected; there is a shortage of nearby open space to serve district shoppers, workers and residents; the site is appropriate in terms of its topography and sun and wind conditions; and attractive seating and landscaping are provided.

New development should respect open space corridors in the interior of blocks and not significantly impede access of light and air nor block views of adjacent buildings.

On irregularly shaped lots, through-lots or those adjacent to fully-built lots, open space located elsewhere than at the rear of a property may improve the access of light and air to residential units.

Outdoor activities associated with an eating and drinking or entertainment establishment which abut residentially-occupied buildings should be discouraged.

North Beach / Broadway Special Area Design Guidelines

S2.1 Reflect Setback Patterns

S2.2 Respect Rear Yard Mid-Block Open Space and Retain Access to Light and Air of Adjacent Buildings and Residential Open Space

S2.3 Relate the Height of New Buildings to the Height and Scale of Adjacent Buildings
S2.4 Maximize Sun Access to Nearby Parks, Plazas, and Major Pedestrian Corridors in the Design of New Development

S2.5 Maintain Small Lots with Narrow Building Fronts where this is the Traditional Pattern

S3.1 Maintain the Prevailing Streetwall

S7.1 Celebrate Flat-Iron Corners

A1 Preserve Architecturally Important Buildings

A3.1 Harmonize with the Scale, Proportions, Texture, and Character of the District

A4.2 Reflect the Architectural Quality, Composition, and Design Features of Existing Buildings that Contribute to the Positive Visual Qualities of the District

A5.1 Design Blank Walls with High quality Materials and Composition

A5.2 Design Roofs to Minimize Visual and Noise Impacts

A7.1 Relate Size and Design of Signs to be Compatible with the Character and Scale of the Building as well as the Neighborhood Commercial District

A8.1 Maximize Storefront Transparency

A8.2 Design Storefront with Human-Scale Features

P5.1 Provide Street Trees with New Development

P5.2 Use Landscape to Buffer Parking and Unbuilt Lots

Urban Design Guidelines

North Beach / Broadway Special Area Design Guidelines

S1 Recognize and Respond to Urban Patterns

S2 Harmonize Relationships between Buildings, Streets, and Open Spaces

- S3 Recognize and Enhance Unique Conditions
- S4 Create, Protect, and Support View Corridors
- S5 Create a Defined and Active Streetwall
- S6 Organize Uses to Complement the Public Environment
- S7 Integrate Common Open Space and Landscape with Architecture
- S8 Respect and Exhibit Natural Systems and Features

- A1 Express a Clear Organizing Architectural Idea
- A2 Modulate Buildings Vertically and Horizontally
- A3 Harmonize Building Designs with Neighboring Scale and Materials
- A4 Design Buildings from Multiple Vantage Points
- A5 Shape the Roofs of Buildings
- A6 Render Building Facades with Texture and Depth
- A7 Coordinate Building Elements
- A8 Design Active Building Fronts
- A9 Employ Sustainable Principles and Practices in Building Design

- P1 Design Public Open Spaces to Connect with and Complement the Streetscape
- P2 Locate and Design Open Spaces to Maximize Physical Comfort and Visual Access
- P3 Express Neighborhood Character in Open Space Designs
- P4 Support Public Transportation and Bicycling
- P5 Design Sidewalks to Enhance the Pedestrian Experience
- P6 Program Public Open Spaces to Encourage Social Activity, Play, and Rest
- P7 Integrate Sustainable Practices into the Landscape

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**The alleys off
of Polk Street**



**Parrots
of Telegraph Hill**



**Flat Iron Buildings
in North Beach**

Further detail for this **specific** historic district

Enhanced Historic District Context Statement
and District Specific Examples

Guidelines for **all** historic districts

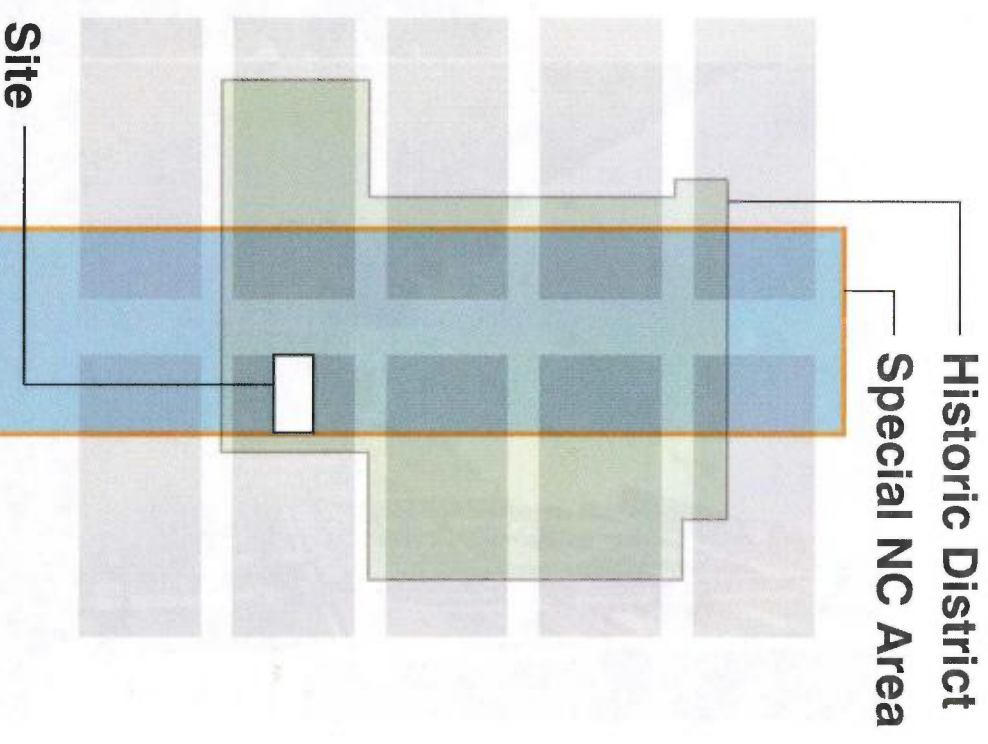
Historic Design Guidelines

Further detail for this **specific** NC district

Special Area Design Guidelines

Guidelines for **all** NC districts

Urban Design Guidelines



More specific guidelines supersede more general ones

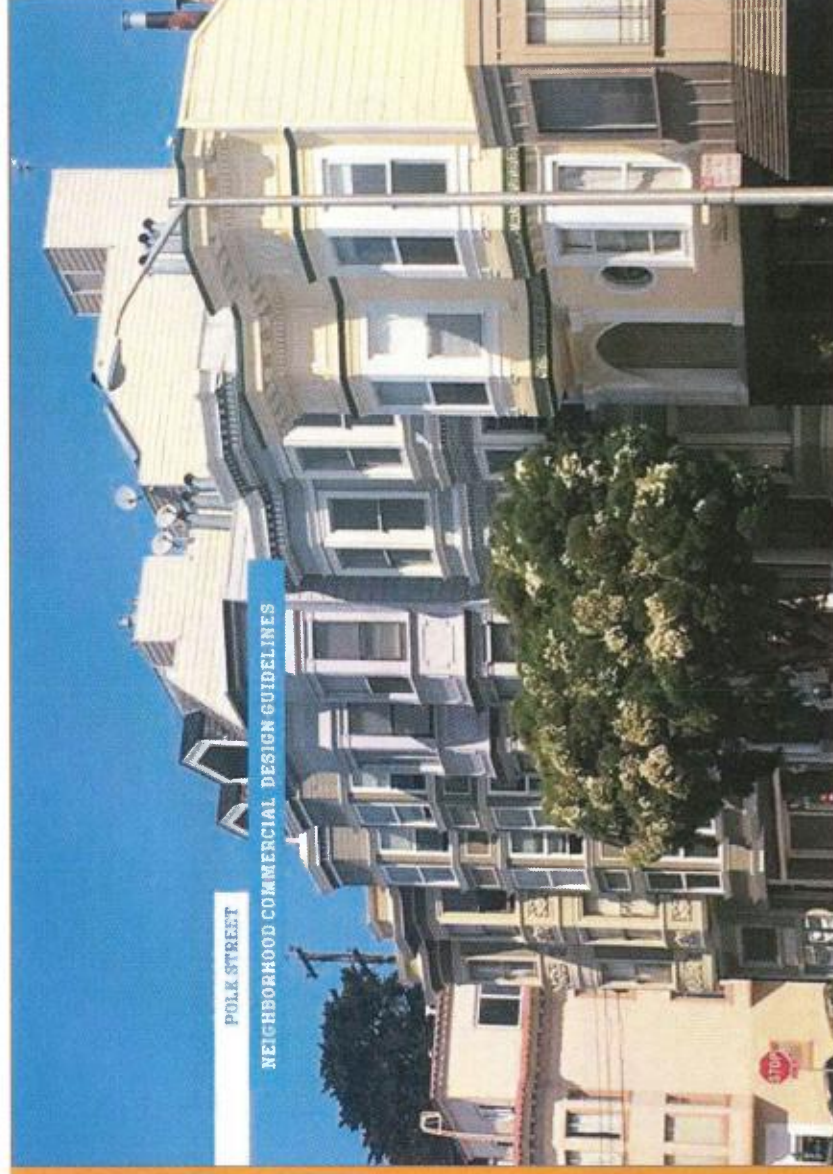
Special Area Design Guidelines process (2-3 months)

An established group requests a SADG for an NC District

Analyze neighborhood context statement & walking tours

Produce and review guideline draft

Finalize and adopt guidelines



REVIEW DRAFT
10/27/2017

**Provide feedback by February 23, 2018
for next draft**

Review the draft Urban Design Guidelines and sign up for updates:
<http://sf-planning.org/urban-design-guidelines>

Questions and comments to:
Anne Brask at anne.brask@sfgov.org

Planning Commission Adoption: March 15, 2018

COMMENTS – UDG (Planning Commission)

January 11, 2017

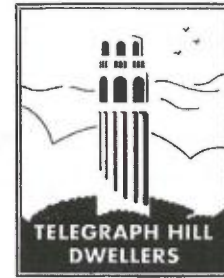
- My name is Stan Hayes, co-chair of Planning & Zoning for the Telegraph Hill Dwellers and Immediate Past President.
- Let me be clear. There's a point of view among our members and board that the entire UDG concept is so flawed it should be ended.
- We are concerned that the UDG would impose generalized, one-size-fits-all guidelines on commercial areas throughout the City.
- We think that's a mistake.
- We believe that individualized area-specific guidelines would be better tailored to match unique facts-on-the-ground.
- That's why we've engaged with Planning in a proof-of-concept effort to develop special area guidelines for North Beach.
- If this concept works, it should be extended to other areas of the City where communities want it.
- It's still early, with a long ways to go.
- Though we didn't participate in writing it, we've offered extensive first-round comments on Planning's initial draft of the North Beach guidelines.
- We've identified critical concerns that will have to be resolved before we move forward. For example,
 - Only 10 of 24 UDG guidelines are addressed.
 - The rest default to the generalized citywide UDG, with unclear and perhaps unintended consequences.
- While we remain hopeful, we're not there yet. We don't know when, or even whether, we'll be successful.

- Though the collaborative community-based process that we'd envisioned hasn't happened to the extent we'd hoped, we continue to support:
 - Area-specific guidelines that are true stand-alone documents
 - Incorporation of historical and planning material compiled by the community
 - More interactive and partnered collaboration with the community during guideline drafting
 - Outside technical assistance to communities when needed.
- Until this process plays out, and you determine how special area guidelines and the UDG will interrelate, you're not ready to adopt the UDG.
- Please support the concept of area-specific guidelines and a truly collaborative community-based process for developing them.
- Thank you.

October 9, 2017

Via Email: jeff.joslin@sfgov.org

Jeff Joslin
Director of Current Planning
Planning Department
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103



Re: **North Beach-Broadway Specific-Area Design Guidelines**

Dear Jeff,

The Planning Department's Urban Design Guidelines (UDG) website states that the Department has tentatively scheduled the UDG final draft to return to the Planning Commission on November 16th for initiation and again on December 21st for adoption. It further states that public comment on the latest UDG draft will be accepted until October 10th.

Given that statement, we want to confirm our understanding that the draft specific-area design guidelines for the North Beach and Broadway Neighborhood Commercial Districts (NCDs) are on a separate track than the UDG, and that the October 10th UDG comment deadline does not apply to them.

Also, given the pace at which the Department is scheduled to move the UDG to the Planning Commission for adoption, we would like to meet with you again, perhaps in Supervisor Peskin's office, to confirm our previous understandings and coordinate our joint efforts.

*

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As you know, for some time, we and many others have been concerned that the citywide UDG as proposed would impose a uniform, too-generalized set of design guidelines in commercial areas throughout the City. Many such areas are highly diverse and very different from one another, with unique and widely-recognized community identity and character.

One means to address our concern emerged as an outcome of a UDG District 3 community meeting in May, where it was suggested that, instead of a one-size-fits-all set of citywide guidelines, specific-area design guidelines should be developed for commercial districts with widely recognized identities such as North Beach and Polk Street. Individualized design guidelines for a district, it was felt, could be

better tailored to match unique facts-on-the-ground, and thus be more suitable and appropriate for commercial design review in that district.

In August, under the auspices of Supervisor Peskin and his staff, representatives of several community organizations met with you and your staff, and it was our understanding that we reached general agreement on the concept of specific-area design guidelines, identified two proof-of-concept demonstration areas that included North Beach and Broadway NCDs and Polk-Pacific NCDs, agreed to conduct joint walk-throughs of both areas, and discussed next steps, which on our part, included an expectation that community outreach would occur, and that we and others would be involved in a joint, collaborative effort with Planning staff to develop those guidelines.

We want to make sure that the November-December schedule for UDG adoption does not preclude sufficient time for the joint, collaborative effort that we envisioned for the North Beach-Broadway guidelines. As we have stated previously, we recommend:

- **Specific-area design guidelines should be stand-alone documents** (e.g., see design guidelines for Westwood Park, Miraloma Park, Cow Hollow, Union Street, and Jackson Square), so that they are not inadvertently subordinated by relegation to a UDG appendix or addendum.
- **Historical information and other planning material compiled by the community should be assembled, reviewed, and incorporated** to inform the guidelines.
- **Meaningful community outreach should be conducted** to allow the broader community sufficient opportunity to identify and comment (e.g., via community meetings, and/or a survey) on important NCD distinguishing characteristics and other topics relevant to the guidelines.
- **Ongoing coordination and collaboration should occur** between Planning staff and interested community members during development of the guidelines, including the drafting of the guidelines.
- **Technical assistance should be made available** to the community to support guideline-development efforts as needed.

We believe that a meaningful process for community outreach and involvement is essential to the success, relevance, and utility of the guidelines, and that a joint, collaborative process for their development should be allowed to work, even if it requires longer than the end of the year scheduled for the UDG.

October 9, 2017

Page 3

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Once again, we appreciate the opportunity to work with you and your staff, and we continue to look forward to a successful and collaborative effort.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stan Hayes", with a large, sweeping initial "S" and a stylized "H".

Stan Hayes
Co-Chair, Planning & Zoning Committee
and Immediate Past President
Telegraph Hill Dwellers

cc: Anne Brask, Planner Anne.Brask@sfgov.org
Supervisor Aaron Peskin, District 3 aaron.peskin@sfgov.org
Lee Hepner, Legislative Aide, District 3 lee.hepner@sfgov.org
Moe Jamil, Middle Polk Neighborhood Association moejamil@gmail.com
Chris Schulman, Lower Polk Neighbors chris.schulman@gmail.com

[Planning Code –Restaurant and Bar Uses in Jackson Square, Broadway and North Beach, and Pacific Avenue Office Uses]

Ordinance amending the Planning Code to regulate restaurant and bar uses in the Jackson Square Special Use District, Broadway Neighborhood Commercial District, North Beach Neighborhood Commercial District, and North Beach Special Use District; amending the Jackson Square Special Use District to require a conditional use permit for Office Uses, Business Services, and Institutional Uses fronting on Pacific Avenue; affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of public necessity, convenience and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

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

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

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein by reference. The Board affirms this determination.

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code Amendment will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. _____, and the Board incorporates such reasons herein by reference. A copy of Planning Commission Resolution No. _____ is on file with the Board of Supervisors in File No. _____.

Section 2. The Planning Code is hereby amended by revising Sections 178, 249.25, 714, 722, and 780.3, to read as follows:

SEC. 178. CONDITIONAL USES.

* * * *

(d) Abandonment. A permitted conditional use ~~which~~ that is discontinued for a period of three years, or otherwise abandoned, shall not be restored, except upon approval of a new conditional use application pursuant to the provisions of Article 3 of this Code. For purposes of this Subsection, the period of nonuse for a permitted conditional use to be deemed discontinued in the North Beach, and Castro Street Neighborhood Commercial Districts, and the Jackson Square Special Use District shall be eighteen (18) months, ~~except that in the North Beach Neighborhood Commercial District, the period of non use for a Restaurant use, as defined in Section 102, to be deemed discontinued shall be three years.~~

1 A permitted conditional Formula Retail use which is discontinued for a period of 18
2 months, or otherwise abandoned, shall not be restored, except upon approval of a new
3 conditional use application pursuant to Article 3 of this Code.

4
5 **SEC. 249.25. JACKSON SQUARE SPECIAL USE DISTRICT.**

6 * * * *

7 (b) Controls.

8 (1) General. The provisions of the C-2 use district as established in Section
9 210.2 and applicable provisions of the Washington-Broadway Special Use Districts (Section
10 239), and the Chinatown Community Business District (Section 810.1), shall prevail except as
11 provided in paragraphs (2) and (3) below.

12 (2) Conditional Uses.

13 (A) Office Uses, Business Services, and Institutional Uses as set forth in
14 Section 102 of this Code at the ground floor are subject to Conditional Use authorization
15 pursuant to Section 303 of this Code, provided, however, that building lobbies, entrances, and
16 exits to and from the basement, ground floor, or upper floors, and other reasonably-sized
17 common areas at the ground floor shall be permitted without Conditional Use authorization. In
18 addition to the findings required under Section 303(c) for Conditional Use authorization, the
19 Commission shall make the following findings:

20 (i) The use shall be necessary to preserve the historic resource
21 and no other use can be demonstrated to preserve the historic resource.

22 (ii) The use shall be compatible with, and shall enhance, the
23 unique retail character of the District.

24 (B) ~~Subsection (b)(2)(A) shall not apply to any use that fronts Pacific Street.~~
25 Restaurants, Limited Restaurants, and Bars. Restaurant, Limited Restaurant and Bar uses may be

1 permitted as a Conditional Use on the First Story through the procedures set forth in Section 303 only
2 if the Zoning Administrator first determines that the proposed new Restaurant, Limited Restaurant, or
3 Bar would occupy a space that is currently or was last legally occupied by one of the uses described
4 below; provided that its last use has not been discontinued or abandoned pursuant to Sections 186.1(d)
5 or 178(d) of this Code and that the proposed new use will not enlarge the space; and provided further
6 that no Conditional Use shall be required if the use remains the same as the prior authorized use, with
7 no enlargement or intensification of use:

8 (i) A Bar may occupy a space that is currently or last legally
9 occupied by a Bar;

10 (ii) A Restaurant may occupy a space that is currently or was last
11 legally occupied by a Restaurant or Bar; and

12 (iii) A Limited Restaurant may occupy a space that is currently or was
13 last legally occupied by a Limited Restaurant, Restaurant or Bar.

14 (iv) Except as provided herein, no other use shall be allowed to
15 convert to a Limited Restaurant, Restaurant or Bar.

16 (3) Prohibited Uses. Adult Businesses, as defined in Section 102 of this Code,
17 are prohibited.

18
19 **SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.**

20 * * * *

21 Table 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT

22 ZONING CONTROL TABLE

23 * * * *

24 (5) BROADWAY LIQUOR LICENSES FOR RESTAURANTS

25 **Boundaries:** Applicable to the Broadway Neighborhood Commercial District.

1 **Controls:** A Restaurant Use may only add ABC license types 41, 47, 49 or 75 as a
2 Conditional Use on the ~~ground level~~ First Story if, in addition to the criteria set forth in Section
3 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating
4 Place, as defined in Section ~~790.1421~~ 102 of this Code. Should a restaurant fail to operate as a
5 Bona Fide Eating Place for any length of time, the Conditional Use authorization shall be
6 subject to immediate revocation.

7 * * * *

8
9 **SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.**

10 * * * *

11 Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT
12 ZONING CONTROL TABLE

13 * * * *

14 (5) NORTH BEACH SPECIAL USE DISTRICT (Section 780.3): Restaurants,
15 Limited-Restaurants and Bars may be permitted as a Conditional Use on the First Story ~~per~~
16 through the procedures set forth in Section 303 only if the Zoning Administrator first determines
17 that the proposed new Restaurant, Limited Restaurant, or Bar would occupy a space that is
18 currently or was last legally occupied by one of the uses described below ~~same use as that being~~
19 ~~proposed~~; provided that ~~such~~ its last use has not been discontinued or abandoned pursuant to
20 Sections 186.1(d) or 178(d) of this Code and that the proposed new use will not enlarge the space;
21 and provided further that no Conditional Use shall be required if the use remains the same as the
22 prior authorized use, with no enlargement or intensification of use:

23 (A) A Bar may occupy a space that is currently or last legally occupied by a
24 Bar;

1 (B) A Restaurant may occupy a space that is currently or was last legally
2 occupied by a Restaurant or Bar; and

3 (C) A Limited Restaurant may occupy a space that is currently or was last
4 legally occupied by a Limited Restaurant, Restaurant or Bar.

5 that the following shall apply: ~~(A) a Bar could occupy a space that is currently or was last~~
6 ~~legally occupied by a Bar, (B) a Restaurant could occupy a space that is currently or was last legally~~
7 ~~occupied by a Restaurant or Bar, and (C) a Limited Restaurant could occupy a space that is currently~~
8 ~~or was last legally occupied by a Limited Restaurant, Restaurant, or Bar.~~

9 (D) Except as provided herein, no other use shall be allowed to convert
10 to a Limited Restaurant, Restaurant or Bar.

11 (6) NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS (Section
12 780.3): A Restaurant Use may only add ABC license types 41, 47, 49 or 75 as a Conditional
13 Use on the First Story if, in addition to the criteria set forth in Section 303, the Planning
14 Commission finds that the Restaurant is operating as a Bona Fide Eating Place as defined in
15 Section 102. 790.142. Should a Restaurant fail to operate as a Bona Fide Eating Place for any
16 length of time, the Conditional Use authorization shall be subject to immediate revocation. To
17 verify that the Restaurant is continuing to operate as a Bona Fide Eating Place, records of the
18 Restaurant's gross receipts, showing that a minimum of 51% of its gross receipts within the
19 last year is from food sales prepared and sold to guests on the premises, shall be provided to
20 the Department upon request. All records and information shall be submitted to the
21 Department under penalty of perjury.

22 * * * *

23 **SEC. 780.3. NORTH BEACH SPECIAL USE DISTRICT.**

24 * * * *

25 (c) Controls. The following provisions shall apply within such district:

1 (1): Restaurants, Limited-Restaurants and Bars may be permitted as a
2 Conditional Use on the First Story ~~per~~ through the procedures set forth in Section 303 only if, the
3 Zoning Administrator first determines that the proposed new Restaurant, Limited Restaurant, or
4 Bar would occupy a space that is currently or was last legally occupied by one of the uses
5 described below ~~same use as that being proposed~~; provided that ~~such~~ its last use has not been
6 discontinued or abandoned pursuant to Sections 186.1(d) or 178(d) of this Code and that the
7 proposed new use will not enlarge the space; and provided further that no Conditional Use shall be
8 required if the use remains the same as the prior authorized use, with no enlargement or intensification
9 of use:

10 (A) A Bar may occupy a space that is currently or last legally occupied by
11 a Bar;

12 (B) A Restaurant may occupy a space that is currently or was last legally
13 occupied by a Restaurant or Bar; and

14 (C) A Limited Restaurant may occupy a space that is currently or was
15 last legally occupied by a Limited Restaurant, Restaurant or Bar.

16 (D) Except as provided herein, no other use shall be allowed to convert
17 to a Limited Restaurant, Restaurant or Bar.

18 (2) Alcohol Licenses. A Restaurant may provide on-site beer, wine, and/or
19 liquor sales for drinking on the premises (with ABC license types 41, 47, 49, 59 or 75) as a
20 Conditional Use on the First Story if, in addition to the criteria set forth in Section 303, the
21 Planning Commission finds, based on information submitted to the Department by the
22 applicant, that the Restaurant is and will continue to operate as a Bona-Fide Eating Place as
23 defined in Section 102. Should a Restaurant fail to operate as a Bona-Fide Eating Place for
24 any length of time, the Conditional Use authorization shall be subject to immediate revocation
25 per Planning Code Section 303(f). To verify that the Restaurant is continuing to operate as a

1 Bona-Fide Eating Place, records of the Restaurant's gross receipts, showing that a minimum
2 of 51% of its gross receipts within the last year preceding the Department's request is from
3 food sales prepared and sold to guests on the premises ~~promises~~, shall be provided to the
4 Department upon request. All records and information shall be submitted to the Department
5 under penalty of perjury.

6 * * * *

7
8 Section 3. Effective Date. This ordinance shall become effective 30 days after
9 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
10 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
11 of Supervisors overrides the Mayor's veto of the ordinance.

12
13 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
14 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
15 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
16 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
17 additions, and Board amendment deletions in accordance with the "Note" that appears under
18 the official title of the ordinance.

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

21 By:

22 KATE H. STACY
23 Deputy City Attorney

24 n:\legana\as2018\1800115\01244834.docx

Received at CPC Hearing 1/11/18
D. Sanchez

Planning Commission City Hall, Room 110
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

January 9, 2018

Dear President Richard Hillis, Commissioners, & Secretary Jonas Ionin,

We're writing to strongly support Amendments to the Jackson Square Historic District SUD, Section 249.25(b)(2)(B). The 42 Hotaling HOA fully supports Amendments to the Jackson Square Historic District SUD, Section 249.25(b)(2)(B)

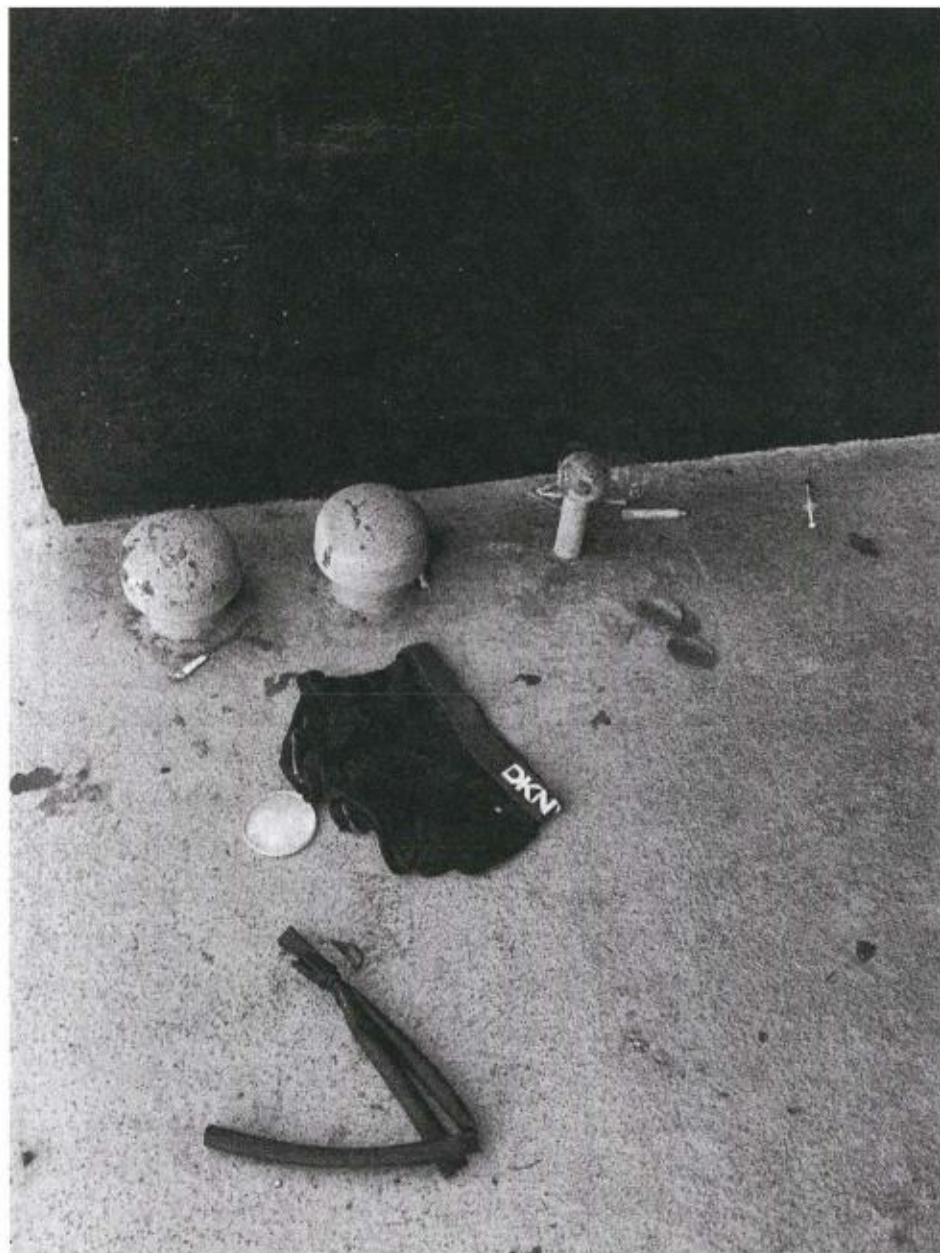
Our small neighborhood bears an undue share of the nightlife and restaurant burden. The residential portion of our community works exceedingly hard to maintain this historic treasure, but the demands placed on area by nightlife usage create incredible challenges. From yelling, smashed glass, improperly disposed of trash, vagrancy, drug needles and more, our neighborhood simply cannot handle more food and beverage usage. It is time for other communities to bear some of that burden.

A vibrant mixed use strategy must include boutique retailers, gallery spaces, residences, and design, not more food and beverage. Approximately 15 bars and restaurants that serve liquor also currently operate within the District's tiny boundaries, many negatively impacting adjacent properties, and literally dozens more surround the District on all sides. My small block is littered with trash, recycling and compost bins almost 7 days a week, all of which have been improperly placed on the curb overflowing and without locks for vagrants to knock over and sift throughout the week and weekend. Furthermore, the drains on our block are constantly overflowing cesspools thanks to irresponsible cleaning by restaurants. Due to the many bars, there are constantly bottles and needles left around in the morning for passersby to wade through. I attach some photos for your consideration.

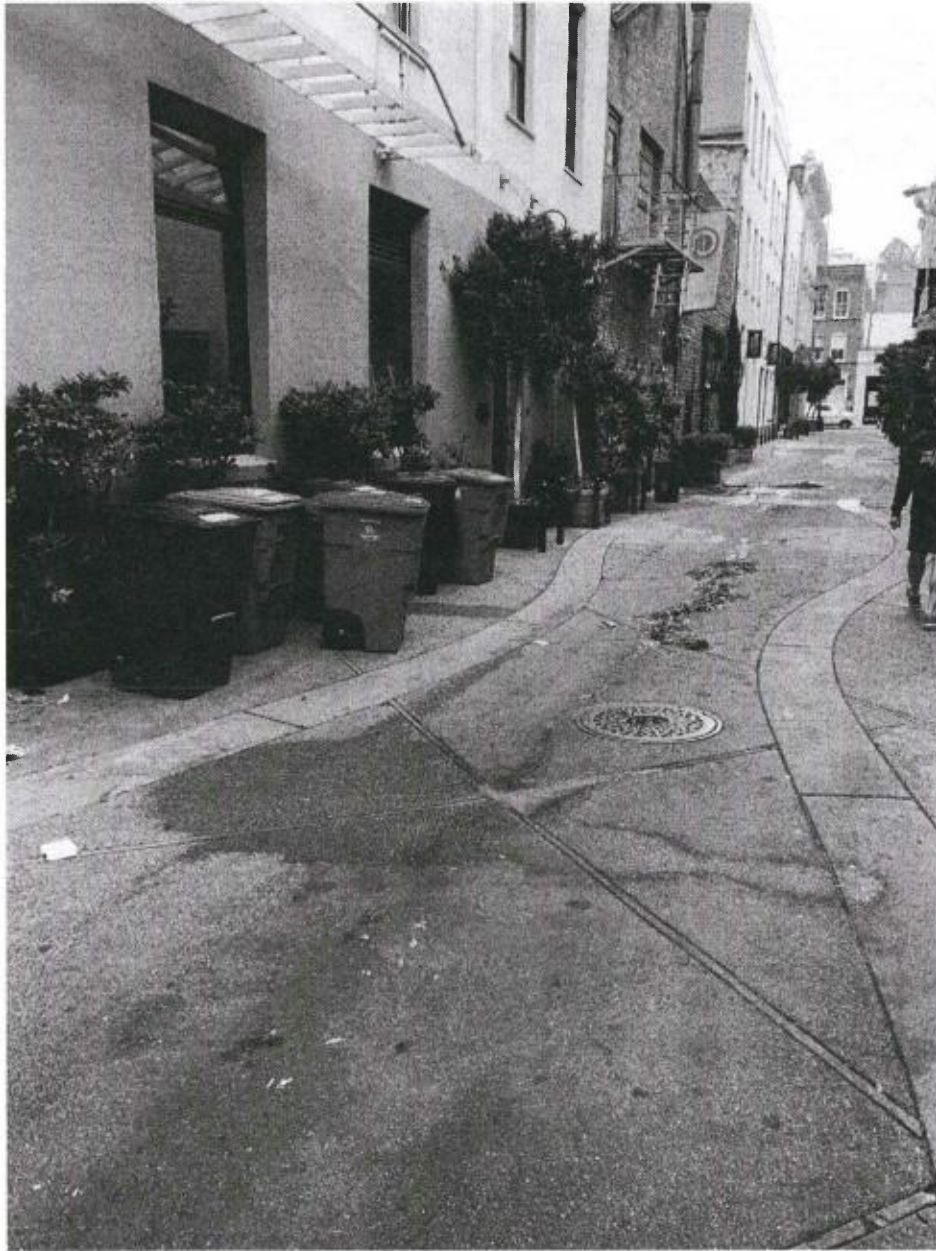
The proposed regulations already exist in the adjacent North Beach Special Use District, where (and as in many other cities) they have helped to cultivate a vibrant commercial mix, characterized by varied uses and an array of businesses. A lack of similar protections for Jackson Square will only incentivize commercial rent speculation for higher bar/restaurant rents. We appreciate the Commission's consideration of our mixed use protection needs in this small Historic District and look forward to the Commission's support.

Sincerely,

Angela Braverman (42 Hotaling Place)
Hotaling Stables Building HOA

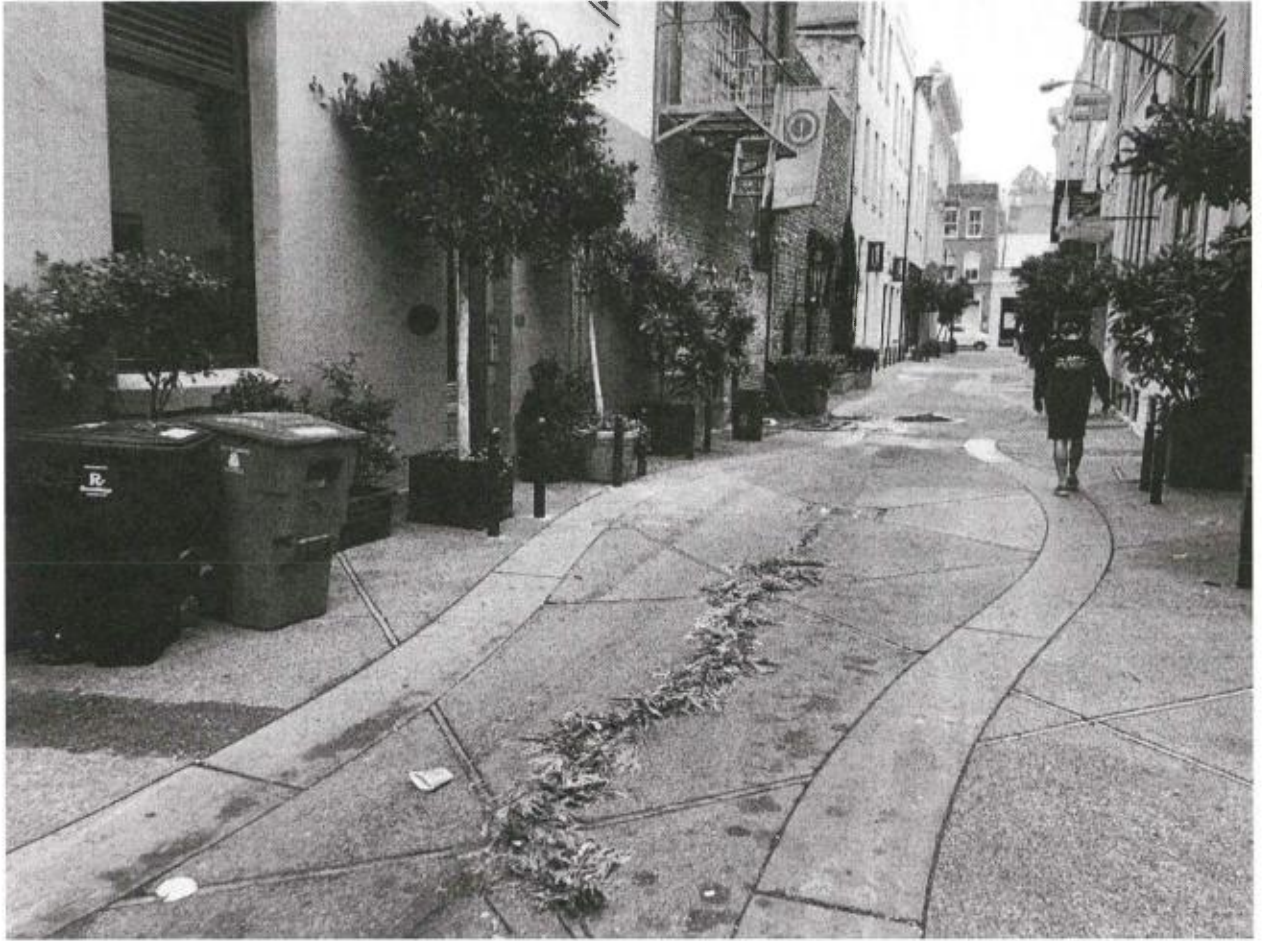


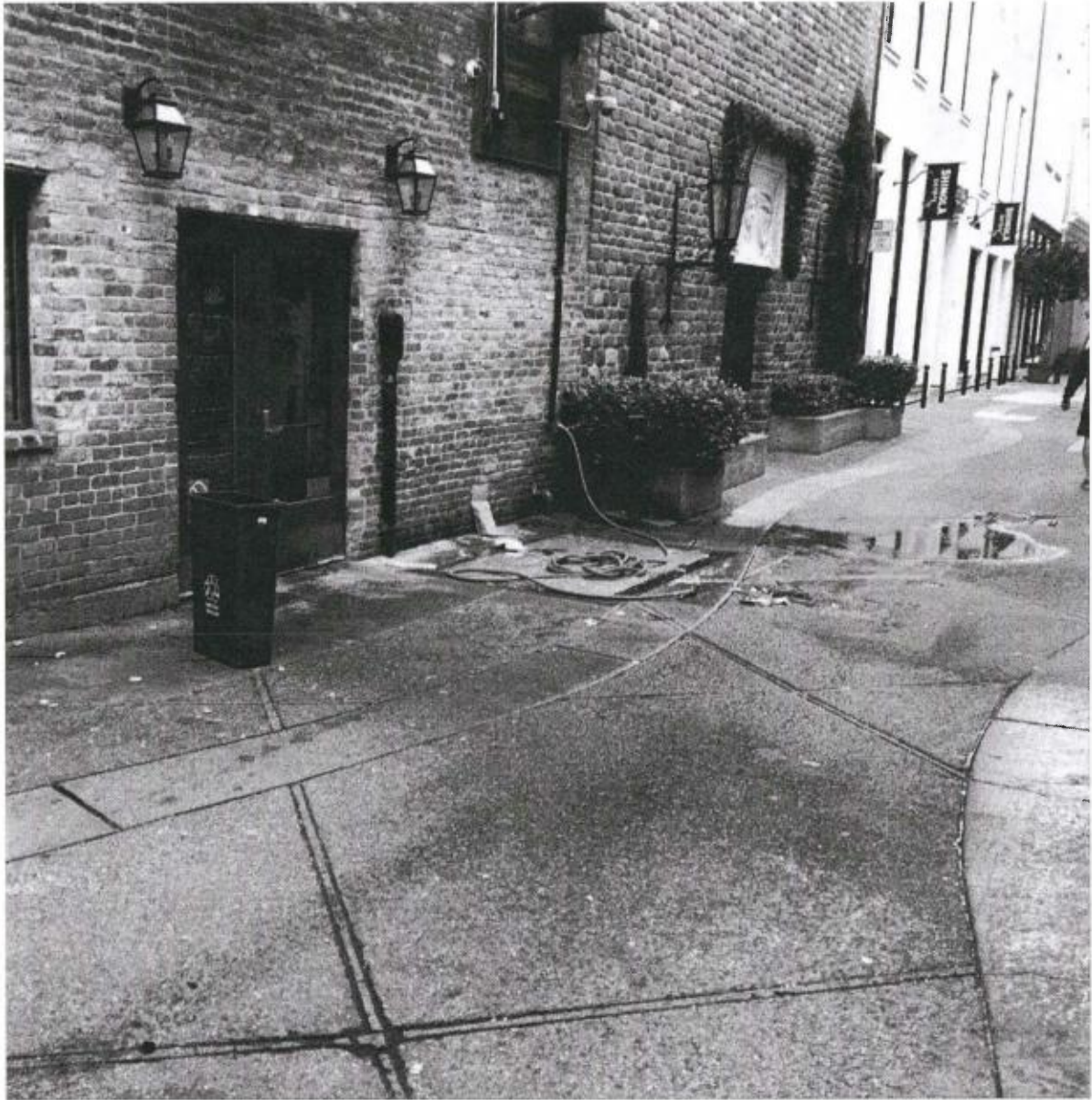














JACKSON SQUARE
HISTORIC DISTRICT
ASSOCIATION

Received at CPC Hearing 1/12/18
D. Sanchez

January 9, 2018

Planning Commission
City Hall, Room 110
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

President Richard Hillis, Commissioners, & Secretary Jonas Ionin:

We're writing to strongly support Amendments to the Jackson Square Historic District SUD, Section 249.25(b)(2)(B).

The small Jackson Square Historic District with boundaries coincident with the SUD, is comprised of just six square blocks and multiple alleyways containing San Francisco's only remaining 1850's-1880's historic building assets. All are unique architectural survivors of the 1906 earthquake and fire.

While the Commission deliberates various amendments to other Districts, we respectfully request that it consider amending the Jackson Square Special Use District. As mixed-use community stewards of this small historic neighborhood, the Jackson Square Historic District Association initiated this amendment process. We strongly support the revisions to the Conditional Use Authorization for restaurants and limited restaurants and bars in Jackson Square, and support the expansion of CUA for office use to the entirety of the Historic District.

The Association believes in a mixed use strategy, and our currently vibrant mix includes boutique retailers, gallery spaces, residences, and design firms (SF Chronicle: "Gold Rush-era Jackson Square Becomes Hot Again with Retailers", July 2017). Approximately 15 bars and restaurants that serve liquor also currently operate within the District's tiny boundaries, some negatively impacting adjacent properties, and literally dozens more surround the District on all sides.

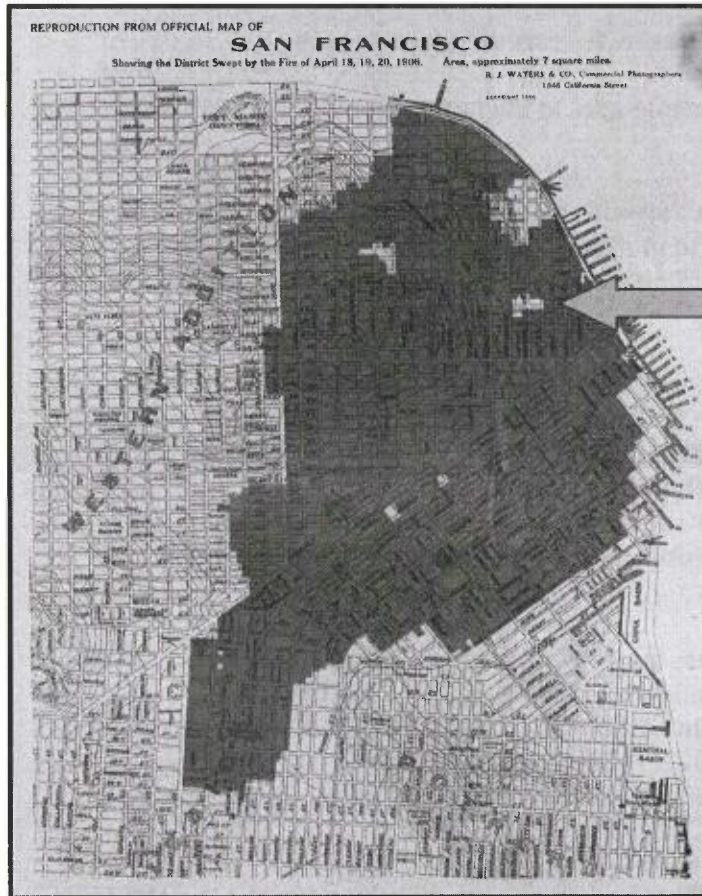
The proposed regulations already exist in the adjacent North Beach Special Use District, where (and as in many other cities) they have helped to cultivate a vibrant commercial mix, characterized by varied uses and an array of businesses. A lack of similar protections for Jackson Square will only incentivize commercial rent speculation for higher bar/restaurant rents.

We appreciate the Commission's consideration of our mixed use protection needs in this small Historic District and look forward to the Commission's support.

(continued next page)...

Sincerely,

Matthew Stegman
Jackson Square Historic District Association



The tiny Jackson Square Historic District comprises the City's only remaining historic 1850's-1880's building assets and physical reminders of our beginnings as a great Pacific port.

(Red Areas destroyed in '06 Quake & Fire).



January 10, 2018

Rich Hillis, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: The Condo Conversion of Iris Canada's Home
668-678 Page Street, 2017-13609 CND
Item 16, Commission Hearing of January 11, 2018

Dear President Hillis and Commissioners:

If our City's condominium conversion process is to provide any protections against the displacement of seniors, low income tenants, or other vulnerable populations this Commission must reject the application to convert 668-678 Page Street into condominiums. To approve this application is to reward the most base and heartless eviction of a 100 year-old African American senior from her home – an intentional and economically motivated act that unquestionably killed her.

As we discuss further below, there are compelling reasons to reject the application based upon the Planning Code's Section 101.1 priorities to preserve and protect our existing housing, neighborhood character, and the supply of affordable housing.

But before addressing those larger policy concerns we first want to bring to the Commission's attention that this application and the staff's recommendations are based upon a blatant lie.

Per their application, the owners would have City agencies believe that Ms. Iris Canada "moved to Texas/East Bay" in November 2012 and that her unit was "vacant" between November 2012 and February 2017. Staff's report repeats the claim the unit was vacant as a fact. (A copy of this portion of the application is attached as Exhibit A).

These claims that Ms. Canada moved out leaving 670 Page "vacant" prior to February 2017 are false and misleading.

They seek to hide the fact that after an extended three-year court battle by applicants, Iris Canada was evicted by the Sheriff's Department from the building on February 10, 2017. Shortly thereafter, her furniture and all her belongings were removed by the applicants and put into storage. Units which are "vacant" do not require a Sheriff's eviction.¹ Nor do they require

¹ While applicants apparently claim that this was not an "eviction" please see the sheriff's notice Exhibit B attached hereto which specifically uses the word "eviction."

a moving van to remove furniture and a lifetime of personal belongings. All of these brutal realities are hidden by the false claim that the unit was "vacant."

Given these facts, the Commission should make a determination that the applicants have knowingly submitted incorrect information to mislead the City and return this applicant to DPW to be rejected pursuant to Subdivision Code Section 1386.

But the false and misleading statements in the conversion applications are only one set of grounds for rejecting the conversion application. Indeed the falsehoods were obviously intended to obscure the truth, facts that could lead to the rejection of the proposal on other grounds.

Section 1386 also authorizes the Planning Commission to determine that the applicants displaced the elderly or evicted other tenants with "the purpose of preparing the building for conversion." Applicant Peter Owens has stated publicly that he was under pressure by the other co-owners to terminate Iris Canada's tenancy in order to proceed with the conversion process. And throughout the applicant's lawsuit against Ms. Canada, she was repeatedly told that the litigation would be dropped if she would sign an agreement to consent to the conversion. Her ultimate displacement and eviction were then explicitly a result of her exercising her right to withhold her consent to the conversion.

These same coercive and oppressive practices that led to Ms. Canada's displacement also provide compelling grounds to reject this conversion as being inconsistent with the Planning Code's Section 101.1(b) priorities. Contrary to the recommended findings by staff, the practices that the applicants utilized to displace Ms. Canada pose a direct threat to at least two of the Code's priorities:

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

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

Unless existing tenants are protected against the type of oppressive conduct by applicants here, conversions of rent controlled housing into condominiums will become an even greater threat to the diversity of our neighborhoods and our supply of affordable housing.² Owners would escape scrutiny by engaging in a broad range of evictions that fall outside of the narrow definition of evictions that apparently commission staff applies. Owners would engage in massive litigation against low income tenants that are not called 'evictions' but are called 'removals.' Or owners will simply lie in their applications and whitewash over displacements.

² It should be noted that the conversion of a rent controlled housing unit into a condominium removes the unit from rent control and raises the cost and value of the unit by hundreds of thousands of dollars. Staff's proposed Finding #7 "*The proposal is a change in form of residential tenure and would not alter the existing housing*" is empirically inaccurate.

If this Commission approves the present application and sanctions the practices of these applicants hundreds if not thousands of tenants will be at greater risk of displacement and the process of gentrification and displacement will continue and accelerate.

For all these reasons we urge the Commission to make findings pursuant to Subdivision Code Section 1386 and under Planning Code Section 101.1 to mandate a rejection of this application.

Respectfully,

Affordable Housing Alliance
Chinatown Community Development Center
Dolores Street Community Services
Housing Rights Committee of San Francisco
Manilatown Heritage Foundation
Mission Housing Development Corporation
San Francisco Tenants Union
Senior and Disability Action
South of Market Community Action Network

Encl

Form 1

Building History, Statement of Repairs & Improvements, Occupants, and Proposed Prices

Assessor's Parcel Number: 0843-015

Property Address: 668-678 Page Street, San Francisco, CA 94117

Item No. 6 – Building History

Building History is shown on the 3R Report.

Item No. 7 – Statement of Repairs & Improvements

n/a

Item No. 8 – List of occupants, their apartment numbers, vacant units, and owners and tenants who intend to purchase

| Unit | Occupant Name | Apartment No. | Unit Vacant? | Intend to Purchase? |
|-------|--|---------------|---|---|
| One | Geoffrey Pierce | 668 | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Two | Peter M. Owens, Carolyn A. Radisch | 670 | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Three | Spencer K. Jones | 672 | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Four | Christopher Beahn, Christine Han Beahn | 674 | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Five | Alexander E. Apke, Anna M. Munoz | 676 | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Six | Michel Bechirian, Niloo Tehranchi | 678 | X | X |

Item No. 9 – Six year occupancy history

| Apt. No. | Duration | Occupants (owners and/or tenants) | Rent (\$) | Reason for Termination |
|----------|-----------------|--|----------------|-------------------------|
| 668 | 09/2008-Present | Geoffrey Pierce | Owner Occupant | NA |
| 670 | 10/2005-11/2012 | Iris Canada | Owner Occupant | Moved to Texas/East Bay |
| 670 | 11/2012-1/2017 | vacant | NA | NA |
| 670 | 02/2017-present | Peter M. Owens, Carolyn A. Radisch | Owner Occupant | NA |
| 672 | 03/2009-08/2013 | Spencer K. Jones | Owner Occupant | NA |
| 672 | 04/2011-08/2013 | Adam Barbina | \$1,200 | Voluntary Move |
| 672 | 09/2013-08/2015 | Helen Ma | \$2,125 | Voluntary Move |
| 672 | 09/2013-12/2015 | Stephanie Cheung | \$2,125 | Voluntary Move |
| 672 | 09/2015-10/2016 | Min Si | \$2,125 | Voluntary Move |
| 672 | 01/2016-07/2017 | Carmen Sutter | \$1,700 | Voluntary Move |
| 672 | 11/2016-07/2017 | Ameesha Isaao | \$1,750 | Voluntary Move |
| 672 | 08/2017-present | Spencer K. Jones | Owner Occupant | NA |
| 674 | 10/2008-present | Christopher Beahn, Christine Han Beahn | Owner Occupant | NA |
| 676 | 05/2010-present | Alexander E. Apke, Anna M. Munoz | Owner Occupant | NA |
| 678 | 08/2003-present | Michel Bechirian, Niloo Tehranchi | Owner Occupant | NA |

Exhibit A



Are there any evictions associated with this building since May 1, 2005? [Sec. 1396.2, 1396.4(10)]

☐ YES ☒ NO If yes, provide details:

Item No. 10 – List of number of bedrooms, square feet, current rental rate, and proposed sales prices

| Apt. No. | No. Bedrooms | Square Feet | Current Rental Rate | Proposed Sales Price |
|----------|--------------|-------------|---------------------|----------------------|
| 668 | 2 | 1300 | | \$2,100,000 |
| 670 | 2 | 1300 | | \$2,100,000 |
| 672 | 2 | 1300 | | \$2,100,000 |
| 674 | 2 | 1300 | | \$2,100,000 |
| 676 | 2 | 1300 | | \$2,100,000 |
| 678 | 2 | 1300 | | \$2,100,000 |

Item No. 11 – List the permit number(s) of the building permit application filed in connection with the proposed use of this property that is/are not listed in the 3R Report in the space below

_____ # _____ # _____ # _____ # _____

Signature of Applicant

Peter M. Owens

Printed Name

9.7.2017

Date

Signature of Applicant

Carolyn A. Radisch

Printed Name

9/7/2017

Date

Stephen L. Owens

Signature of Applicant

Printed Name

Date

Michel Bechirian

Signature of Applicant

Printed Name

Date

| | |
|--|---|
| TO (Name and Address): Iris Canada, Any and all occupants, known or unknown 670 Page Street San Francisco, CA 94117 | LEVYING OFFICER (Name and Address): San Francisco County Sheriff's Office San Francisco Sheriff Department 1 Dr. Carlton B. Goodlett PL Rm 456 Civil Division San Francisco, CA 94102 (415) 554-7235 California Relay Service Number (800) 735-2929 TDD or 711 |
| NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY: San Francisco - Superior Court 400 McAllister Street San Francisco, CA 94102 | COURT CASE NO.: CGC14543437 |
| PLAINTIFF: Peter M. Owens, et al DEFENDANT: Iris Canada, et al | LEVYING OFFICER FILE NO.: 2016433614 |
| Notice to Vacate | |

By virtue of the Writ of Execution for Possession/Real Property (eviction), issued out of the above court, you are hereby ordered to vacate the premises described on the writ.



| | |
|--------------------------|--|
| Eviction Address: | 670 Page Street San Francisco, CA 94117 |
|--------------------------|--|

Final notice is hereby given that possession of the property must be turned over to the landlord on or before:

| | |
|---|--|
| Final notice is hereby given that possession of the property must be turned over to the landlord on or before: | Wednesday, April 06, 2016 6:01 AM |
|---|--|

Should you fail to vacate the premises within the allotted time, I will immediately enforce the writ by removing you from the premises. All personal property upon the premises at the time will be turned over to the landlord, who must return said personal property to you upon your payment of the reasonable cost incurred by the landlord in storing the property from the date of eviction to the date of payment. If the property is stored on the landlord's premises, the reasonable cost of storage is the fair rental value of the space necessary for the time of storage. If you do not pay the reasonable storage costs and take possession within fifteen (15) days, the landlord may either sell your property at a public sale and keep from the proceeds of the sale the costs of storage and of the sale (1988 CCC), or, if the property is valued at less than \$700.00, the landlord may dispose of your property or retain it for his own use. (715.010(b)(3), 1174 CCP)

If you claim a right of possession of the premises that accrued prior to the commencement of this action, or if you were in possession of the premises on the date of the filing of the action and you are not named on the writ, complete and file the attached Claim of Right of Possession form with this office. No claim of right to possession can be filed if box 24a(1) located on the back of the writ is checked.



VICKI HENNESSY
Sheriff

By:

3C⁺ 1121

ML⁺ 1293

Sheriff's Authorized Agent

MAR 30 2016

Exhibit B



Received at CPC Hearing 1/11/18

M. Small

JANUARY 11, 2018
PLANNING COMMISSION
#ITEM 10: URBAN DESIGN GUIDELINES: INFORMATIONAL HEARING

STATEMENT FOR THE RECORD UNDER SUNSHINE

The UDG now applies to NCDs and NCTs, some R-zoned buildings and Historic Districts, but their vague generalities and modern bent won't guide good development for older residential or historic neighborhoods.

An appendix of 33 well-written Special Guidelines was included in the UDG, mostly Eastern and Downtown areas.

An offer to write Special Area Guidelines for neighborhood NCDs/NCTs, even in Historic Districts, is unnecessary and redundant. Commercial corridors are part of the residential fabric so the time-tested RDGs provide detailed granularity. The Historic Preservation Guidelines and Article 10 apply to all 13 Historic Districts. Both supersede the UDG.

The UDG can become the Potrero Guidelines to fill that gap. Otherwise, exempt all Historic Districts and residential neighborhoods – their own guidelines work just fine!

Dr. Elizabeth Fromer
President
Liberty Hill Neighborhood Association

SEC. 406. WAIVER, REDUCTION, OR ADJUSTMENT OF DEVELOPMENT PROJECT REQUIREMENTS.

...

(b) **Waiver or Reduction, Based on Housing Affordability.**

(1) An affordable housing unit shall receive a waiver from the Rincon Hill Community Infrastructure Impact Fee, the Market and Octavia Community Improvements Impact Fee, the Eastern Neighborhoods Infrastructure Impact Fee, the Balboa Park Impact Fee, the Visitacion Valley Community Facilities and Infrastructure Impact Fee, the Transportation Sustainability Fee, and the Residential Child Care Impact Fee if the affordable housing unit:

(A) is affordable to a household at or below 80% of the Area Median Income (as published by HUD), including units that qualify as replacement Section 8 units under the HOPE SF program;

(B) is subsidized by MOHCD, the San Francisco Housing Authority, the Department of Homelessness and Supportive Housing and/or the Office of Community Investment and Infrastructure San Francisco Redevelopment Agency or any future successor agency to those listed herein; and

(C) is subsidized in a manner which maintains its affordability for a term no less than 55 years, whether it is a rental or ownership opportunity. Project sponsors must demonstrate to the Planning Department staff that a governmental agency will be enforcing the term of affordability and reviewing performance and service plans as necessary.



**SAN FRANCISCO
PLANNING DEPARTMENT**

Received at CPC Hearing

J. Poling

1/11/18

December 21, 2017

Jeanie Poling
EIR Coordinator, 500 Turk Street DEIR
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Ms. Poling,

On December 6, 2017, the Historic Preservation Commission (HPC) held a public hearing and took public comment on the 500 Turk Street Draft Environmental Impact Report (DEIR).

The HPC reviewed the DEIR and had the following comments:

- The HPC found the DEIR to be adequate and accurate, and concurred with the analysis presented in the DEIR. The proposed alternatives appropriately address the required analysis, as outlined in HPC Resolution No. 0746.
- The HPC noted an error on page 121, which contains Figure VI-5. As captioned and referenced in the text, Figure VI-5 should have shown a conceptual site plan for the partial preservation alternative. As printed in the DEIR, however, Figure VI-5 showed a conceptual site plan for the full preservation alternative. The HPC asked that this error be corrected.

The HPC appreciates the opportunity to participate in review of this environmental document.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Wolfram".

Andrew Wolfram, President
Historic Preservation Commission

Received at CPC Hearing 1/11/18
D. Sanchez

25 Hotaling Place Homeowner's Association

January 11, 2018

Planning Commission
City Hall, Room 110
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

President Richard Hillis & Commissioners,

As residential owners and neighborhood volunteers in the Jackson Square Historic District, we fully support Amendments to the Jackson Square Historic District SUD, Section 249.25(b)(2)(B).

Our buildings, as others in the Historic District, date from the 1860's-1880's and attract regular walking tours year round. We put tremendous effort into maintaining our properties and the neighborhood, including paying privately for Cleanscapes SF daily clean-up of the ongoing damage, trash, feces, graffiti, and broken beer/liquor bottles we face as City residents every day.

Much of the broken glass, property damage, noise, illegal grease dumping, and vandalized/broken trees are directly attributable to many of the multiple bars & restaurants already within the District. These uses have an outsized negative impact on the surrounding blocks and properties from intoxicated customers damaging trees and property in the neighborhood after drinking. While we believe a commercial mix requires balance, and this small District is already saturated with liquor licenses. We need mixed use and CUA protections to avoid landlord commercial rent speculation from pushing this ratio even higher.

The District currently hosts an attractive community of non-chain retailers, residences, gallery spaces, design firms (and multiple bars/restaurants and offices) as described in the recent SF Chronicle: "Gold Rush-era Jackson Square Becomes Hot Again with Retailers", July 2017. We hope the Commission will consider our community goals toward balancing a reasonable mix and provide CUA protections for the JSHD.

Kindest Regards,
Charles Carbone, Esq
President, 25 Hotaling Place Homeowner's Association

25 Hotaling Place, San Francisco, CA 94111



Received at CPC Hearing 1/11/18
J. Horn
Rachel Long <rlovelight@gmail.com>

Approval for Lenore Long building project.

1 message

D K Buckley <dkbuckley@gmail.com>

Wed, Jan 10, 2018 at 10:07 PM

To: Rlovelight@gmail.com

Regarding;

Approval for Lenore Long building project.

As the owner of the 739 27Th Street (next door)

I am in support of my neighbors, Rachel and Lenore Long. I do not see any reason to hold this project back and I believe the new home will be a positive to the neighborhood.

Any questions please contact me at the above email address.

Thank you.

Sent from my iPhone

Approval and Support for my neighbors Building Project at 749 227th St, San Francisco

1 message

Jill A Antoine <jillantoine@gmail.com>

Mon, Jan 8, 2018 at 1:12 PM

To: Rachel Long <rlovelight@gmail.com>, jeffrey.horn@sfgov.org

Dear Ms. Long,

I want to notify you and the San Francisco Planning Department that I live only two houses from you and support any and all plans for development of your property.

Your family has lived in this neighborhood for a century on the same site. I personally know your mother and your children. You have waited years to afford the opportunity to build a home suitable for all of you.

It is your time. It is your mother's time.

You and your family have been nothing but open and honest about your plans to build your new home. You have reached out continuously too all of us neighbors over the years. We have all had ample opportunity to discuss with you directly any concerns. You have incorporated all valid concerns, even when not a requirement legally or morally. In my opinion, you afforded too many opportunities for others to think of reasons why they don't want you to have a home.

I am in full support of your plans!

Please allow this wonderful San Francisco family to build immediately so that Lenore, the matriarch, can spend time in her much deserved home at its completion.

Sincerely,

Jill A. Antoine MD
Ret US Army Maj
Neighbor to Rachel Long and family



Rachel Long <rlovelight@gmail.com>

Your project

1 message

Sandy Chen <sandy.chen@gmail.com>
To: Rachel Long <rlovelight@gmail.com>

Wed, Jan 10, 2018 at 9:42 PM

Dear Rachel-

I would like to let you and the San Francisco Planning Department that I support your planned remodel. Your family has been on our block for many generations, and we cherish the community you and your family help build. We have no objections.

Thank you for being a great neighbor.

Sandy Chen
776 27th Street



Construction Project

1 message

Alison Nichol <alisonnichol@bluewin.ch>
To: Rachel Long <rlovelight@gmail.com>

Mon, Jan 8, 2018 at 12:12 PM

Dear Rachel and Lenore,

We can confirm that we have no objections to your construction project involving remodelling your house on 27th St.

We hope the hearing goes well.

Best wishes

Alison Nichol and Michael Doherty

752 27th St

San Francisco

Alison Nichol

alisonnichol@bluewin.ch

415 871 8320



Rachel Long <rlovelight@gmail.com>

27 th home building

1 message

lrmoresco@gmail.com <lrmoresco@gmail.com>

Thu, Jan 11, 2018 at 7:42 AM

To: Rachel Long <rlovelight@gmail.com>

Dear Rachael and Lenore,
I support the building of your new home.
Good luck and hope all goes well

Lisa Moresco
771 27th Street
San Francisco CA 94131
Sent from my iPhone.

Weissglass, David (CPC)

From: Frances Taylor <duck.taylor@yahoo.com>
Sent: Thursday, January 11, 2018 9:24 AM
To: planning@rodneyfong.com; Johnson, Christine (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Weissglass, David (CPC)
Subject: Deny the condo conversion for 668 - 678 Page street (Case No: 2017-013609CND)

Dear Planning Commissioners--

The Planning Department's Executive Summary of the Condominium Conversion Subdivision (link below) for 668-678 Page Street lists Unit #2 as vacant throughout the five years before 2/2017. Vacant??? The Iris Canada who lived in that unit for decades never existed? Has Planning stooped so low that it is no longer enough to allow people to be thrown out in the street -- now you have to deny our existence as well? As Stalin erased Trotsky and Orwell's memory hole destroyed the past in 1984, now San Francisco's wealthy and the city departments that serve that wealthy class have begun to deny the very lives of our city's poor residents and communities of color.

If that unit was "vacant," whose medications did owner Peter Owens throw out? Why did the sheriff have to come and change the locks? And who was that elderly woman we advocates saw coming into her home during our vigils protesting the heartless eviction that resulted in her death at 100 years old? You must subscribe to the Groucho Marx philosophy: "Who you going to believe, me or your lying eyes?"

Evidently, the Planning Department has been reduced to stenographer status. Some rich owner dictates that a unit occupied by an elderly retired nurse has been "vacant," and the lackeys writing this summary just go whatever you say, boss . . . type, type, type. She didn't exist. Done!

If you agree to this condo conversion, I suggest you then suspend the hearing and take a group trip to the cemetery where you can all spit on Iris Canada's grave. Welcome to San Francisco, where no poor people have ever lived.

Frances Taylor
2982 26th Street 94110
duck.taylor@yahoo.com

<http://commissions.sfplanning.org/cpcpackets/2017-013609CND.pdf>

I'm a retired nurse, a senior, a tenant in the Mission for over 40 years, and member of the SFTU.

I'm asking you to deny this condo conversion because of the painful history of Iris Canada. She lived in her apartment at 670 Page street for over 50 years, was given a "life estate" agreement when the owners served Ellis Act evictions to all tenants in 2002 but reserved this special agreement for her to stay until she died (with a fixed rent of \$700/ month). In 2015, when Iris Canada refused to sign an agreement to convert the building into condos, everything changed. She was threatened with eviction. I think (and hope) that everyone here knows that history.

Iris Canada embodied what had made San Francisco great: She was a vital part of the vibrant African-American community in the Western Addition (much of which has since been kicked out of San Francisco), a nurse, a woman devoted to justice and care for all people.

Iris Canada also embodies the plight of seniors and people with disabilities who've suffered severe illnesses when threatened with eviction from their long-time homes. Iris had three strokes while her court case was under way, and died in March 2017, about a month after her eviction.

Iris is one of many people who've had life-threatening illnesses when under the stress of eviction, including strokes, heart attacks, uncontrolled diabetes, increased symptoms of Parkinson's disease, asthma, anxiety, depression.

After causing such anguish for Iris at the age of 99 and 100, the owners do not deserve the right to convert the 6 units to condos and make piles of money. This story is part and parcel of the current dire housing crisis in San Francisco, the displacement of African-American and Latino families, seniors, and people with disabilities, and the worship of money over humanity.

Iris Canada is not even acknowledged in the Five-Year Rental History that's part of this case to be reviewed. She's been disappeared. But we will never forget her.

Received at CPC Hearing 1/11/18
D. Weissman

SEC. 1386. DENIAL OF TENTATIVE MAP.

When the City Planning Commission determines that vacancies in the project have been increased, or elderly or permanently disabled tenants displaced or discriminated against in leasing units, or evictions have occurred for the purpose of preparing the building for conversion, or if rents in the project over the previous 18 months preceding the date of filing the application have been increased substantially greater than any increase in the residential rent component of the "Bay Area Cost of Living Index, U.S. Dept. of Labor," (except for increases reasonably related to construction of Code-required capital improvements directly related to Code enforcement, or to recoup the costs thereof), or when the City Planning Commission determines that the subdivider has knowingly submitted incorrect information (to mislead or misdirect efforts by agencies of the City and County of San Francisco in the administration of this Code), the Tentative Map shall be disapproved and the subdivider may not reapply for 18 months from the date of denial. In evaluation of the current vacancy level under this Section, the increase in rental rates for each unit over the preceding five years and the average monthly vacancy rate for the project over the preceding three years shall be considered. In the evaluation of displacement of elderly tenants any such displacements over the preceding three years, and the reasons therefor, shall be considered.

(Amended by Ord. 86-81, App. 2/20/81)

January 10, 2018

Rich Hillis, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: The Condo Conversion of Iris Canada's Home
668-678 Page Street, 2017-13609 CND
Item 16, Commission Hearing of January 11, 2018

Dear President Hillis and Commissioners:

If our City's condominium conversion process is to provide any protections against the displacement of seniors, low income tenants, or other vulnerable populations this Commission must reject the application to convert 668-678 Page Street into condominiums. To approve this application is to reward the most base and heartless eviction of a 100 year-old African American senior from her home – an intentional and economically motivated act that unquestionably killed her.

As we discuss further below, there are compelling reasons to reject the application based upon the Planning Code's Section 101.1 priorities to preserve and protect our existing housing, neighborhood character, and the supply of affordable housing.

But before addressing those larger policy concerns we first want to bring to the Commission's attention that this application and the staff's recommendations are based upon a blatant lie.

Per their application, the owners would have City agencies believe that Ms. Iris Canada "moved to Texas/East Bay" in November 2012 and that her unit was "vacant" between November 2012 and February 2017. Staff's report repeats the claim the unit was vacant as a fact. (A copy of this portion of the application is attached as Exhibit A).

These claims that Ms. Canada moved out leaving 670 Page "vacant" prior to February 2017 are false and misleading.

They seek to hide the fact that after an extended three-year court battle by applicants, Iris Canada was evicted by the Sheriff's Department from the building on February 10, 2017. Shortly thereafter, her furniture and all her belongings were removed by the applicants and put into storage. Units which are "vacant" do not require a Sheriff's eviction.¹ Nor do they require

¹ While applicants apparently claim that this was not an "eviction" please see the sheriff's notice Exhibit B attached hereto which specifically uses the word "eviction."

a moving van to remove furniture and a lifetime of personal belongings. All of these brutal realities are hidden by the false claim that the unit was "vacant."

Given these facts, the Commission should make a determination that the applicants have knowingly submitted incorrect information to mislead the City and return this applicant to DPW to be rejected pursuant to Subdivision Code Section 1386.

But the false and misleading statements in the conversion applications are only one set of grounds for rejecting the conversion application. Indeed the falsehoods were obviously intended to obscure the truth, facts that could lead to the rejection of the proposal on other grounds.

Section 1386 also authorizes the Planning Commission to determine that the applicants displaced the elderly or evicted other tenants with "the purpose of preparing the building for conversion." Applicant Peter Owens has stated publicly that he was under pressure by the other co-owners to terminate Iris Canada's tenancy in order to proceed with the conversion process. And throughout the applicant's lawsuit against Ms. Canada, she was repeatedly told that the litigation would be dropped if she would sign an agreement to consent to the conversion. Her ultimate displacement and eviction were then explicitly a result of her exercising her right to withhold her consent to the conversion.

These same coercive and oppressive practices that led to Ms. Canada's displacement also provide compelling grounds to reject this conversion as being inconsistent with the Planning Code's Section 101.1(b) priorities. Contrary to the recommended findings by staff, the practices that the applicants utilized to displace Ms. Canada pose a direct threat to at least two of the Code's priorities:

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

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

Unless existing tenants are protected against the type of oppressive conduct by applicants here, conversions of rent controlled housing into condominiums will become an even greater threat to the diversity of our neighborhoods and our supply of affordable housing.² Owners would escape scrutiny by engaging in a broad range of evictions that fall outside of the narrow definition of evictions that apparently commission staff applies. Owners would engage in massive litigation against low income tenants that are not called 'evictions' but are called 'removals.' Or owners will simply lie in their applications and whitewash over displacements.

² It should be noted that the conversion of a rent controlled housing unit into a condominium removes the unit from rent control and raises the cost and value of the unit by hundreds of thousands of dollars. Staff's proposed Finding #7 *"The proposal is a change in form of residential tenure and would not alter the existing housing"* is empirically inaccurate.

If this Commission approves the present application and sanctions the practices of these applicants hundreds if not thousands of tenants will be at greater risk of displacement and the process of gentrification and displacement will continue and accelerate.

For all these reasons we urge the Commission to make findings pursuant to Subdivision Code Section 1386 and under Planning Code Section 101.1 to mandate a rejection of this application.

Respectfully,

Affordable Housing Alliance
Causa Justa : Just Cause
Chinatown Community Development Center
Dolores Street Community Services
Housing Rights Committee of San Francisco
Manilatown Heritage Foundation
Mission Housing Development Corporation
San Francisco Tenants Union
Senior and Disability Action
South of Market Community Action Network

Encl

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Encl

Form 1

Building History, Statement of Repairs & Improvements, Occupants, and Proposed Prices

Assessor's Parcel Number: 0843-015

Property Address: 668-678 Page Street, San Francisco, CA 94117

Item No. 6 – Building History

Building History is shown on the 3R Report.

Item No. 7 – Statement of Repairs & Improvements

n/a

Item No. 8 – List of occupants, their apartment numbers, vacant units, and owners and tenants who intend to purchase

| Unit | Occupant Name | Apartment No. | Unit Vacant? | | Intend to Purchase? | |
|-------|--|---------------|------------------------------|--|---|-----------------------------|
| One | Geoffrey Pierce | 668 | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Two | Peter M. Owens, Carolyn A. Radisch | 670 | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Three | Spencer K. Jones | 672 | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Four | Christopher Beahn, Christine Han Beahn | 674 | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Five | Alexander E. Apke, Anna M. Munoz | 676 | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input checked="" type="checkbox"/> YES | <input type="checkbox"/> NO |
| Six | Michel Bechirian, Niloo Tehranchi | 678 | X | | X | |

Item No. 9 – Six year occupancy history


| Apt. No. | Duration | Occupants (owners and/or tenants) | Rent (\$) | Reason for Termination |
|----------|-------------------|--|----------------|-------------------------|
| 668 | 09/2008-Present | Geoffrey Pierce | Owner Occupant | NA |
| 670 | 10/2005-11/2012 | Iris Canada | Owner Occupant | Moved to Texas/East Bay |
| 670 | 11/2012-1/2017 | vacant | NA | NA |
| 670 | 02/2017-present | Peter M. Owens, Carolyn A. Radisch | Owner Occupant | NA |
| 672 | 03/2009-08/2013 | Spencer K. Jones | Owner Occupant | NA |
| 672 | 04/2011-08/2013 | Adam Barbina | \$1,200 | Voluntary Move |
| 672 | 09/2013-08/2015 | Helen Ma | \$2,125 | Voluntary Move |
| 672 | 09/2013-12/2015 | Stephanie Cheung | \$2,125 | Voluntary Move |
| 672 | 09/2015-10/2016 | Min Si | \$2,125 | Voluntary Move |
| 672 | 01/2016-07/2017 | Carmen Sutter | \$1,700 | Voluntary Move |
| 672 | 11/2016-07/2017 | Ameesha Isaac | \$1,750 | Voluntary Move |
| 672 | 08/2017-present | Spencer K. Jones | Owner Occupant | NA |
| 674 | 10/2008 - present | Christopher Beahn, Christine Han Beahn | Owner Occupant | NA |
| 676 | 05/2010 - present | Alexander E. Apke, Anna M. Munoz | Owner Occupant | NA |
| 678 | 06/2003 - present | Michel Bechirian, Niloo Tehranchi | Owner Occupant | NA |

Exhibit A

Are there any evictions associated with this building since May 1, 2005? [Sec. 1396.2, 1396.4(10)]

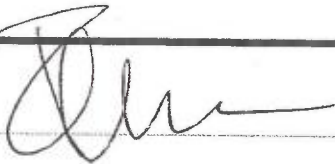
☐ YES ☒ NO If yes, provide details:

Item No. 10 – List of number of bedrooms, square feet, current rental rate, and proposed sales prices

| Apt. No. | No. Bedrooms | Square Feet | Current Rental Rate | Proposed Sales Price |
|----------|--------------|-------------|---------------------|----------------------|
| 668 | 2 | 1300 | | \$2,100,000 |
| 670 | 2 | 1300 | | \$2,100,000 |
| 672 | 2 | 1300 | | \$2,100,000 |
| 674 | 2 | 1300 | | \$2,100,000 |
| 676 | 2 | 1300 | | \$2,100,000 |
| 678 | 2 | 1300 | | \$2,100,000 |

Item No. 11 – List the permit number(s) of the building permit application filed in connection with the proposed use of this property that is/are not listed in the 3R Report in the space below

_____ # _____ # _____ # _____ # _____



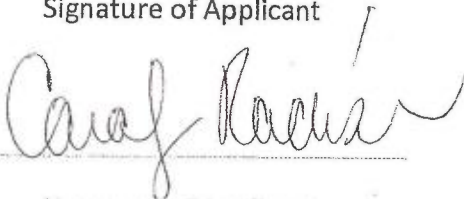
Signature of Applicant

Peter M. Owens

Printed Name

9.7.2017

Date



Signature of Applicant

Carolyn A. Radisch

Printed Name

9/7/2017

Date

Stephen L. Owens

Signature of Applicant

Printed Name

Date

Michel Bechirian

Signature of Applicant

Printed Name

Date

| | | | |
|--|--|---|--|
| TO (Name and Address): Iris Canada, Any and all occupants, known or unknown | | LEVYING OFFICER (Name and Address): San Francisco County Sheriff's Office San Francisco Sheriff Department 1 Dr. Carlton B. Goodlett PL Rm 456 Civil Division San Francisco, CA 94102 | |
| 670 Page Street San Francisco, CA 94117 | | (415) 554-7235 | |
| NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY: San Francisco - Superior Court 400 McAllister Street San Francisco, CA 94102 | | California Relay Service Number (800) 735-2929 TDD or 711 | |
| PLAINTIFF: Peter M. Owens, et al DEFENDANT: Iris Canada, et al | | COURT CASE NO.: CGC14543437 | |
| Notice to Vacate | | LEVYING OFFICER FILE NO.: 2016433614 | |

By virtue of the Writ of Execution for Possession/Real Property (eviction), issued out of the above court, you are hereby ordered to vacate the premises described on the writ.

→ **Eviction Address:**

**670 Page Street
San Francisco, CA 94117**

Final notice is hereby given that possession of the property must be turned over to the landlord on or before:

**Final notice is hereby given that possession
of the property must be turned over to the
landlord on or before:**

Wednesday, April 06, 2016 6:01 AM

Should you fail to vacate the premises within the allotted time, I will immediately enforce the writ by removing you from the premises. All personal property upon the premises at the time will be turned over to the landlord, who must return said personal property to you upon your payment of the reasonable cost incurred by the landlord in storing the property from the date of eviction to the date of payment. If the property is stored on the landlord's premises, the reasonable cost of storage is the fair rental value of the space necessary for the time of storage. If you do not pay the reasonable storage costs and take possession within fifteen (15) days, the landlord may either sell your property at a public sale and keep from the proceeds of the sale the costs of storage and of the sale (1988 CCC), or, if the property is valued at less than \$700.00, the landlord may dispose of your property or retain it for his own use. (715.010(b)(3), 1174 CCP)

If you claim a right of possession of the premises that accrued prior to the commencement of this action, or if you were in possession of the premises on the date of the filing of the action and you are not named on the writ, complete and file the attached Claim of Right of Possession form with this office. No claim of right to possession can be filed if box 24a(1) located on the back of the writ is checked.



VICKI HENNESSY
Sheriff

By:

3C 1121

ML 1243

Sheriff's Authorized Agent

MAR 30 2016



100-year-old San Francisco woman dies one month after losing eviction battle

Iris Canada's she had lived in for more than 50 years became a symbol of the city's housing crisis

Sam Levin in San Francisco

Tue 28 Mar '17 19:22 EDT

Iris Canada, a 100-year-old woman whose eviction became a symbol of San Francisco's housing crisis, died on Saturday, one month after she lost her home.

Canada, who died after a stroke, has struggled with serious health complications since the San Francisco sheriff's office evicted her on 10 February, according to housing activists and Canada's family.

"Iris Canada was betrayed by all the systems that were supposed to protect her," Iris Merriouns, Canada's niece, told the Guardian on Tuesday. "She would have lived longer had she not had to suffer so much. It was such a long, arduous fight."

The death of the centenarian marks the end of a protracted battle that received international attention as a representation of gentrification and income inequality in San Francisco amid California's growing housing shortage.

Canada's fight to stay in her first-floor two-bedroom apartment - her home of more than 50 years - began in 2014 when the owners first sought an eviction. Carolyn Radisch; her husband, Peter Owens; and his brother Stephen Owens had purchased the six-unit property in 2002 and granted Canada a "life estate" agreement, allowing her to remain until she died at a fixed rate of \$700 a month.

The owners claimed that Canada eventually stopped living in her unit and failed to maintain the property, but Canada and her family vehemently denied the accusations and said she wanted to remain in the unit until her death.

NOTICE OF TERMINATION OF TENANCY

TO: IRIS CANADA
Any and All Unknown Persons in Possession or Occupancy
670 Page Street
San Francisco, CA 94117

This Notice concerns the termination of your tenancy and/or occupancy at 670 Page Street, San Francisco, California, hereinafter called "the premises" or "the rental unit". The rental unit forms a portion of a building and grounds located 668-670-672-674-676-678 Page Street, San Francisco, California, which building and grounds as a whole are hereinafter referred to as "the property". This Notice is what is commonly referred to as an "eviction notice".

In accordance with California Government Code Sections 7060 - 7060.7 (hereinafter called the "Ellis Act"), particularly Section 7060.4 thereof, and the San Francisco Residential Rent Stabilization and Arbitration Ordinance of June 13, 1979, as currently amended (hereinafter called "the Rent Ordinance"), particularly Section 37.9(a)(13) thereof, you are hereby notified that your tenancy shall be terminated effective January 2, 2003. This will give you at least one hundred twenty (120) days of notice in that it is intended that this Termination Notice be served on you on September 4, 2002 and the Notice of Intent to the Rent Board be served in person or by first class mail as required in Section 37.9A(f)(4) of the Rent Ordinance on September 4, 2002.

Please take notice as follows:

This Notice is being issued by and on behalf of the following: Peter M. Owens, Carolyn A. Radisch and Stephen L. Owens owners of the property, hereinafter referred to as "Owner".

This Notice is issued in good faith for the reasons set forth below:

The grounds for this Notice is per Rent Ordinance Section 37.9(a)(13), which provides in pertinent part that "The landlord... wishes to withdraw from rent or lease all rental units [located at 668-670-672-674-676-678 Page Street, including but not limited to 670 Page Street] . . and [shall comply] in full with [Rent Ordinance] Section 37.9A with respect to each unit . . .".

The Residential Rent Stabilization and Arbitration Board of the City and County of San Francisco (the "Rent Board") has been notified of the Owner's intent to withdraw this property from residential rental use. Owner is filing and serving a Notice of Intent to Withdraw Residential Units from the Rental Market ("Notice of Intent") before it serves this Notice of Termination of Tenancy on you. A copy of that Notice of Intent is attached as Exhibit A.

Pursuant to the Rent Ordinance and the Ellis Act, you are hereby further informed as follows:

1. You have the following rights and obligations under Rent Ordinance Section 37.9A and the Ellis Act:

-a. Pursuant to Rent Ordinance Section 37.9.A.(e), relocation payments may be available to tenants who are members of lower income households, who are elderly, or who are disabled. If you are a lower-income tenant household as defined in California Health & Safety Code Section 50079.5, you may be entitled to \$4500.00. If you are sixty-two (62) years of age or older or disabled as defined in California Government Code Section 12955.3, you may be entitled to the sum of \$3000.00, irrespective of income level. The Owner is not aware of any circumstances that might entitle you to receive payment under Section 37.9A(e). Should you claim a right to relocation assistance, demand is hereby made that you provide counsel for Owner any and all information that you may rely on to claim said entitlement pursuant to the Government Code or Rent Ordinance, including the factual and legal basis for your belief.

b. The effective date of withdrawal of your rental unit from residential rental use may be extended up to one year from the date of delivery of the Notice of Intent to the Rent Board. You are entitled to such an extension in the following circumstances: If you are at least 62 years of age or disabled, have lived in the rental unit for at least one year prior to the date of delivery to the Rent Board of the Notice of Intent, and you give written notice of your entitlement to an extension to the Owner within sixty (60) days of the date of delivery to the Rent Board of the Notice of Intent. All three of the above-referenced conditions must be fulfilled in order to receive the extension. The extended tenancy shall be continued on the same terms and conditions as existed on the date of delivery to the Rent Board of the Notice of Intent, subject to any adjustments otherwise available under the Rent Ordinance or other applicable law. No party shall be relieved of the duty to perform any obligation under the lease or rental agreement during the extended tenancy.

c. If the Owner offers your unit for rent or lease, the Owner may be obligated to offer the unit to you as follows: If you give notice in writing to the Owner within thirty (30) days after vacating the premises, you have the right to renew your tenancy in the event that the premises are later offered by the Owner for residential rental use. If you give such a notice to the Owner, it must include an address to which the Owner must send an offer to you inviting you to renew your tenancy. You are entitled to advise the Owner at any time of a change of address to which such an offer is to be directed. The written offer would give you thirty days from the date it is mailed to you in which you would have to decide whether or not to accept the offer and renew your tenancy.

(1) For the purposes of this Notice of Termination only, including your right to give notice that you wish to renew your tenancy (see item 1.c. above), you may give notice to "the Owner", i.e. Peter M. Owens, Carolyn A. Radisch and Stephen L. Owens, in any manner authorized by law. Though not specifically called for by law, the Owner hereby provides the following address which you may wish to use for the purpose of giving such notice: c/o The Law Offices of Andrew M. Zacks, 235 Montgomery Street, Suite 600, San Francisco, CA 94104.

(2) If your rental unit is offered for rent or lease within 10 years of withdrawal, the Owner shall notify the Rent Board in writing of the intention to re-rent the unit and make an offer to you

if you request the offer in writing within 30 days after the Owner has notified the Rent Board of an intention to re-rent your rental unit. If the unit is offered for rent or lease more than two years after the date was withdrawn from rent or lease, the Owner shall be liable to you for failure to comply with Rent Ordinance Section 37.9A.(c)(2), for punitive damages in an amount which does not exceed the contract rent for six months.

(3) If you request an offer to renew your tenancy, either directly to the Owner or after notice from the Rent Board, then the Owner shall offer to reinstitute a rental agreement or lease at rents permitted under Rent Ordinance Section 37.9.A.(a) and on terms equivalent to those available to you prior to displacement. This offer shall be deposited in the United States mail, by registered or certified mail with postage prepaid, addressed to you at the address furnished to the Owner as provided by you and shall describe the terms of the offer. You shall have 30 days from the deposit of the offer in the mail to accept the offer by personal delivery of that acceptance or by deposit of the acceptance in the United States mail by registered or certified mail with postage prepaid.

(4) If more than one tenant or lessee attempts to accept the offer for your unit, the Owner shall notify each tenant or lessee so accepting that other acceptances have been received, and shall further advise each such tenant or lessee of the names and addresses of the others. If all such tenants or lessees do not within thirty (30) days thereafter agree and notify the Owner of which tenant(s) or lessee(s) will reoccupy the unit, the tenant(s) or lessee(s) who first occupied the unit previously shall be entitled to accept the Owner's offer. If more than one eligible tenant or lessee initially occupied the unit on the same date, then the first such tenant or lessee to have originally sent notice accepting the Owner's offer shall be entitled to occupy the unit.

For further information regarding your rights under applicable law, please refer to California Government Code Section 7060 et seq and Rent Ordinance Sections 37.9(a)(13) and 37.9A(a) - (i) inclusive. Said references are identified herein in furtherance of the obligation to advise you of your rights under the law.

Please take further notice as follows:

Following the service on you of this Notice of Termination of Tenancy, a second "Notice of Intent" shall be delivered to the Rent Board on September 4, 2002. Notification to you that this document has been delivered to the Rent Board shall be provided to you, in compliance with Rent Ordinance Section 37.9A(f)(5).

Should you fail to move out by January 2, 2003, legal proceedings will be commenced to

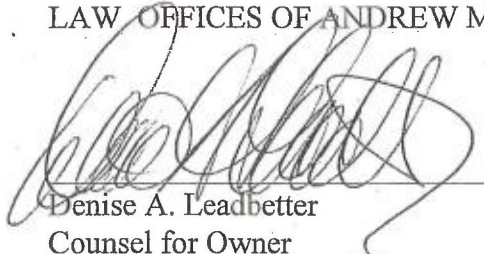
enforce this Notice and to remove you from the premises, subject to your rights as identified in Section 1.b above.

A copy of this Notice shall be filed with the Rent Board within five (5) days after this notice shall have been served upon you, in compliance with the Rent Ordinance. **Advice concerning this Notice is available from the San Francisco Residential Rent Stabilization and Arbitration Board, 25 Van Ness Avenue, Suite 320, San Francisco, CA 94102; (415) 252-4600.**

Rent is due and payable during the term of this Notice. However, Owner shall not accept rent monies for any period of time after the notice period expires.

September 4, 2002

LAW OFFICES OF ANDREW M. ZACKS



Denise A. Leadbetter
Counsel for Owner
235 Montgomery Street, Suite 600
San Francisco, CA 94104
Telephone (415) 956-8100

cc San Francisco Rent Board

ATTACHMENT TO NOTICE OF INTENT TO WITHDRAW RESIDENTIAL RENTAL
UNITS FROM RENTAL MARKET
(RENT ORDINANCE SECTION 37.9(A))

I. Owner Information

Owner: Peter M. Owens, Carolyn A. Radisch and Stephen L. Owens
Address: c/o Law Offices of Andrew M. Zacks
235 Montgomery Street, Suite 600
San Francisco, CA 94104

LOCAL CONTACT FOR OWNER:

Andrew M. Zacks, Esq.

Denise A. Leadbetter, Esq.

LAW OFFICES OF ANDREW M. ZACKS

235 Montgomery Street, Suite 600

San Francisco, CA 94104

Telephone: (415) 956-8100

Facsimile: (415) 288-9755

II. Property Information

668-670-672-674-676-678 Page Street
San Francisco, CA 94117

Legal Description - Assessor's Block 0843, Lot 015

Commencing at a point on the northerly line of Page Street; distant thereon 100 feet easterly from the easterly line of Steiner Street; running thence easterly along said northerly line of Page Street 37 feet 10 ½ inches; thence at a right angle northerly 15 feet 9 inches; thence northwesterly along a line which if extended would intersect the easterly line of Steiner Street at a point thereon 76 feet 5 inches northerly from the northerly line of Page street 4 ½ inches, more or less, to a point distant 137 feet 6 inches easterly from the easterly line of Steiner Street; measured along a line drawn at right angles thereto; thence northerly and parallel with Steiner Street 91 feet 9 inches; thence at a right angle westerly 37 feet 6 inches; thence at a right angle southerly 107 feet 6 inches to the northerly line of Page Street and the point of commencement.

Being a portion of Westerly Addition Block No 370.

Total Number of Residential Units:

Six - four tenant-occupied and two (672 and 678) vacant.

III. Tenancy Information

All units have Page Street address.

| <u>Unit #</u> | <u>Date Tenancy Commenced</u> | <u>Name of Each Current Occupant</u> | <u>Current Rent</u> |
|---------------|-----------------------------------|---|-------------------------|
| 668 | October 1996 | Kate Fennelly Jacob Savage Benjamin Broad | \$1396.00/mo. |
| 670 | November 1965 | Iris Canada | \$643.87/mo. |
| 674 | January 1991 | Bouchan Phonesavath Chan Phonesavath Khamphiou Phonesavath Kiale Phonesavath | \$1007.00/mo. |
| 676 | June 1999 | Jon Baldwin Claudine Woodward | \$1902./mo. |

RECEIVED
APR 10 1999
BOARD

IV. Owner's Declaration

Do you certify that actions have been initiated as required by law to terminate all existing tenancies on the property by service of a written notice of termination of tenancy?

☐ Yes

☒ No

I declare under penalty of perjury, under the laws of the State of California, that the information provided on this Notice of Intent to Withdraw Form, including any attachments, is true and correct to the best of my knowledge and belief.

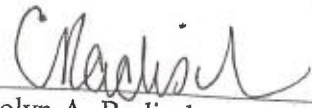
Executed on the date and place as identified below.

Owner:


Peter M. Owens


Sept. 4, 2002
Date

San Francisco
Place


Carolyn A. Radisch

Sept. 4, 2002
Date

San Francisco
Place


Stephen L. Owens

Sept. 4, 2002
Date

San Francisco
Place

RECEIVED
CITY AND COUNTY OF SAN FRANCISCO
OFFICE OF THE ATTORNEY GENERAL
JUL 11 2002

Discretionary Review Request

July 2, 2014

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

The proposed project conflicts with the following guidelines: 'Articulate the building to minimize impacts on light and privacy to adjacent properties'. And, 'Respect the existing pattern of side spacing'. The unnecessary proximity of the proposed structure materially impacts the quality and quantity of light and introduces serious privacy concerns for the adjacent property owners. If built as proposed, side spacing will not be consistent with other buildings on the block (the north side of Page St). (Continued on separate sheet...)

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

By focusing on the maximum number of units that can fit the space, the owners have developed a design that unreasonably impacts the adjacent building. A 40 ft building so close to the property line will limit light. With the exception of the living room, all windows in units 670, 674, 678 Page St face west. The lower unit, 670 Page St, is occupied by Mrs. Iris Canada a 91 year old who has lived in the building since the 1940's. Even with a setback the amount of light filtering down to her apartment will be minimal. (Continued on separate sheet...)

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

The size of the lot provides the opportunity to construct multiple buildings. If the project consisted of three rather than four buildings these could be constructed facing onto Steiner St. Positioning the buildings on this axis would maintain the light levels and access to services for our building and would not impact the building on block/lot 0843/017. The depth of the lot would allow a sufficiently large rear yard to meet the requirement for outside space for at least two, if not all units. (Continued on separate sheet...)

APPLICATION FOR DISCRETIONARY REVIEW

DR APPLICANT: MICHEL BECHIRIAN

PROJECT ADDRESS: BLOCK/LOT 0845/016

12.09090

Mrs. IRIS CANADA, RESIDENT IN APPLICANT'S BUILDING
SINCE WWII



LIGHT

THE QUALITY OF LIGHT TO IRIS' LOWER UNIT
WILL BE ADVERSELY AFFECTED BY THE PROPOSED DESIGN

F. Expedited Conversion Program – FORMS

5/28/2014

Form No. 1

**Building History, Statement of Repairs & Improvements,
Occupants, Rental History, and Proposed Prices**Assessor's Block 0843 Lot 015 Address 668 - 678 Page Street, San Francisco, CA 94117

Item No. 6 – Building History

No information known except for as detailed on Report of Residential Record

Item No. 7 – Statement of Repairs & Improvements

n/a

Item No. 8 – List of occupants, their apartment number, vacant units, and owners and tenants who intend to purchase

| Unit | Occupant Name | Apartment Number | Is the unit vacant? | | Does occupant intend to purchase unit? | |
|-------|---------------|------------------|---|--|---|--|
| One | | 668 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Two | Vacant | 670 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Three | | 672 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Four | | 674 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Five | | 676 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Six | | 678 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Total # of vacant units: 1

Item No. 9 - Five-year Occupancy History (Include all building occupants)

Five Year Occupancy History

| Apartment No. | Duration (mm/dd/yy) - (mm/dd/yy) | Occupants (owners and/or tenants) | Rent | Reason for Termination/Leaving |
|---------------|----------------------------------|-----------------------------------|---------|--------------------------------|
| 668 | 09/008-present | | O-O | n/a |
| 670 | 07/2012-present | Vacant | n/a | n/a |
| | 06/1990-07/2012 | | O-O | Moved to Texas |
| 672 | 09/2013-present | | \$2,125 | n/a |
| | 09/2013-present | | \$2,125 | n/a |
| | 04/2011-08/013 | | \$1,200 | Voluntary move |
| | 03/2009-08/2013 | | O-O | n/a |
| 674 | 10/2008-present | | O-O | n/a |
| 676 | 05/2010-present | | O-O | n/a |
| | 2003-05/2010 | | O-O | n/a |
| 678 | 06/2003-present | | O-O | n/a |

Received at CPC Hearing

1/11/18
D. Wernyan

Dear David Weissglass of Planning Department

I am the neighbor of this clinic case. I would like to file a complaint with you and to the respectable City Planning Department, and as a citizen, I swear that everything in this statement is true.

The applicant for this clinic Ms. Liu is a very bad liar, this is a fake clinic, there is no real doctor, and the applicant does not have any legal medical certification. So there is no information on acupuncture treatment. For many years, this place has been covered up as a fake clinic, and this place is actually a place that engaged in the sex massage business.

Previously, I have visited this place. They used therapy or treatment as a way to fraud people's money and later asked to give sexual services. I was extremely angry. After some understanding from other customers and some of the workers who worked there before, I found out that this place used different ways to deceive a lot of money from many people. This has affected and caused pain to many people. This place provides sexual massage service every day, including the applicant and other female worker who works here.

Therefore, at this hearing today, I strongly urge the government to shut down this place where illegal clinic and sexual massage services are covered under the cover of false clinic and should not allow them to deceive and harm other kind people anymore. Please do not believe the applicant, which might result in huge mistakes.

Many people know about the situation. However, detailed personal information cannot be provided yet, more witness information may be provided later to substantiate the truth if required by the government.

Thank God for the power of Justice.

Sincerely,

A Kind Citizen

A handwritten signature in black ink, appearing to be a stylized name, possibly 'David Weissglass'.

Landlord Petition L021424

Received at CPC Hearing 1/11/18
Di Wersylen 5/10/2018

Property Address

668 - 678 Page Street
Number Street Name
668-678 Page Street
Building
Complex
6 94117
of Units Zip
6 1907
Pet Units Yr Built

L021424 9/4/02
Petition Date Filed
Ellis Priority
Tim Lee
Counselor
Date Assigned
Prop I
ADR
Interpreter

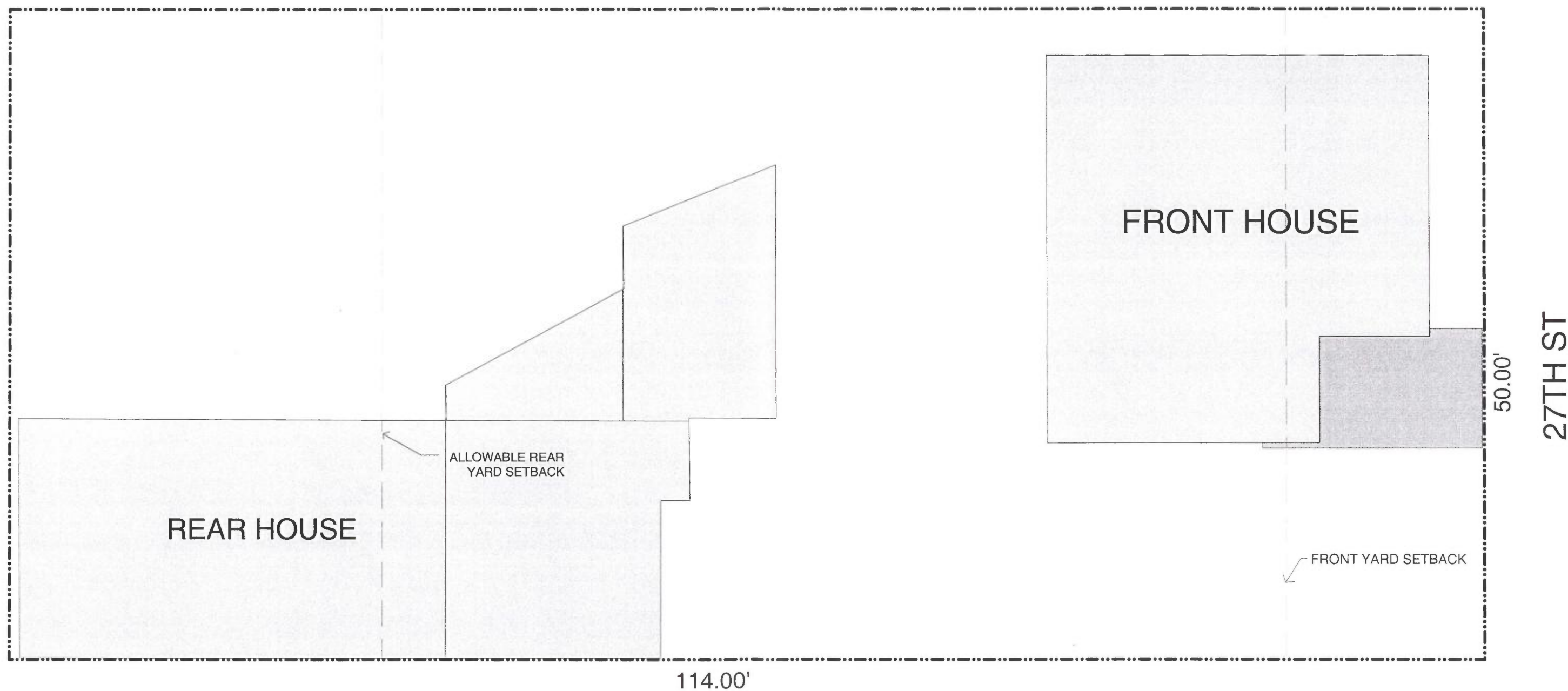
| | | |
|---|--|--|
| <input type="checkbox"/> Cap Imp <input type="checkbox"/> Seismic | <input type="checkbox"/> Comparable Rents | <input type="checkbox"/> Costa Hawkins <input type="checkbox"/> R&R 1.21 <input type="checkbox"/> R&R 6.15C(3) |
| <input type="checkbox"/> Oper & Maint Exp | <input checked="" type="checkbox"/> Intent to Withdraw Constraints Recorded | |
| <input type="checkbox"/> Ext of Time | <input type="checkbox"/> UPT Petition | <input type="checkbox"/> SubRehab |
| <input type="checkbox"/> Other Ground | <input type="checkbox"/> UPT Worksheet | |

A L J:
Hearing Date:
Start Time:
End Time:
Tenant Record Closed:
Landlord Record Closed:
Decision Sent:

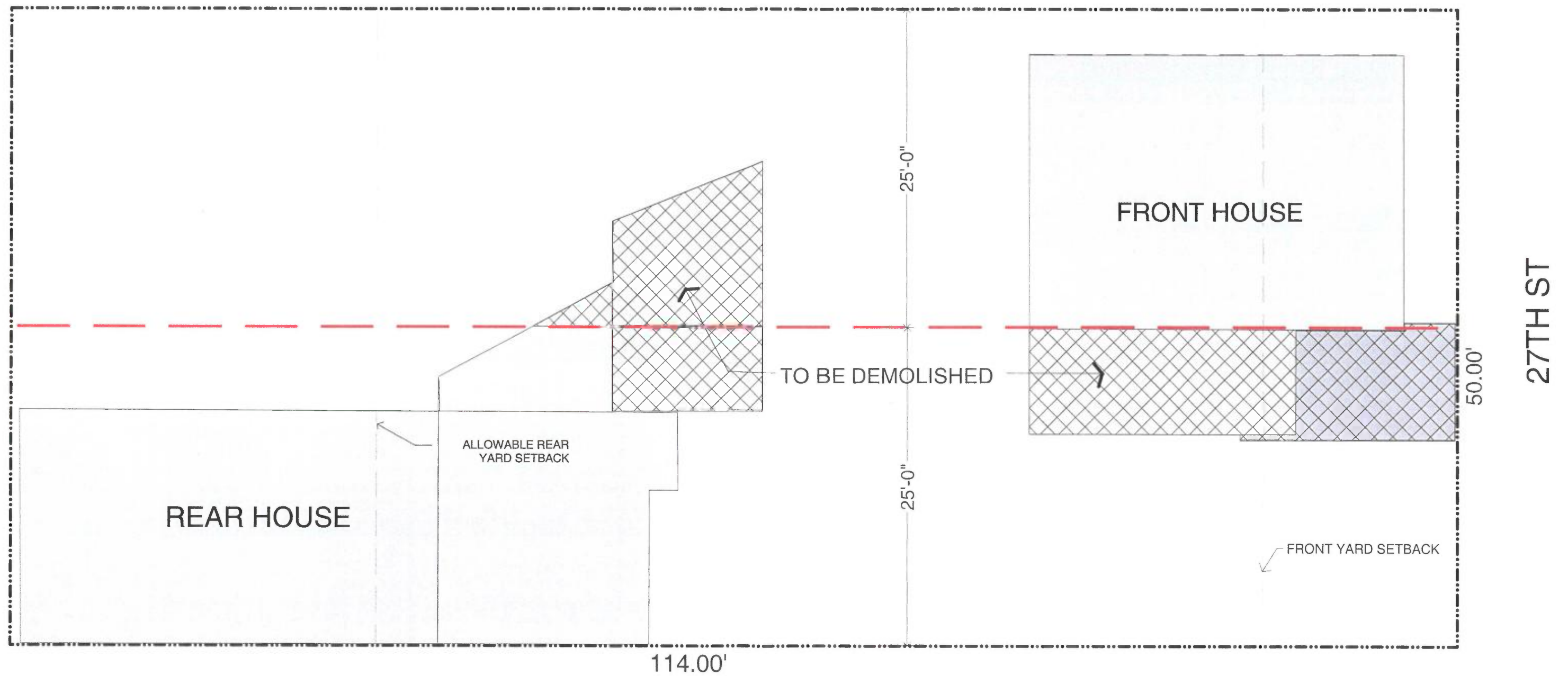
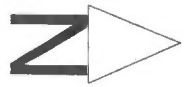
☒ Tenant Requests Re-Rental - Ellis CI Cost without Interest Estimator Fee

| Players | Related Files | Documents | Actions | Index Codes | Wang Data | Cap Imp Calc |
|--------------------------|----------------|-------------|---------------------|-------------|-----------|---|
| Name (First, MI, Last) | Primary Phone | Other Phone | Role | Sirt # | Unit # | Active |
| 1 Kate Fennelly | | | Tenant Respondent | 668 | 668 | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 2 Jacob Savage | | | Tenant Respondent | 668 | 668 | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 3 Benjamin Broad | | | Tenant Respondent | 668 | 668 | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 4 Iris Canada | | | Tenant Respondent | 668 | 670 | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 5 Bouchan Phonesavath | | | Tenant Respondent | 668 | 674 | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 6 Chan Phonesavath | | | Tenant Respondent | 668 | 674 | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 7 Kharrphiou Phonesavath | | (415) - | Tenant Respondent | 668 | 674 | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 8 Kiale Phonesavath | | | Tenant Respondent | 668 | 674 | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 9 Jon Baldwin | | | Tenant Respondent | 668 | 676 | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 10 Claudine Woodward | | | Tenant Respondent | 668 | 676 | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| Stephen Collier | (415) 771-9850 | | Tenant Attorney | 668 | | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| Peter M. Owens | | | Landlord Petitioner | 668 | | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| Carolyn A. Radisch | | | Landlord Petitioner | 668 | | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| Stephen L. Owens | | | Landlord Petitioner | 668 | | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| Denise A. Leadbetter | (415) 956-8100 | | Landlord Attorney | 668 | | <input checked="" type="radio"/> Yes <input type="radio"/> No |
| | | | | | | <input type="radio"/> Yes <input type="radio"/> No |

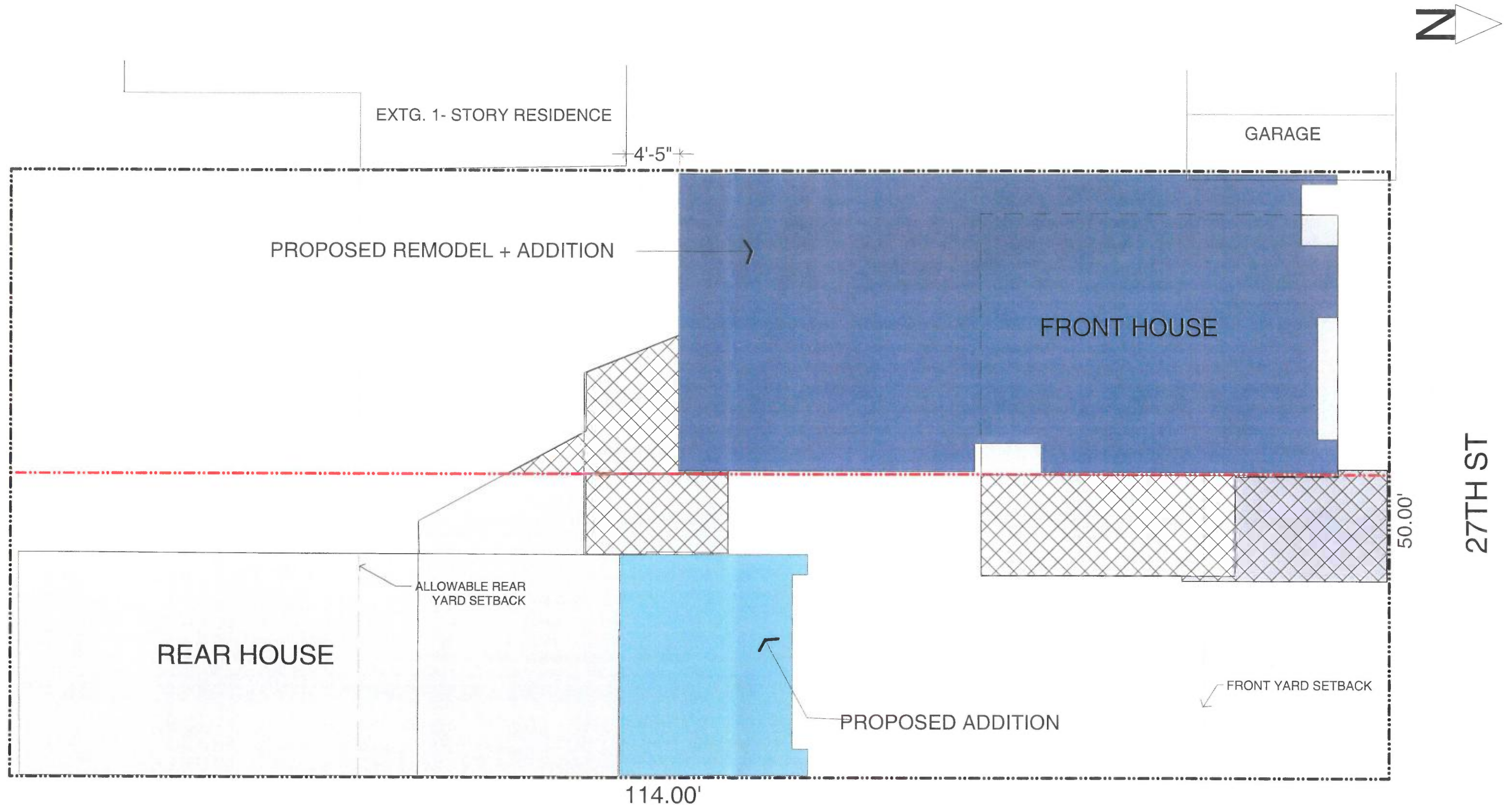
2.
672
678?
Attorney
+ Owens



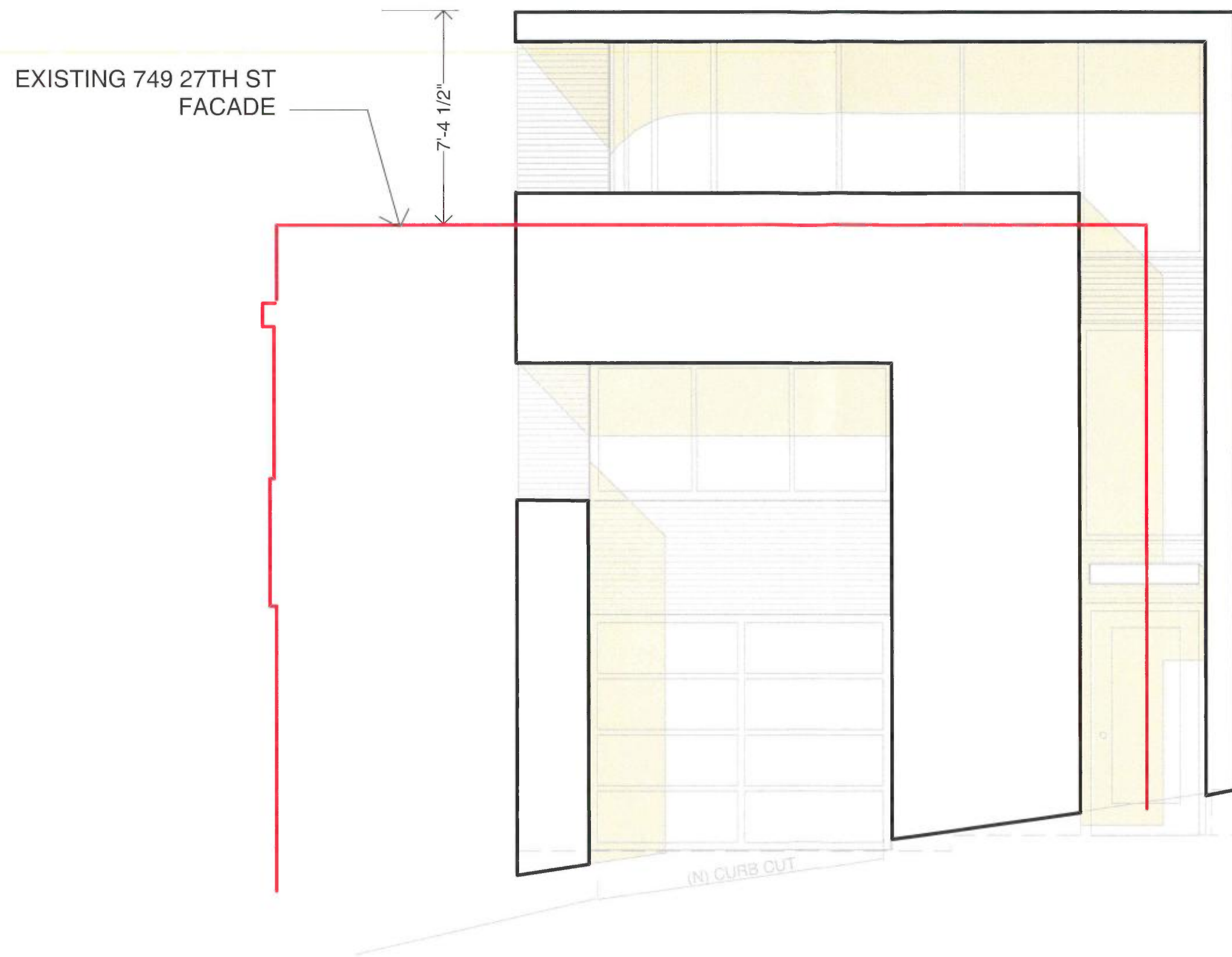
SITE PLAN - CURRENT CONDITIONS 1/8" = 1'-0"



SITE PLAN - PROPOSED ADJUSTMENTS TO 25'-0" WIDTH OF HOMES $1/8" = 1'-0"$

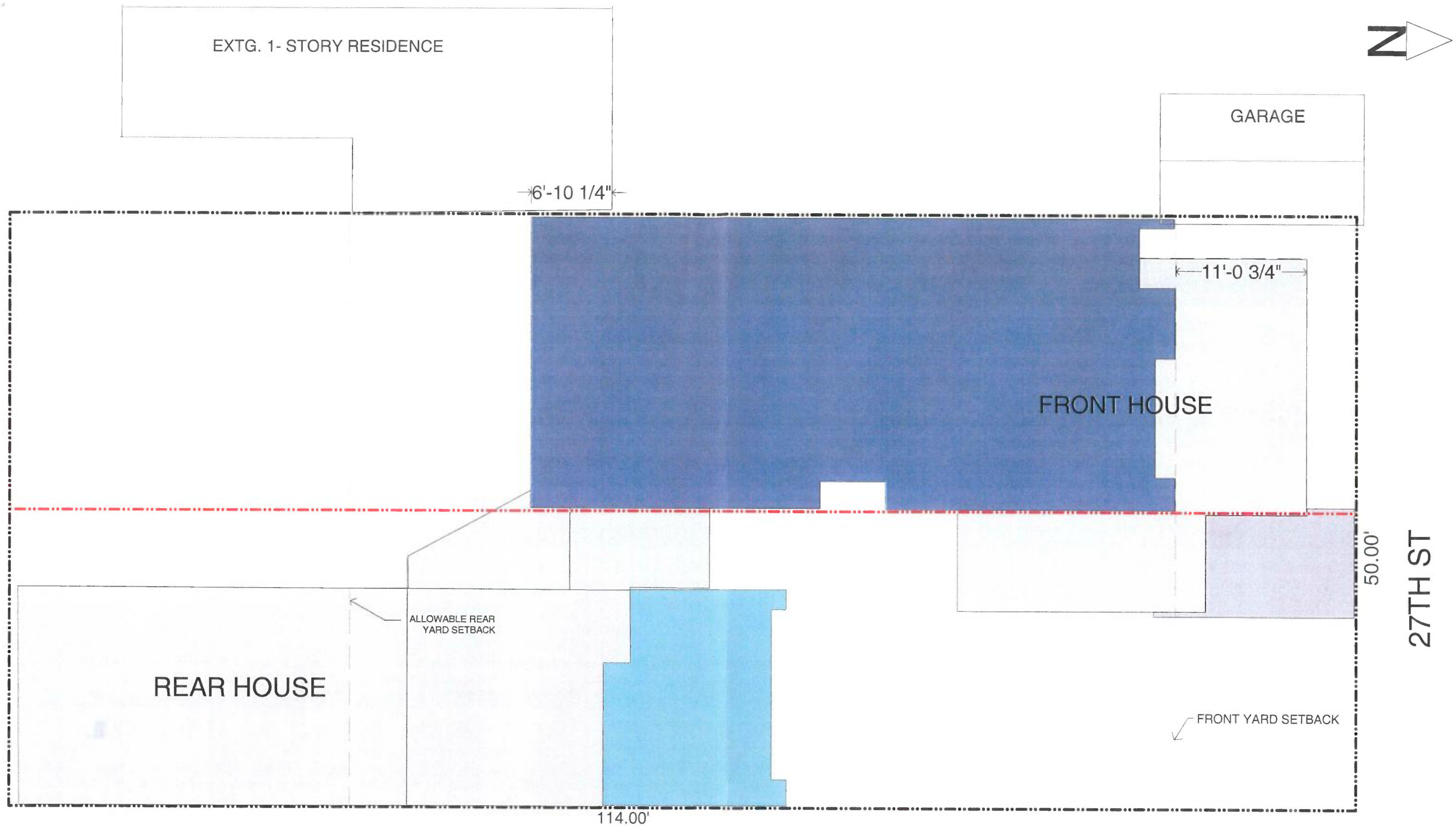


SITE PLAN - PROPOSED REMODELS OF HOMES @ EXTG FRONT LOCATION 1/8" = 1'-0"



PROPOSED NORTH ELEVATION

1/4"=1'-0"



SITE PLAN - PROPOSED REMODELS OF HOMES @ REQD FRONT SETBACK 1/8" = 1'-0"

Received at CPC Hearing 1/11/18
C. Abough

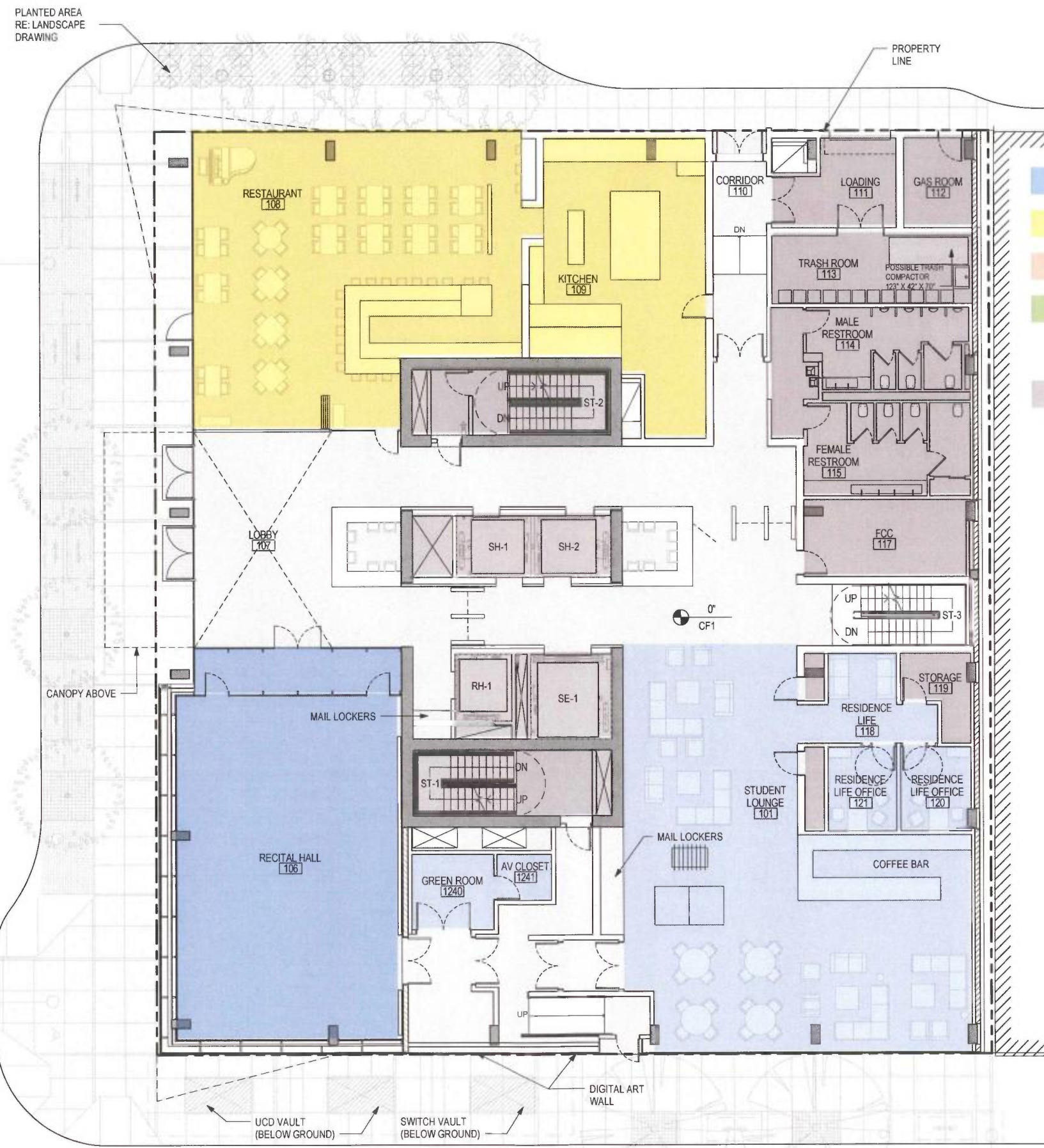
SAN FRANCISCO CONSERVATORY OF MUSIC

PLANNING COMMISSION INITIATION HEARING

JANUARY 11, 2018







- PROGRAM**
- CONSERVATORY
 - RESTAURANT
 - HOUSING
 - TERRACE
 - PUBLIC CIRCULATION
 - SERVICE





VIEW OF STUDENT CENTER ON HAYES STREET





San Francisco Conservatory of Music

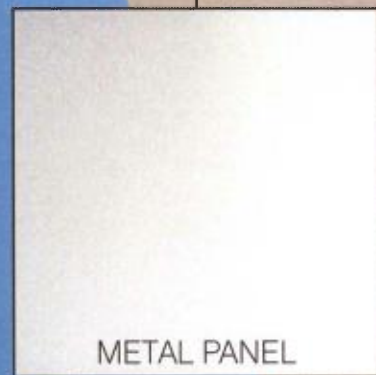












METAL PANEL



BACK PAINTED GLASS



IGU



TRANSLUCENT IGU



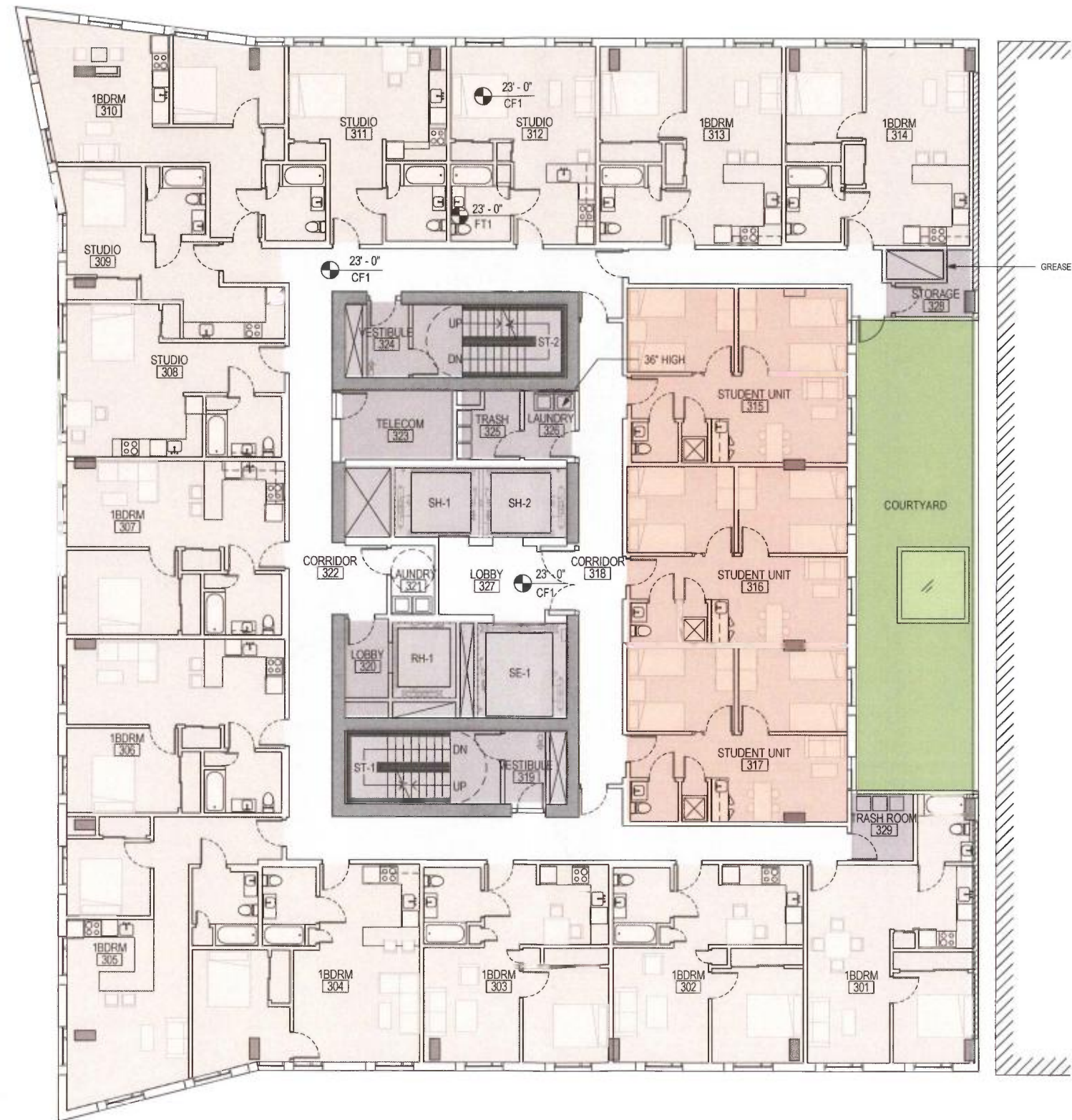
HORIZONTAL FRITTED
IGU



ARCHITECTS

SAN FRANCISCO CONSERVATORY OF MUSIC

VIEW FROM SOUTH OF VAN NESS



- PROGRAM**
- CONSERVATORY
 - RESTAURANT
 - HOUSING
 - TERRACE
 - PUBLIC CIRCULATION
 - SERVICE



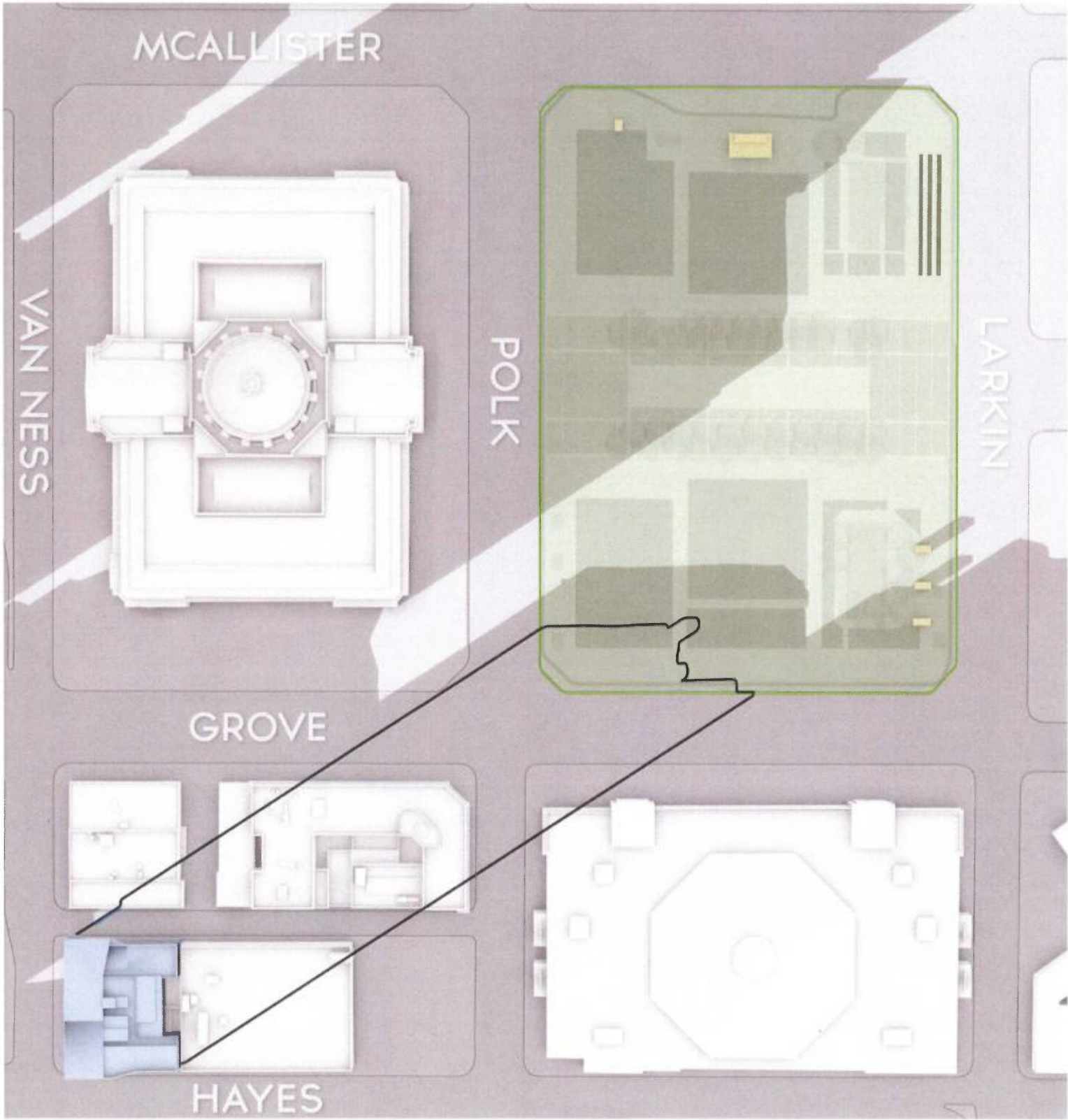


MARK CAVAGNERO ASSOCIATES ARCHITECTS

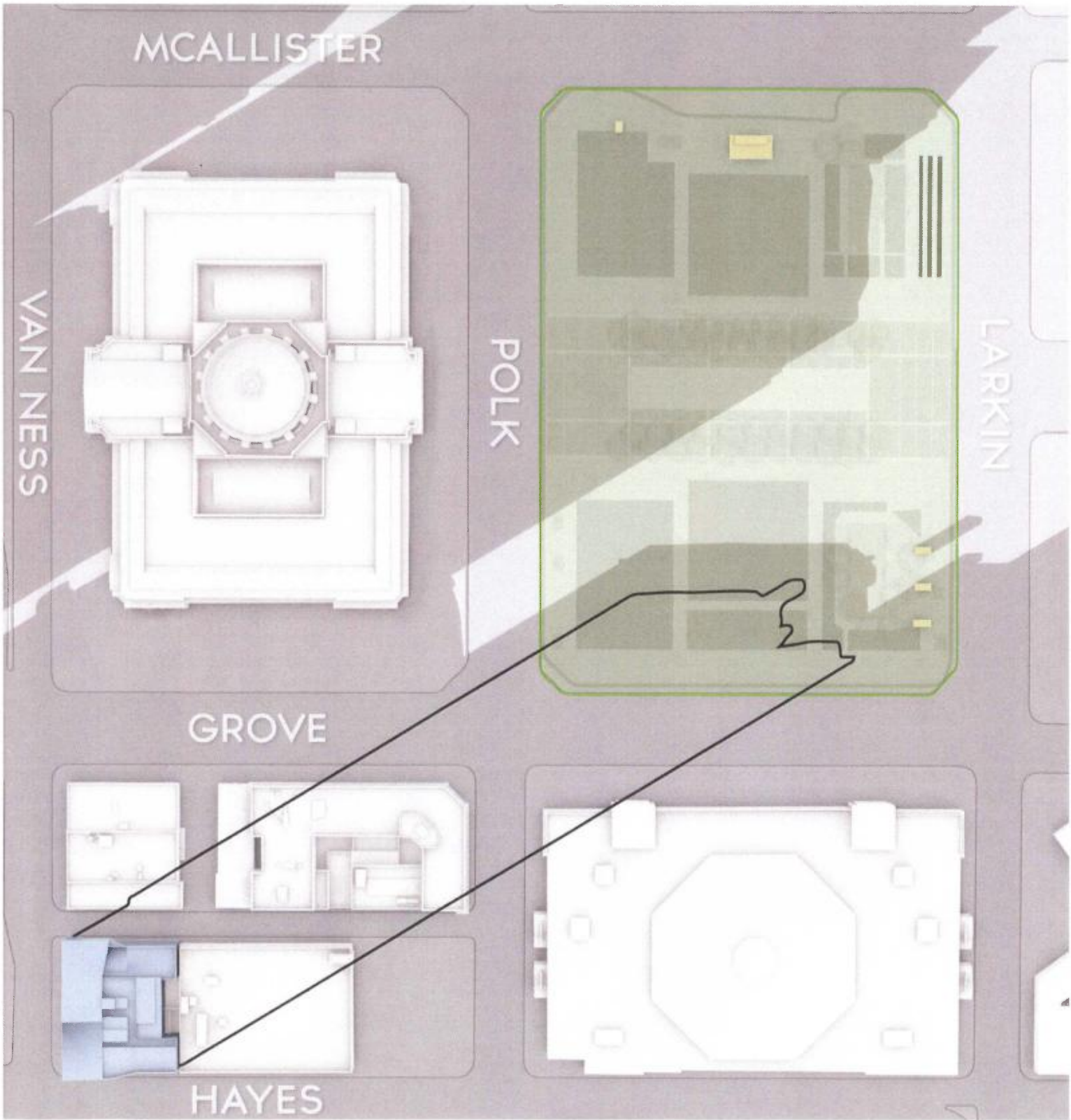
SAN FRANCISCO CONSERVATORY OF MUSIC

VIEW FROM VAN NESS

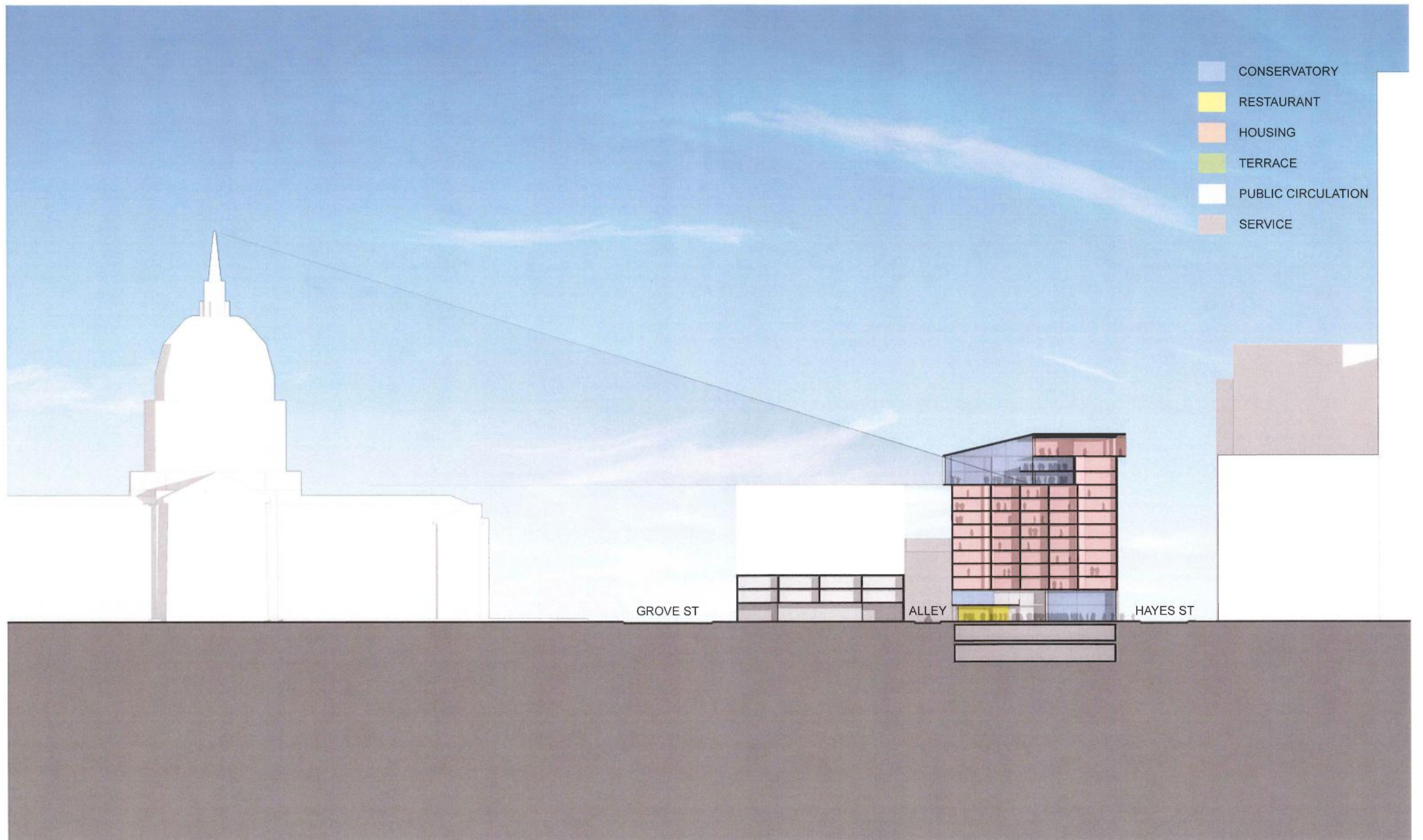
ANNUAL SHADOW INCREASE | 0.00000%



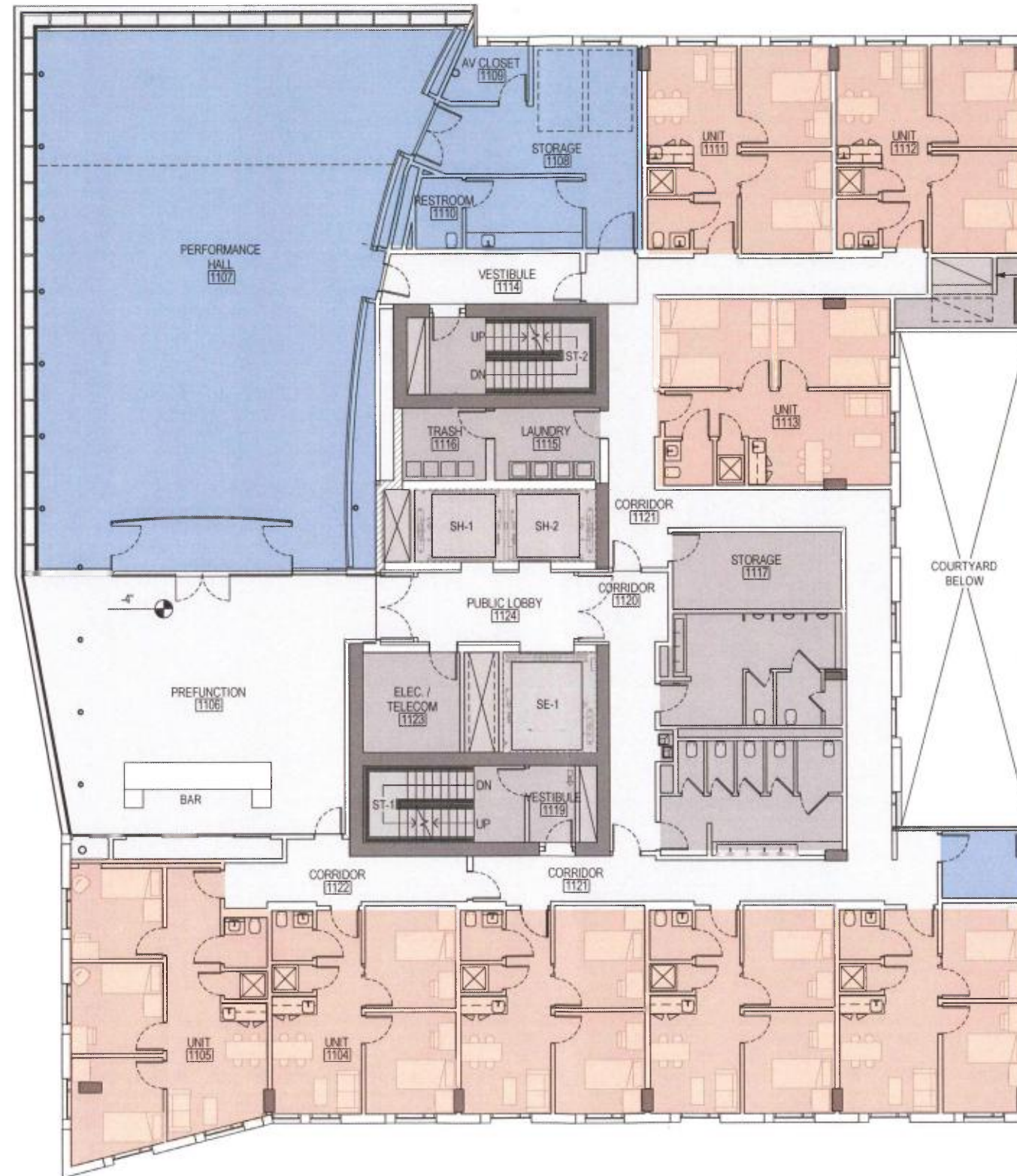
SHADOW ON CIVIC CENTER PARK | DECEMBER 20 AT 3:45 PM



SHADOW ON CIVIC CENTER PARK | DECEMBER 20 1 HR BEFORE SUNSET







- PROGRAM**
- CONSERVATORY
 - RESTAURANT
 - HOUSING
 - TERRACE
 - PUBLIC CIRCULATION
 - SERVICE





PROGRAM

- CONSERVATORY
- RESTAURANT
- HOUSING
- TERRACE
- PUBLIC CIRCULATION
- SERVICE





