



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 7/26/18
A. Butkus

Revised Executive Summary Planning Code Zoning Map Amendment

HEARING DATE: JULY 26, 2018
CONTINUED FROM: JULY 12, 2018
EXPIRATION DATE: OCTOBER 21, 2018

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

Reception:
415.558.6378

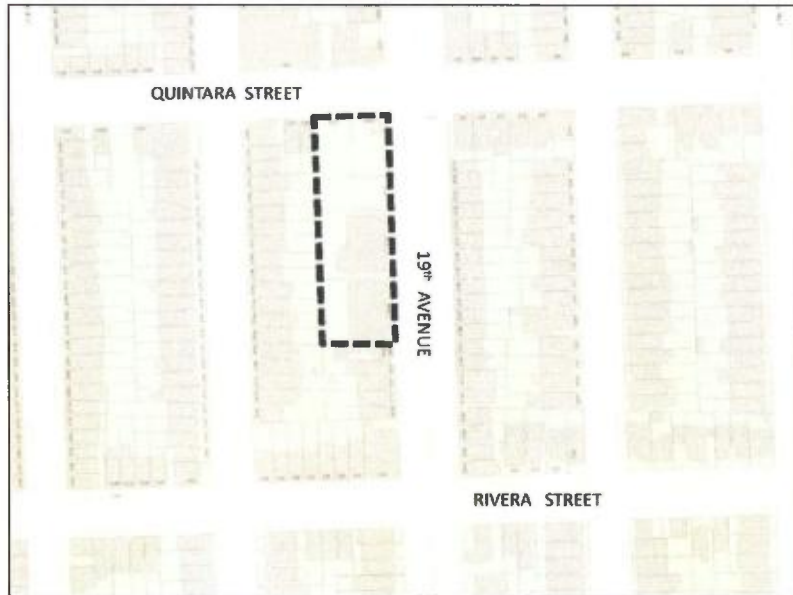
Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Amend Zoning Map & Abolish Legislated Setback on 19th Avenue
between Quintara and Rivera Streets
Case Number: 2018-006177MAP [Board File No. 180389]
Initiated by: Supervisor Tang / Introduced April 17, 2018
Staff Contact: Audrey Butkus, Legislative Affairs
audrey.butkus@sfgov.org, (415) 575-9129
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Recommendation: **Recommend Approval with Modification**

PLANNING CODE AMENDMENT

The proposed Ordinance would amend the Planning Code's Zoning Map by abolishing a nine-foot legislated setback on the west side of 19th Avenue between Quintara Street and Rivera Street, and revise the Zoning Map to rezone one lot from RH-1 to RM-2 and to rezone 4 lots from RH-2 to RM-2. The rezoning has been introduced by Sup. Tang at the request of the property owner of all lots, who seeks to build housing on the sites utilizing HOME SF.



The Way It Is Now:

1. The five parcels subject to the re-zoning are currently zoned either RH-1(northwestern parcel only) or RH-2. The northwest parcel is undeveloped. The northeast parcel contains a flower shop and surface parking lot. The center parcel is both undeveloped and a surface parking lot. The southernmost two parcels each contain a 2-story office building. The parcels fronting 19th Avenue are subject to a nine-foot legislated setback (see Exhibits B & C).

The Way It Would Be:

1. The five parcels would all be rezoned to Residential, Mixed; Moderate Density (RM-2). The parcels fronting 19th Avenue would no longer have a legislated setback.

BACKGROUND

In 2016, the property owner, who owns all of the subject properties, filed a request for a Preliminary Project Assessment (PPA). The project proposed in the PPA (see Exhibit D) would merge the five parcels into one 45,250 square foot lot. Under the proposal, the two office buildings and rear parking lots would remain in their current uses, but fifteen of the existing surface parking spaces would be removed. The proposed project also included the construction of a new mixed-use building on lots 001, 031 and 037. The proposed four-story mixed-use building would be 40 feet tall and contain 42 dwelling units, 42 bicycle parking spaces, and a 615-sf ground floor retail space for the existing flower stand to remain. The number of proposed parking spaces was inconsistent, with the application proposing 96 spaces, and the plans indicating 56 spaces. Common open space for the residents would be provided in a 1,720-sf courtyard at the second floor as well as in a 3,559-sf roof deck. The dwelling units would be rental units.

The Preliminary Project Assessment made by staff determined that a Conditional Use authorization for a Planned Unit Development (PUD) would be necessary in order for the project as proposed to move forward. The Department also found the proposed project hampered the pedestrian atmosphere along 19th Avenue with the removal of the nine-foot legislated setback, and the blank wall design of the building. Further, the staff determined that legislation would be required to alter the legislated setback along 19th Avenue.

The property owner informed the sponsoring supervisor's office that the project proposed in the PPA will no longer be pursued. While revised plans have not been provided to the Department, the property owner has expressed an interest in building a HOME SF project on the site. The property owner originally sought to use the State Density Bonus Program for affordable housing; however, because what he was proposing could only be achieved through a PUD, the state density bonus was not available to him. PUDs are a discretionary increase in density granted by the Planning Commission above what is allowed as-of-right under current zoning. The state law may, however, be applied on the Base Design Scheme, which reflects the allowable Code-complying density.

ISSUES AND CONSIDERATIONS

RM (Residential Mixed) Districts

RM district category includes four different zoning districts: RM-1 (Low-Density), RM-2 (Moderate Density), RM-3 (Medium Density) and RM-4 (High Density). These districts are intended to recognize, protect, conserve and enhance areas characterized by a mixture of houses and apartment buildings, covering a range of densities and building forms according to the individual district designations. Despite the range of densities and building sizes, most structures are of a scale that respects the traditional lot patterns, open spaces and articulation of façades typical of San Francisco neighborhoods. These districts provide unit sizes and types suitable for a variety of households, and contain supporting nonresidential uses.

RM-2 (Residential, Mixed/ Moderate Density) Districts are generally similar to RM-1 Districts, but the overall density of units is greater and the mixture of building types and unit sizes is more pronounced. Building widths and scales remain moderate, and considerable outdoor space is still available. The unit density permitted requires careful design of new structures in order to provide adequate amenities for the residents. Where nonresidential uses are present, they tend to offer services for wider areas than in RM-1 Districts.

	RH-1	RH-2	RM-2
Usable Open Space Requirement	At least 300 square feet if private, and 400 square feet if common.	At least 125 square feet if private, and 166 square feet if common.	At least 80 square feet if private, and 106 square feet per Dwelling Unit if common.
Dwelling Unit Density	P up to one unit per lot. C up to one unit per 3,000 square feet of lot area, with no more than three units per lot.	P up to two units per lot. C up to one unit per 1,500 square feet of lot area.	Up to one unit per 600 square feet of lot area.
Max # of Units Allowed on Subject Parcels Under Current Zoning	9		
Max # of Units Allowed on Subject Parcels Under Current Zoning with PUD	41		
Maximum # of Units Allowed on Subject Parcels Under Proposed Legislation			170

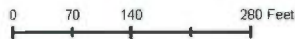
Development Comparison

The proposed zoning change would not alter the required front setbacks, side yard requirements, or street frontage and public realm requirements. The required rear yard is 45% of the lot depth in both the RH-2 and RM-2 Districts, and 25% of lot depth in RH-1 Districts, therefore the proposed zoning change would increase the rear yard requirement of the lot currently zoned RH-1. The largest difference between the existing zoning and proposed zoning is the open space requirements and dwelling unit density maximums as illustrated above.

Neighborhood Context

Although the majority of the surrounding zoning is RH-1 and RH-2, the area surrounding the subject parcels along 19th Avenue does not solely consist of 2-unit or single-family homes (*see map on following page*). Within a three-hundred foot radius of the subject parcels are several apartment buildings containing between 7-11 units each, an auto service station, a church, and a nursing home. 19th Avenue is also a major thoroughfare that is well served by public transit, making the subject parcels ideal for the denser housing allowed under RM-2 zoning.

Land Uses along 19th Avenue and Surrounding Subject Parcels



Legislated Setback:

Legislated setback lines are similar to required front setbacks outlined in the Planning Code; however, instead of being a Code requirement, legislated setbacks were enacted by the Board of Supervisors. As such, they cannot be varied by the Zoning Administrator and can only be removed through legislative action by the Board. Legislative setback lines are usually only found in the western side of the City.

The current legislated setback lines on the block in which the subject parcels are located are inconsistent. On the north side of the block (Quintara Street), there is no legislated setback. On the 19th Avenue side of the block the legislated setback lines vary from nine feet to as little as three feet (see Exhibit C). Across the street along 19th Avenue there is no legislated setback.

The proposed legislation seeks to remove the nine-foot legislated setback in order to increase the density of any future proposed project. The benefit to removing the setback is the potential increase in the number of dwelling units that may result from the additional nine feet of buildable area. The PPA issued in 2016 however, found potential issues with the removal of the setback, including many inconsistencies with the General Plan.

Some concerns raised by the Department in the PPA included: 1) Eliminating the required setback would reduce the sidewalk width on a busy traffic corridor in a primarily residential neighborhood, which would decrease safety and comfort for pedestrians; 2) The removal would be incompatible with the surrounding context as a project would fill in the front setback, meant to assure the provision of open space and maintenance of sunlight and views in this lower density neighborhood.

In addition to the Department's findings in the PPA, the housing that borders the southern edge of the proposed site must also be considered. To the immediate south of the site are a series of single-family, detached homes. The two homes most directly south of the site are also subject to a nine-foot legislated setback. Under RM-2 zoning, any new building's front setback will be calculated based off of the averaging of adjacent neighbors if no setback exists. However even with this averaging, and if the nine-foot legislated setback is removed, the single-family home immediately adjacent to the property may be subject to a wall of several feet along their property line and abutting their home.

Implementation:

The Ordinance would not significantly impact our current implementation procedures or staff time due to the fact that the proposed Ordinance covers a small area that will likely result in one project.

General Plan Priorities:

The proposed Ordinance's rezoning of parcels from RH-1 and RH-2 to RM-2 is *consistent* with the following objectives and policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 1

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

The proposed rezoning of the five parcels from RH-1 and RH-2, to RM-2, will facilitate the development of the underutilized and undeveloped parcels as much needed housing. The property owner plans to use HOME SF in the development of the parcels, which would bring affordable housing units to the district.

OBJECTIVE 7

SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL.

The properties subject to the proposed Ordinance would be rezoned to RM-2, which would allow the property owner to not only build denser housing, but also utilize the HOME SF program. The HOME SF program is designed to incentivize affordable housing development through the allowance of additional density if family-friendly, affordable housing is included on-site.

TRANSPORTATION ELEMENT

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

The proposed zoning change on the 5 subject parcels would facilitate denser housing located along a major thoroughfare with access to public transportation. The site borders Quintara Street to the north, which hosts the 48 and 66 Muni bus lines, and borders 19th Avenue to the east, which hosts the 28 and 28R Muni bus lines.

The proposed Ordinance's removal of the 9 foot legislated setback is *inconsistent* with the following objectives and policies of the General Plan:

TRANSPORTATION ELEMENT

OBJECTIVE 18

ESTABLISH A STREET HIERARCHY SYSTEM IN WHICH THE FUNCTION AND DESIGN OF EACH STREET ARE CONSISTENT WITH THE CHARACTER AND USE OF ADJACENT LAND.

The proposed removal of the legislated setback would reduce landscaping on 19th Avenue by filling in the required setback. The legislated setback was established to maintain a consistent character on key city streets, as well as to improve pedestrian safety and provide a sense of relief from the heavy traffic on this state highway. Eliminating the setback would create unsafe conditions for pedestrians on 19th Avenue.

OBJECTIVE 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

Policy 23.1

Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

Policy 23.3

Maintain a strong presumption against reducing sidewalk widths, eliminating crosswalks and forcing indirect crossings to accommodate automobile traffic.

By eliminating the required setback on 19th Avenue, the sidewalk width on this busy traffic corridor would be reduced, which would decrease safety and comfort for pedestrians.

RECOMMENDATION

The Department recommends that the Commission recommend *approval with modifications* of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

- **Recommendation One:** Maintain the nine-foot legislated setback on 19th Avenue.

BASIS FOR RECOMMENDATION

The Department supports the proposed Ordinance's rezoning of the five subject parcels from RH-1 and RH-2 to RM-2, because it will facilitate the development of much needed housing, and in a neighborhood that already contains denser housing than what zoning currently allows. The subject sites are along a major thoroughfare (19th Avenue) wherein single-family and two-unit homes are not as desirable. Zero housing units will be lost with the development of these sites, as all of the lots are either undeveloped, or host non-residential uses. The zoning change will additionally allow the parcels to participate in the HOME SF program, which would bring much needed affordable housing to the Sunset District.

Recommendation One: Maintain the nine-foot legislated setback on 19th Avenue. Staff is proposing to maintain the legislative setback in order to preserve pedestrian safety along a busy corridor and ensure the single-family residence immediately adjacent to the site's southern edge is protected from the intrusion of a solid wall along their property line. Although the area immediately surrounding the site contains extremely inconsistent legislated setback lines, the location of single-family homes subject to the nine-foot setback immediately adjacent to the proposed site, and the General Plan's objectives to improve the city's pedestrian circulation to provide for efficient, pleasant, and safe movement, and to increase personal safety, comfort, pride and opportunity make it difficult to justify removing the setback along the proposed parcels.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

ENVIRONMENTAL REVIEW

The proposed amendments will have been completely and fully evaluated for any potential environmental impacts before the July 26, 2018 Commission hearing, and all environmental documents will be made available to the Commission before on or before July 26, 2018.

PUBLIC COMMENT

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

RECOMMENDATION:	Recommendation of Approval with Modification
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Attachments:

- Exhibit A: Draft Planning Commission Resolution
- Exhibit B: Site Photos
- Exhibit C: Legislated Setback Lines Map
- Exhibit D: 2015-009973PPA
- Exhibit E: Board of Supervisors File No. 180389



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE JULY ~~12~~26, 2018

Project Name: Amend Zoning Map & Abolish Legislated Setback on 19th Avenue
between Quintara and Rivera Streets
Case Number: 2018-006177~~PCA~~MAP [Board File No. 180389]
Initiated by: Supervisor Tang / Introduced April 17, 2018
Staff Contact: Audrey Butkus, Legislative Affairs
audrey.butkus@sfgov.org, (415) 575-9129
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

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RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE ~~AND ZONING MAP~~ BY ABOLISHING A NINE-FOOT LEGISLATED SETBACK ON THE WEST SIDE OF 19TH AVENUE BETWEEN QUINTARA STREET AND RIVERA STREET, AND REVISING THE ZONING MAP TO REZONE FROM RH-1 (RESIDENTIAL, HOUSE; ONE- FAMILY) TO RM-2 (RESIDENTIAL, MIXED; MODERATE DENSITY) ASSESSOR'S PARCEL BLOCK NO. 2198, LOT NO. 031 (1021 QUINTARA STREET), AND TO REZONE FROM RH-2 (RESIDENTIAL, HOUSE; TWO-FAMILY) TO RM-2 (RESIDENTIAL, MIXED; MODERATE DENSITY) ASSESSOR'S PARCEL BLOCK NO. 2198, LOT NO. 001 (LOCATED AT THE INTERSECTION OF 19TH AVENUE AND QUINTARA STREET), LOT NO. 033 (2121-19TH AVENUE), LOT NO. 034 (2145-19TH AVENUE), AND LOT NO. 037 (2115-19TH AVENUE); ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1, AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.

WHEREAS, on March 17, 2018 Supervisor Tang introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 180389, which would amend the Planning Code ~~& Zoning Map~~ by abolishing a nine-foot legislated setback on the west side of 19th Avenue between Quintara Street and Rivera Street, and revise the Zoning Map to rezone one lot from RH-1 to RM-2 and to rezone 4 lots from RH-2 to RM-2;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on July ~~12~~26, 2018; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves with modifications** the proposed ordinance.

The modifications include the following:

Maintain the nine-foot legislated setback on 19th Avenue. Staff is proposing to maintain the legislative setback in order to preserve pedestrian safety along a busy corridor and ensure the single-family residence immediately adjacent to the site's southern edge is protected from the intrusion of a solid wall along their property line. Although the area immediately surrounding the site contains extremely inconsistent legislated setback lines, the location of single-family homes subject to the nine-foot setback immediately adjacent to the proposed site, and the General Plan's objectives to improve the city's pedestrian circulation to provide for efficient, pleasant, and safe movement, and to increase personal safety, comfort, pride and opportunity make it difficult to justify removing the setback along the proposed parcels.

FINDINGS

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

The proposed Ordinance's removal of the 9 foot legislated setback is *inconsistent* with the following objectives and policies of the General Plan:

TRANSPORTATION ELEMENT

OBJECTIVE 18

ESTABLISH A STREET HIERARCHY SYSTEM IN WHICH THE FUNCTION AND DESIGN OF EACH STREET ARE CONSISTENT WITH THE CHARACTER AND USE OF ADJACENT LAND.

The proposed removal of the legislated setback would reduce landscaping on 19th Avenue by filling in the required setback. The legislated setback was established to maintain a consistent character on key city streets, as well as to improve pedestrian safety and provide a sense of relief from the heavy traffic on this state highway. Eliminating the setback would create unsafe conditions for pedestrians on 19th Avenue.

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Policy 23.1

Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

Policy 23.3

Maintain a strong presumption against reducing sidewalk widths, eliminating crosswalks and forcing indirect crossings to accommodate automobile traffic.

By eliminating the required setback on 19th Avenue, the sidewalk width on this busy traffic corridor would be reduced, which would decrease safety and comfort for pedestrians.

1. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended modifications are *consistent* with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 1

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

The proposed rezoning of the five parcels from RH-1 and RH-2, to RM-2, will facilitate the development of the underutilized and undeveloped parcels as much needed housing. The property owner plans to use HOME SF in the development of the parcels, which would bring affordable housing units to the district.

OBJECTIVE 7

SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL.

The properties subject to the proposed Ordinance would be rezoned to RM-2, which would allow the property owner to not only build denser housing, but also utilize the HOME SF program. The HOME SF program is designed to incentivize affordable housing development through the allowance of additional density if family-friendly, affordable housing is included on-site.

TRANSPORTATION ELEMENT

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

The proposed zoning change on the 5 subject parcels would facilitate denser housing located along a major thoroughfare with access to public transportation. The site borders Quintara Street to the north, which hosts the 48 and 66 Muni bus lines, and borders 19th Avenue to the east, which hosts the 28 and 28R Muni bus lines.

2. Planning Code Section 101 Findings. The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

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

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

3. **Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on July ~~1226~~, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: July ~~1226~~, 2018

Site Photos



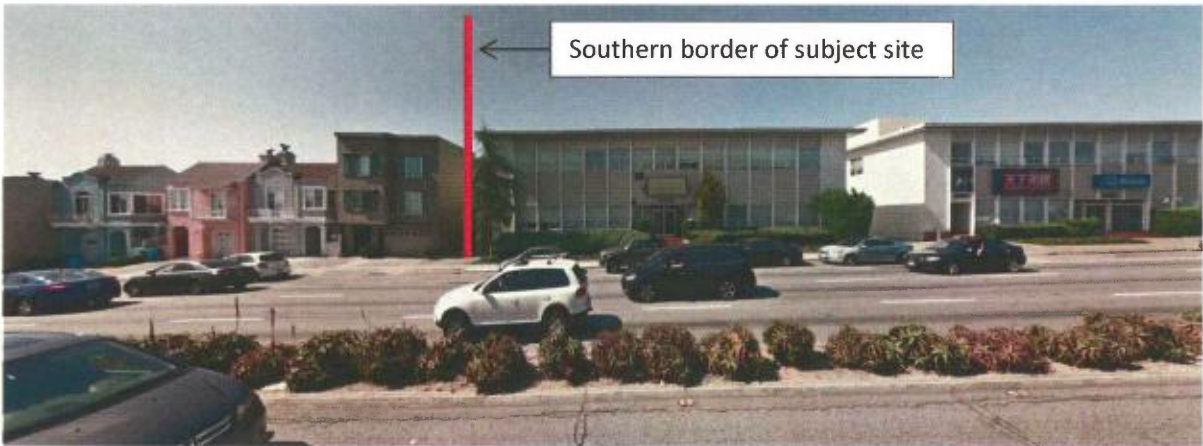
Site subject to rezoning with 19th Avenue to the South (approximate parcel boundaries in dashed white lines)



View of site at city block level



View of site facing south from Quintara Street

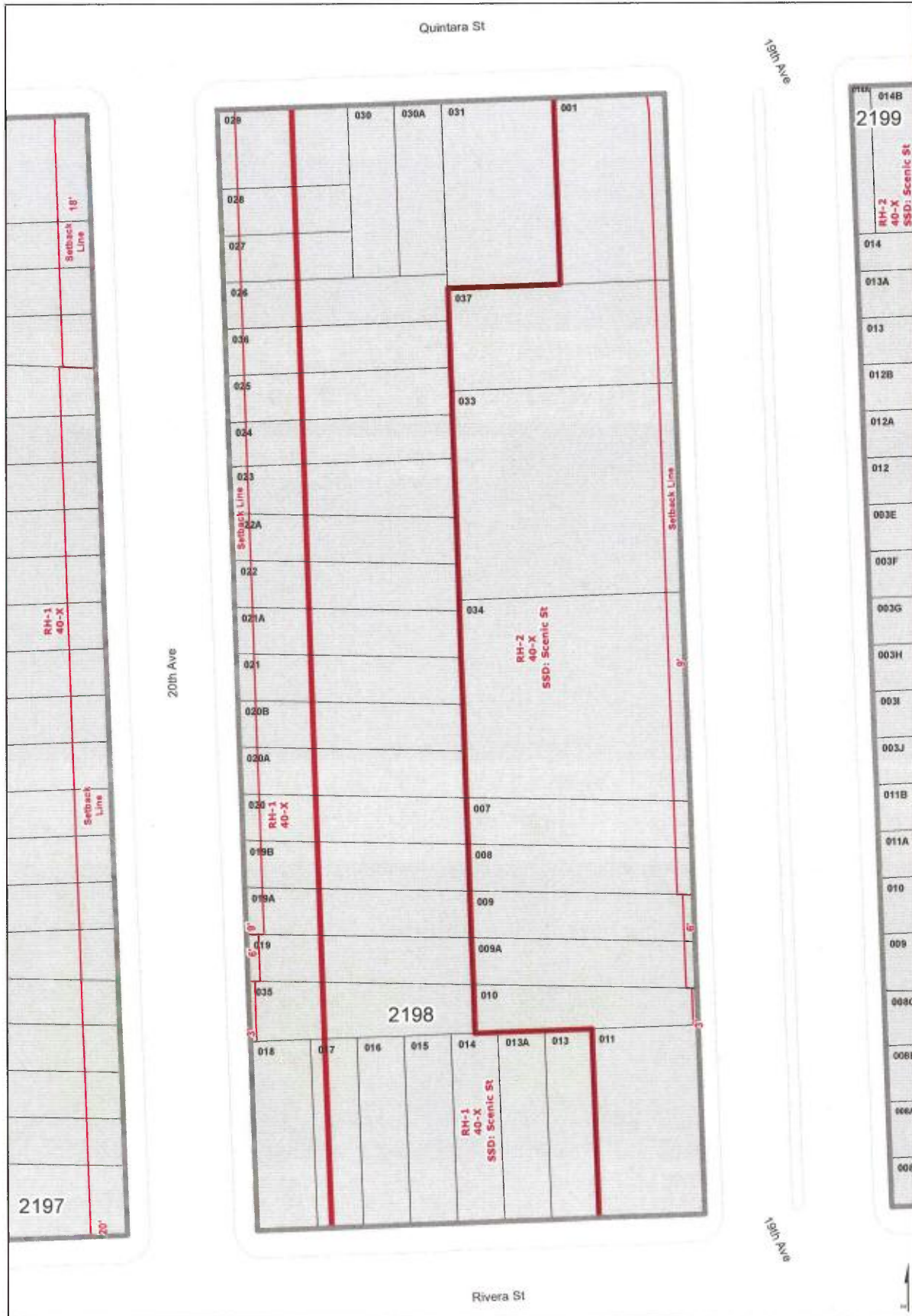


Southern portion of site along 19th Avenue



Northern border of site along 19th Avenue

BLOCK 2198



0 100 200 Feet



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: May 27, 2016
TO: Gary Gee
FROM: Chris Kern, Planning Department
RE: PPA Case No. 2015-009973PPA for 1001 Quintara Street

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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Debra Dwyer, at (415) 575-9031 or debra.dwyer@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in black ink, appearing to be "Chris Kern", written over a horizontal line.

Chris Kern, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: May 27, 2016
Case No.: 2015.009973PPA
Project Address: 1001 Quintara Street and 2195 and 2121 19th Avenue
Block/Lots: 2198/001, 031, 033, 034, and 037
Zoning: RH-1 (Residential-House, One Family) and
RH-2 (Residential-House, Two Family)
Scenic Streets Special Sign District (SSD)
40-X
Area Plan: n/a
Project Sponsor: Gary Gee, Gary Gee Architects, Inc.
415-863-8881
Staff Contact: Debra Dwyer – 415-575-9031
Debra.Dwyer@sfgov.org

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DISCLAIMERS:

This Preliminary Project Assessment (PPA) letter provides feedback to the project sponsor from the Planning Department regarding the proposed project described in the PPA application submitted on July 31, 2015 with plans dated December 9, 2014, as summarized below ("Proposed Project"). In addition, since the proposed project seeks to utilize the California State Housing Density Bonus Program as described in Government Code Sections 65915 through 65918, the project sponsor has submitted the required base design scheme in a project description and plans dated February 26, 2016 ("Base Design Scheme"). This PPA letter identifies Planning Department Environmental Planning Division review requirements for the Proposed Project. The PPA letter also identifies Planning Department review requirements for the Proposed Project, related to approvals, neighborhood notification and public outreach, the Planning Code, project design, and other general issues of concern for the project. In addition, the Base Design Scheme is described and information regarding the Department's understanding with respect to applicability of the State Housing Density Bonus Program is provided. Please be advised that the PPA application does not constitute an application for development with the Planning Department. The PPA letter also does not represent a complete review of the proposed project, does not grant a project approval of any kind, and does not in any way supersede any required Planning Department approvals listed below.

The Planning Department may provide additional comments regarding the Proposed Project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Public Works, the Municipal Transportation Agency, Department of Public Health, San Francisco Public Utilities Commission, and others. The information included herein is based on the PPA application and plans, the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

The PPA application indicates that the project sponsor intends to seek an affordable housing density bonus. Unless otherwise stated, the comments in this PPA letter address the higher density Proposed Project, which seeks a Planned Unit Development (PUD). Please see the information in the Preliminary Project Comments section of this letter regarding the applicability of the state housing density bonus program. Higher density on the project site than that allowed under the current zoning may be achieved through a PUD process subject to provisions in the Planning Code, including height and legislated setback requirements, and without application of the state housing density bonus program.

PROJECT DESCRIPTION:

Proposed Project

The project site consists of five lots, 001, 031, 033, 034, and 037, on Assessor's Block 2198 at the southwest corner of the intersection of Quintara Street and 19th Avenue. Lot 001 is a 6,000-square-foot (-sf) lot which is mostly vacant but contains a small flower stand at the northeast corner of the parcel. Lot 031 is a 5,998-sf vacant lot fronting on Quintara Street and is adjacent to and immediately west of Lot 001. Lots 033, 034, and 037 front on 19th Avenue. Lot 033 is a 13,438-sf lot with a two-story, 10,800-sf office building constructed in 1958, and Lot 034 is 13,207-sf lot with a two-story, 10,800-sf office building constructed in 1959. Both lots currently provide surface parking at the rear of the lots with a total of 62 parking spaces. Lot 037 is a 6,426-sf vacant lot that is currently used for parking located immediately north of lot 033.

The proposed project would merge the five lots into one approximately 45,250-sf lot. The two office buildings and rear parking lots would remain in their current uses. Access for these buildings and parking would remain the same as under existing conditions. However, fifteen of the existing surface parking spaces would be removed. The proposed project consists of the new construction of a mixed-use building on lots 001, 031 and 037. The new four-story residential building would be approximately 40 feet and 8.5 inches tall and contain 42 dwelling units, 42 bicycle parking spaces, and a 615-sf ground floor retail space for the existing flower stand to remain. There is a discrepancy between the number of parking spaces to be retained as stated on the PPA application (96) and what is shown on the project plans, which indicate 56 parking spaces. Residential access for the new building would be from Quintara Street. In addition, the ground floor parking garage would be accessed from a new 11-foot wide curb cut on Quintara Street. Common open space for the residents would be provided in a 1,720-sf courtyard at the second floor as well as in a 3,559-sf roof deck. The dwelling units would be rental units. The excavation required for the new construction would be less than 10 feet in depth. It is unclear how much soil in cubic yards would be excavated.

The project sponsor would request that the SFMTA relocate the existing bus shelter on the west side of 19th Avenue at Quintara Street to a location further north on 19th Avenue from its existing location.

Base Design Scheme

The project site consists of three lots (Lots 001, 031, and 037) located at the corner of Quintara Street and 19th Avenue on Assessor's Block 2198. Lot 001 is a 6,000-square-foot (-sf) lot which is mostly vacant but contains a small flower stand at the northeast corner of the site at the intersection of Quintara Street and 19th Avenue. Lot 037 is a 6,426-sf vacant lot that fronts on 19th Avenue and is currently used for parking. Lot 031 is a 5,998-sf vacant lot fronting on Quintara Street and is west of Lot 037.

The base design scheme would subdivide each lot into two lots as described in Table 1 below. It would result in the new construction of four two-unit buildings and two single family homes for a total of 10 dwelling units. The two single-family homes would front on Quintara Street. Each of these homes would be 21 feet tall, would include four bedrooms, and would have a ground floor garage with two parking spaces. All of the garages would be accessed from new 10-foot wide curb cuts; four curb cuts would be located on Quintara Street and two would be located on 19th Avenue. The two single-family homes would be within the RH-1 District and would include a 25-foot rear yard. One of the single-family homes would include a 4.5 foot front setback and the other would include a 2.25-foot front setback.

Table 1. Description of Lot Subdivision under the Base Design Scheme

Original lot and size	New lot size	Zoning	Dwelling Units	Height (Stories)	Vehicle Parking	Address	Setback
Lot 001 60' x 100'	25' x 100' lot	RH-2	2	40 feet (4)	2	1005 – 1007 Quintara Street	
	35' x 100' lot	RH-2	2	40 feet (4)	2	1001 – 1003 Quintara Street	10-foot setback along 19 th Avenue property line (side)
Lot 031 60' x 100'	30' x 100' lot	RH-1	1	21 feet (2)	2	1009 Quintara Street	
	30' x 100' lot	RH-1	1	21 feet (2)	2	1015 Quintara Street	
Lot 027 55' x 120'	27.5' x 120' lot	RH-2	2	40 feet (4)	2	2101 – 2103 19 th Avenue	10-foot front setback from 19 th Avenue
	27.5' x 120' lot	RH-2	2	40 feet (4)	2	2105 - 2107 19 th Avenue	10-foot front setback from 19 th Avenue

Each of the four two-unit buildings would be 40 feet tall. Two of these buildings would front on 19th Avenue and include 10-foot front setbacks, and two would front on Quintara Street with front setbacks of 1.875 feet and 7 inches, respectively. Each two-unit building would have a ground floor garage with two parking spaces, and each unit would include four bedrooms. The four two-unit buildings would be within the RH-2 district. The two two-unit buildings fronting on 19th Avenue would each provide 1,485-sf rear yards with dimensions of 27.5 feet by 54 feet. The two two-unit buildings fronting on Quintara Street would provide rear yards with the following dimensions, 35 feet by 40.125 feet and 25 feet by 35 feet, respectively.

The project sponsor would request that the SFMTA relocate the existing bus shelter on the west side of 19th Avenue to a location further north on 19th Avenue from its existing location.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the environmental review process must be completed before any project approval may be granted. This review may be done in conjunction with the required approvals listed below. In order to begin formal environmental review, please submit an Environmental Evaluation Application (EEA) for the full scope of the project. EEAs are available in

the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at www.sfplanning.org under the "Publications" tab. See "Environmental Applications" on page 2 of the current Fee Schedule for calculation of environmental application fees.¹ **Note that until an entitlement application is submitted to the Current Planning Division, only the proposed Project Description will be reviewed by the assigned Environmental Coordinator.**

If the additional analysis outlined below indicates that the project would not have a significant effect on the environment, the Proposed Project could be eligible for a Class 32 infill development categorical exemption under CEQA Guidelines Section 15332. If a Class 32 exemption is appropriate, Environmental Planning staff will prepare a certificate of exemption.

If it is determined that the project could result in a significant environmental impact, an initial study would be prepared. The initial study may be prepared either by an environmental consultant from the Department's environmental consultant pool or by Department staff. Should you choose to have the initial study prepared by an environmental consultant, contact Devyani Jain at (415) 575-9051 for a list of three eligible consultants. If the initial study finds that the project would have a significant impact that could be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a preliminary mitigated negative declaration (PMND). The PMND would be circulated for public review, during which time concerned parties may comment on and/or appeal the determination. If no appeal is filed, the Planning Department would issue a final mitigated negative declaration (FMND). Additional information regarding the environmental review process can be found at: <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8631>.

If the initial study indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required. An EIR must be prepared by an environmental consultant from the Planning Department's environmental consultant pool (http://www.sfplanning.org/ftp/files/MEA/Environmental_consultant_pool.pdf). The Planning Department will provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

Below is a list of topic areas addressed through the environmental review process. Some of these would require additional study based on the preliminary review of the Proposed Project as it is proposed in the PPA application.

1. **Historic Resources.** The project site contains one or more structures considered to be a potential historic resource (building constructed 45 or more years ago); therefore, the proposed alteration or demolition is subject to review by the Department's Historic Preservation staff. To assist in this review, the project sponsor must hire a qualified professional to prepare a Historic Resource Evaluation (HRE) report. The professional must be selected from the Planning Department's Historic Resource Consultant Pool. Please contact Tina Tam, Senior Preservation Planner, via email (tina.tam@sfgov.org) for a list of three consultants from which to choose. Please contact the HRE scoping team at HRE@sfgov.org to arrange the HRE scoping. Following an approved scope, the

¹ San Francisco Planning Department. *Schedule for Application Fees*. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>

historic resource consultant should submit the draft HRE report for review to Environmental Planning after the project sponsor has filed the EE Application and updated it as necessary to reflect feedback received in the PPA letter. The HRE should be submitted directly to the Department and copied to the project sponsor. Project sponsors should not receive and/or review advance drafts of consultant reports per the Environmental Review Guidelines. Historic Preservation staff will not begin reviewing your project until a complete draft HRE is received.

The project description does not clarify if the office buildings on the project site would be altered as part of the Proposed Project. If these buildings are not altered and the construction is limited to the adjacent vacant lot, then preservation review will be limited as follows. The project site is a vacant lot in an area that has not been previously surveyed and is considered to be a potential historic resource; therefore, the proposed new construction is subject to review by the Department's Historic Preservation staff. The Department's Historic Preservation staff will review the Proposed Project and a Historic Resource Evaluation (HRE) report would not be required.

2. **Archeological Resources.** The Proposed Project will require Preliminary Archeological Review (PAR) by a Planning Department archeologist. To aid this review the Department archeologist may request a Preliminary Archeological Sensitivity Assessment (PASS) by a Department Qualified Archeological Consultant, subject to the review and approval by the Department archeologist. The Department archeologist will provide three names from the Qualified Archeological Consultant list if the PASS is required. The PAR will assess the archeological sensitivity of the project site based on in-house source material and will consider the potential for archeological impacts resulting from proposed soils disturbance. Please provide detailed information, including sections, proposed soils-disturbing activities, such as grading, excavation, installation of foundations, soils improvement, and site remediation in the EEA, and submit any available geotechnical/soils or phase II hazardous materials reports prepared for the project to assist in this review. If the Department archeologist determines that the project has a potential to adversely affect archeological resources, the PAR will identify additional measures needed to address the potential effect. These measures may include preparation of an archeological research design and treatment plan, implementation of one of the Planning Department's three standard archeological mitigation measures (archeological testing, monitoring, or accidental discovery), or other appropriate measures.
3. **Tribal Cultural Resources.** Tribal cultural resources (TCRs) are a class of resource established under the California Environmental Quality Act (CEQA) in 2015. TCRs are defined as a site, feature, place, cultural landscape, sacred place or object with cultural value to a California Native American tribe, that is either included on or eligible for inclusion in the California Register of Historical Resources or a local historic register, or is a resource that the lead agency, at its discretion and supported by substantial evidence, determines is a TCR. Planning Department staff will review the Proposed Project to determine if it may cause an adverse effect to a TCR; this will occur in tandem with preliminary archeological review. No additional information is needed from the project sponsor at this time. Consultation with California Native American tribes regarding TCRs may be required at the request of the tribes. If staff determines that the Proposed Project may have a potential significant adverse impact on a TCR, mitigation measures will be identified and required. Mitigation measures

may include avoidance, protection, or preservation of the TCR and development of interpretation and public education and artistic programs.

4. **Transportation.** Based on the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review,² the Proposed Project would require additional transportation analysis to determine whether the project may result in a significant impact. Therefore, the Planning Department requires that a consultant listed in the Planning Department's Transportation Consultant Pool prepare a Transportation Technical Memorandum (Transportation Memorandum) focusing on site access and safety due to the Proposed Project's location along 19th Avenue. You will be required to pay Planning Department staff time and materials fees for review of the Transportation Memorandum; please contact Vinaliza Byrd at (415) 575-9025 to arrange payment. Once you pay the fees, contact Manoj Madhavan at (415) 575-9095 or manoj.madhavan@sfgov.org so that he can provide you with a list of three consultants from the pre-qualified Transportation Consultant Pool. Upon selection of a transportation consultant, the Department will assign a transportation planner who will direct the scope of the consultant-prepared memorandum.

The plans submitted for environmental review and entitlements should provide the following information. A site plan that better shows existing conditions is needed. In particular, please indicate existing sidewalk widths as well as existing uses. Please describe existing and proposed ingress and egress for the existing parking on the five parcels. The plans should also indicate proposed sidewalk widths. Lots 031 and 037 with the existing office buildings and surface parking should be shown on the site plan since they are part of the Proposed Project.

Additionally, the Proposed Project is located on a high injury corridor as mapped by Vision Zero.³ Planning staff have reviewed the proposed site plan and offer the following recommendations, some of which address the safety of persons walking and bicycling to and from the project site and vicinity:

- Consider reducing the parking supply.
- Consider trash pick-up on Quintara Street instead of 19th Avenue.
- Coordinate with Gail Stein at the SFMTA regarding the proposed bus shelter relocation on 19th Avenue. Her contact information is (415) 701-4327 or Gail.Stein@sfmta.com.

Transportation Demand Management Program

On April 28, 2016, the Planning Commission adopted a resolution to initiate Planning Code amendments that would require development projects to comply with a proposed Travel Demand Management (TDM) Program. The intent of the proposed TDM Program is to reduce vehicle miles traveled (VMT) and to make it easier for people to get around by sustainable travel modes such as transit, walking, and biking.

² This document is available at: <http://www.sf-planning.org/index.aspx?page=1886>.

³ This document is available at: <http://www.sfmta.com/sites/default/files/projects/2015/vision-zero-san-francisco.pdf>.

Under the proposed TDM Program, land uses are grouped into four categories, A through D. For each land use category that is subject to the TDM Program, the City would set a target based on the number of accessory vehicle parking spaces that the project intends to provide for that land use category. To meet each target, the project sponsor must select TDM measures—each worth a specified number of points—from a menu of options. In general, if a project sponsor proposes more parking, the target for that land use category—and thus, the number of TDM measures that the sponsor must implement to meet it—would increase. Some of the TDM measures included in the menu are already required by the Planning Code. Points earned from implementing these measures would be applied towards achieving a project's target(s). Project sponsors would be required to implement and maintain TDM measures for the life of the project.

The Proposed Project includes more than 10 dwelling units and would thus be subject to the proposed TDM Program. The Proposed Project would include parking for the proposed residential use would therefore be required to meet or exceed the base target of 17 points for land use Category C, residential. In addition, the project may be subject to an additional target for the accessory parking to serve the existing office use.

The Planning Code would currently require the project, as described in the PPA, to provide the following TDM measures:

- Bicycle Parking (Planning Code Section 155.2; TDM Menu ACTIVE-2 – option a)
- Parking unbundling (Planning Code Section 167; TDM Menu PKG-1)

You may be required to select additional TDM measures to meet the target listed above. A full list of the TDM measures included in the menu of options is available on this [website](#). When an environmental planner is assigned, he or she will update you regarding the proposed TDM Program and next steps.

5. **Noise.** Construction noise would be subject to the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code), which includes restrictions on noise levels of construction equipment and hours of construction. If pile driving is to be used during the construction, measures to reduce construction noise may be required as part of the Proposed Project. The EEA application should indicate whether pile driving or other particularly noisy construction methods are required.
6. **Greenhouse Gases.** *The City and County of San Francisco's Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy. Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions. In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist.⁴ The project sponsor may be required to submit the completed table regarding project compliance with the identified regulations and provide project-level details in the

⁴ Refer to <http://sf-planning.org/index.aspx?page=1886> for latest "Greenhouse Gas Compliance Checklist for Private Development Projects."

discussion column. This information will be reviewed by the environmental planner during the environmental review process to determine if the project would comply with San Francisco's Greenhouse Gas Reduction Strategy. Projects that do not comply with an ordinance or regulation may be determined to be inconsistent with the Greenhouse Gas Reduction Strategy.

7. **Geology.** Portions of the project site have a slope greater than 20 percent. A geotechnical study prepared by a qualified consultant must be submitted with the EEA. The study should provide recommendations for any geotechnical concerns identified in the study. In general, compliance with the building codes would avoid the potential for significant impacts related to structural damage, ground subsidence, liquefaction, landslides, and surface settlement. To assist Planning Department staff in determining whether the Proposed Project would result in environmental impacts related to geological hazards, it is recommended that you provide a copy of the geotechnical information with boring logs for the project. This study will also help inform the Planning Department Archeologist of the project site's subsurface geological conditions.
8. **Hazardous Materials.** The proposed project would introduce a residential use to a site where the use history is unknown, and which is located across the street from an auto service center. Therefore, the project may be subject to Article 22A of the Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA would determine the potential for site contamination and level of exposure risk associated with the Proposed Project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit.

DPH requires that projects subject to the Maher Ordinance complete a Maher Application, available at: https://www.sfdph.org/dph/files/EHSdocs/ehsForms/FormsChemHz/Maher_app.pdf. Fees for DPH review and oversight of projects subject to the ordinance would apply. Please refer to DPH's fee schedule, available at: <https://www.sfdph.org/dph/EH/Fees.asp>. Please provide a copy of the submitted Maher Application and Phase I ESA with the EEA.

9. **Tree Planting and Protection.** The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any such trees must be shown on the site plans with the size of the trunk diameter, tree height, and accurate canopy drip line. Please submit the *Tree Planting and Protection Checklist* with the EEA and ensure that trees are appropriately shown on site plans. Also see the comments below under "Street Trees."
10. **Disclosure Report for Developers of Major City Projects.** The San Francisco Ethics Commission S.F. Camp. & Govt. Conduct Code § 3.520 et seq. requires developers to provide the public with information about donations that developers make to nonprofit organizations that may communicate with the City and County regarding major development projects. This report must be completed and filed by the developer of any "major project." A major project is a real estate development project located in the City and County of San Francisco with estimated construction costs exceeding

\$1,000,000 where either: (1) The Planning Commission or any other local lead agency certifies an EIR for the project; or (2) The project relies on a program EIR and the Planning Department, Planning Commission, or any other local lead agency adopts any final environmental determination under CEQA. A final environmental determination includes: the issuance of a Community Plan Exemption (CPE); certification of a CPE/EIR; adoption of a CPE/Final Mitigated Negative Declaration; or a project approval by the Planning Commission that adopts CEQA Findings. (In instances where more than one of the preceding determinations occur, the filing requirement shall be triggered by the earliest such determination.) A major project does not include a residential development project with four or fewer dwelling units. The first (or initial) report must be filed within 30 days of the date the Planning Commission (or any other local lead agency) certifies the EIR for that project or, for a major project relying on a program EIR, within 30 days of the date that the Planning Department, Planning Commission, or any other local lead agency adopts a final environmental determination under CEQA. Please submit a Disclosure Report for Developers of Major City Projects to the San Francisco Ethics Commission. This form can be found at the Planning Department or online at <http://www.sfethics.org>.

PLANNING DEPARTMENT APPROVALS:

The Proposed Project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. A **Building Permit Application** is required for the proposed new construction on the subject property.
2. A **Conditional Use Authorization** for a Planned Unit Development is required to proceed.

PRELIMINARY PROJECT COMMENTS:

1. **Legislative Setbacks.** Along 19th Avenue for the parcels referenced in the Planned Unit Development (PUD) in the Proposed Project, there is a legislated setback of nine (9) feet pursuant to Section 131. Section 136 outlines permitted obstructions within the legislated setback area. The proposed building footprint within the legislative setback is not Code-compliant. Requesting to build within the Legislated Setback area as in the proposal submitted with this PPA would require legislative action by the Board of Supervisors.
2. **State Density Bonus Law for Affordable Housing.** The proposed project seeks to take advantage of the State Density Bonus Law (Government Code Section No. 65915), under which project sponsors are entitled to increase the development capacity of a project by up to 35% in exchange for providing on-site affordable housing units. Under the law, the additional density provided is in addition to what would be allowed by an equivalent project that is Code-complying.

The City finds that the State Density Bonus Law cannot be applied to a Planned Unit Development (PUD) as requested in the Proposed Project, since a PUD is itself a discretionary increase in density granted by the Planning Commission above what is allowed as-of-right under current zoning. However, the state law may be applied on the Base Design Scheme, which reflects the allowable Code-complying density.

The Base Design Scheme consists of subdividing three lots into six lots and constructing four two-unit buildings and two single family homes on six lots, for a total of 10 units. No information is provided in the PPA application regarding the amount of affordable housing that would be provided. Assuming that the project applies for an affordable unit percentage in order to achieve the maximum 35% density bonus, this would allow for a maximum of 14 units on site, or four units more than the Code-compliant proposal.

3. **Planned Unit Development.** Development of lots that have an area of not less than ½ acre qualify for authorization as a Planned Unit Development (PUD) pursuant to Section 304 of the Planning Code. The subject property measures approximately 44,979-square-feet⁵ which exceeds the minimum amount of area needed for these purposes. The objective of the PUD process is to allow well-reasoned modifications to certain Code provisions for sites of considerable size that are developed as integrated units and designed to produce a desirable development which will benefit the occupants, the neighborhood and the City as a whole. Therefore, if the project requires any modifications to Code provisions described below, these can be achieved through the PUD process where possible, pursuant to Section 304, as well as through a Conditional Use Authorization (Section 303).
- a) **Integration of Lots:** If a PUD is proposed, please provide information on how the office building component will be integrated into the project through architectural improvements, or other means.
 - b) **Rear Yard.** Pursuant to Section 134 of the Planning Code, for the parcel zoned RH-1 the minimum rear yard depth shall be equal to 25 percent of the total depth of the lot or 15 feet, whichever is greater, on which the building is situated at grade level and at each succeeding level or story of the building. Pursuant to Section 134 of the Planning Code, for the parcels zoned RH-2 the minimum rear yard depth shall be equal to 45 percent of the total depth of the lot. The location of the forward edge of the required rear yard line shall be expressed parallel to the rear property line. For the parcels zoned RH-2, this rear yard requirement can be reduced to a requirement of 25% of total depth based upon the adjacent parcel which is vacant and can be assumed to have 75% lot coverage. Development is permitted below grade within the required rear yard but not within the rear 15 feet of lot depth.
 - **PUD Exception:** As proposed, the project would require an exception from this section of the Planning Code, and an exception can be requested through the PUD process. The building footprint and massing, which includes the shape of the rear yard, should incorporate urban design comments included in this letter when seeking exceptions through the PUD process.
 - c) **Front Setback.** Pursuant to Section 132 of the Planning Code, a minimum front setback area shall apply at the designated front. The required front setback for the subject lot shall be equal to ½ the front setback of the adjacent building. Within Section 132 are requirements for minimum landscaping and permeability; plan submittals should indicate details about the Proposed Project's compliance with these requirements.
 - **PUD Exception:** Based on review of the drawings for height measurement, it appears that the Quintara Street elevation is the designated front of the Proposed Project. Upon submittal of a project, ensure that there is clarity about the front and front

⁵ Per the Assessor's Parcel Map

setback area. It is unclear if the Proposed Project is in compliance with this requirement. You can seek an exception from this requirement through the PUD process.

- d) **Dwelling Unit Density.**
- **PUD Exception:** The maximum permitted dwelling unit density ratio varies due to split zoning on the lots proposed for merger. A portion of the project site proposed for merger is zoned RH-1 (approximately 5,998-sf), which would permit three dwelling units under the PUD process. The remaining area is zoned RH-2 (approximately 6,000-sf), which would permit 38 dwelling units under the PUD process. The maximum permitted dwelling unit density with authorization as a PUD would be **41 dwelling units**.
- e) **Open Space.** Section 135 of the Planning Code requires minimum amounts of private and/or common open space per number of dwelling units. In addition to the minimum area requirements, usable open space must be composed of an outdoor area or areas designed for outdoor living, recreation or landscaping, including such areas on the ground and on decks, balconies, porches and roofs, which are safe and suitably surfaced and screened, and which do not exceed a 5% slope. Any space credited as private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36-sf if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100-sf if located on open ground, a terrace or the surface of an inner or outer court. Any space credited as common usable open space shall be at least 15 feet in every horizontal dimension and shall have a minimum area of 300-sf. Usable open space must also meet the exposure requirement. To meet the exposure requirement, usable open space must either face a street, or be within a rear yard, or face or be within some other space which at the level of the private usable open space meets the minimum dimension and area requirements for common usable open space. Open space located within a courtyard may be credited if it is not less than 20 feet in every horizontal dimension and 400-sf in area; and if the height of the walls and projections above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.
- **PUD Exception.** For units in RH-1 zoning, the requirements for private open space are 300-sf for each dwelling unit, or a ratio of 1.33 common usable open space may be substituted for private open space. For units in RH-2 zoning, the requirement for private open space are 125-sf for each dwelling unit, or a ratio of 1.33 common usable open space may be substituted for private open space. It is unclear if the Proposed Project is meeting the square footage and dimensional requirements regarding open space.
- f) **Dwelling Unit Exposure.** Section 140 of the Planning Code requires that each dwelling unit have at least one room that meets the 120-sf minimum superficial floor area requirement of Section 503 of the Housing Code, and which faces directly on a street right-of-way, Code-complying rear yard, or an appropriately sized courtyard. Courtyards must be at least 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located

and the floor immediately above it, with an increase in five feet in every horizontal dimension at each subsequent floor.

- **PUD Exception:** It is unclear from the plans submitted whether some of the proposed dwelling units comply with this requirement. Some dwelling units appear to meet the requirement by facing directly onto a street, and some face onto an interior court. At the fourth level, it is unclear if the interior court meets the dimensional requirements of open space for dwelling unit exposure as outlined in Planning Code Section 140. Future submittals should ensure that dimensional requirements are further illustrated in plan and section, including Section 136 exemptions. You can seek an exception from this requirement through the PUD process; however, the Department encourages projects to reduce the number of units that require exceptions for dwelling unit exposure.
4. **Height (Section 260).** Modifications to Section 260 are not permitted through the PUD process. As noted above, it appears that height is being measured from Quintara Street. Height measurements for the RH-1 and RH-2 zoning districts vary with regards to maximum height measurement at the property line/required front setback. In the Proposed Project plans submitted, these height restrictions are exceeded. In subsequent submittals, please accurately indicate how the Proposed Project would meet the requirements of Section 260 in the Section drawings. Due to the split zoning in the project site, this project may require several Sections to illustrate compliance with Section 260.
 5. **General Plan Compliance.** The proposed project is seeking the following exceptions from height and setback requirements, which would require legislative amendments: 1) the nine-foot setback on 19th Avenue, 2) the 40-foot height requirement; and, 3) the 10-foot setback required above 30 feet in height. These exceptions would be inconsistent with the following policies in the San Francisco General Plan as noted in the comments provided below:

TRANSPORTATION ELEMENT

OBJECTIVE 18

ESTABLISH A STREET HIERARCHY SYSTEM IN WHICH THE FUNCTION AND DESIGN OF EACH STREET ARE CONSISTENT WITH THE CHARACTER AND USE OF ADJACENT LAND.

TABLE 3: GUIDE TO THE VEHICLE CIRCULATION PLAN: Nineteenth Avenue

This heavily trafficked street should be landscaped as a parkway with the same capacity. Simultaneous measures should be taken to maintain the low levels of through traffic on parallel streets.

Comment: The Proposed Project is inconsistent with the General Plan, as it would reduce landscaping on 19th Avenue by filling in the required setback. The legislated setback was established to maintain a consistent character on key city streets, as well as to improve pedestrian safety and provide a sense of relief from the heavy traffic on this state highway. Eliminating the setback would be inconsistent with the Better Streets Plan and would create unsafe conditions for pedestrians on 19th Avenue.

OBJECTIVE 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

POLICY 23.1

Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.

POLICY 23.2

Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.

POLICY 23.3

Maintain a strong presumption against reducing sidewalk widths, eliminating crosswalks and forcing indirect crossings to accommodate automobile traffic.

Comment: By eliminating the required setback on 19th Avenue, the Proposed Project would effectively reduce the sidewalk width on this busy traffic corridor in this predominately residential neighborhood, which would decrease safety and comfort for pedestrians.

POLICY 24.4

Preserve pedestrian-oriented building frontages.

Building frontages that invite people to enter, that provide architectural interest and a sense of scale, and that are transparent enough to provide visual connections to and from the sidewalk help make the pedestrian environment more agreeable and safe.

Comment: The Proposed Project's building frontages would not be pedestrian-oriented, as they largely feature blank facades along 19th Avenue with little architectural interest and sense of scale.

URBAN DESIGN ELEMENT

OBJECTIVE 1

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

POLICY 1.2

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

Streets are a stable and unifying component of the city pattern. Changes in the street system that would significantly alter this pattern should be made only after due consideration for their effects upon the environment. Such changes should not counteract the established rhythm of the streets with respect to topography, or break the grid system without compensating advantages.

The width of streets should be considered in determining the type and size of building development, so as to provide enclosing street facades and complement the nature of the street. Streets and development bordering open spaces are especially important with respect to the strength and order in their design. Where setbacks establish facade lines that form an important

component of a street's visual character, new and remodeled buildings should maintain the existing facade lines.

Streets cutting across the normal grid pattern produce unusual and often beneficial design relationships that should not be weakened or interrupted in building development. Special consideration should be given to the quality of buildings and other features closing major vistas at the ends of these and other streets.

Comment: The Proposed Project would be inconsistent with the Urban Design Element of the General Plan as it would break from the required setback lines, effectively reducing the established street width along the 19th Avenue corridor.

OBJECTIVE 4

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

FUNDAMENTAL PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT

9. Open, unlandscaped parking areas are dull and unattractive, and generally have a deleterious effect upon their surroundings.

A. Parking lots next to the street, such as those for supermarkets and diners, detract from street life and impair definition of street space. Placement of buildings adjacent to the street, with the parking behind, can improve this condition.

B. Parking lots along the street in housing developments neither define the street nor contribute visual interest.

C. Parking under buildings or in an inside court allows the building to help define the street and avoids the blighting visual effects of an exposed parking lot.

10. Parking garages lack visual interest if they have extensive rows of doors, blank walls or exposed vehicles. Extensive curb cuts prevent planting and other enhancement of the street, eliminate curb-side parking and are potentially dangerous to pedestrians.

A. Arcades create some visual interest where long garage facades or multiple driveways cannot be avoided.

B. Restricting entry and exit points minimizes curb cuts.

C. A basement garage one-half level down brings the building closer to street level and increases visual interest for pedestrians.

D. The inclusion of stores at ground level maintains continuity of pedestrian activity on what would otherwise be a sterile street frontage of parking garages in a commercial area.

Comment: With the exception of the flower shop situated at the intersection of 19th Avenue and Quintara Street, the Proposed Project includes at-grade parking behind blank facades with little articulation, which would provide little visual interest and would not contribute to pedestrian activity and comfort.

POLICY 4.15

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

Whatever steps are taken in the street areas, they may be lost in the changed atmosphere produced by new buildings. Human scale can be retained if new buildings, even large ones, avoid the appearance of massiveness by maintaining established building lines and providing human scale at their lower levels through use of texture and details. If the ground level of existing buildings in the area is devoted to shops, then new buildings should avoid breaking the continuity of retail space.

In residential areas of lower density, the established form of development is protected by limitations on coverage and requirements for yards and front setbacks. These standards assure provision of open space with new buildings and maintenance of sunlight and views. Such standards, and others that contribute to the livability and character of residential neighborhoods, should be safeguarded and strengthened.

Comment: The Proposed Project would be incompatible with the surrounding context as it would fill in the front setback, meant to assure provision of open space and maintenance of sunlight and views in this lower density residential neighborhood.

6. **Parking Spaces and Curb Cuts.** In the RH zoning districts, Planning Code Section 151 requires one parking space per dwelling unit. Additionally, one curb cut per development is allowable per Department guidelines. Alternately, consider substituting vehicle parking with bicycling parking pursuant to Section 150(e). Please review the Urban Design comments in this PPA Letter for more input on parking spaces and ground level design.
7. **Bicycle Parking.** Planning Code Sections 155.1 and 155.2 require this project to provide two types of bicycle parking subject to specified standards. The Proposed Project would provide a room in the basement level for bicycle parking, but the number of bicycle parking spaces included in that space is unclear. The access to the bicycle parking room does not appear to meet the requirements for bicycle parking. Please review the Zoning Administrator Bulletin No. 9 for more information: http://www.sf-planning.org/ftp/files/publications_reports/bicycle_parking_reqs/Leg_BicycleParking_ZABulletinNo.9.pdf.
 - a. Class 1: For Residential uses, one space per dwelling unit, which is 41 Class 1 spaces for residential.
 - b. Class 2: For Residential uses, one space per 20 dwelling units, which is 2 Class 2 spaces for residential.
8. **Streetscape Plan.** The Proposed Project is on a project site greater than ½ acre in size and consists of new construction, and as such, requires the submittal of a Streetscape Plan to the Planning Department to ensure that the new streetscape and pedestrian elements are in conformance with the Department's Better Streets Plan. The project was reviewed by the Street Design Advisory Team (SDAT), pursuant to Section 138.1, and comments are included below in this PPA Letter.
9. **Vision Zero.** The project is located on 19th Avenue, a "high-injury corridor", identified through the City's Vision Zero Program. The Sponsor is encouraged to incorporate pedestrian safety streetscape measures into the project. As described above, the Proposed Project is required to submit a streetscape plan per Section 138.1, and the Department's SDAT may require additional pedestrian safety streetscape measures. Preliminary SDAT comments are included below in this PPA Letter.

10. **First Source Hiring Agreement.** A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact:

Ken Nim, Workforce Compliance Officer
CityBuild, Office of Economic and Workforce Development
City and County of San Francisco
50 Van Ness Avenue, San Francisco, CA 94102
(415) 581-2303

11. **Anti-Discriminatory Housing.** Pursuant to Administrative Code Section 1.61, certain housing projects must complete and submit a completed Anti-Discriminatory Housing Policy form as part of any entitlement or building permit application that proposes an increase of ten (10) dwelling units or more. The form is available here:

<http://sf-planning.org/sites/default/files/FileCenter/Documents/9334-AntiDiscriminatoryHousingPolicy%20-%20042715.pdf>

12. **Inclusionary Affordable Housing.** Inclusionary Affordable Housing is required for a project proposing ten or more dwelling units. The Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department identifying the method of compliance, on-site, off-site, or affordable housing fee. Any on-site affordable dwelling-units proposed as part of the project must be designated as owner-occupied units, not rental units; unless a Costa Hawkins agreement is possible. Affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project. Currently, the minimum Affordable Housing Percentages are 20% affordable housing fee, 12% on-site, or 20% off-site, or applicable requirements. Therefore, as proposed, the Project would have a minimum requirement of five units if provided on-site, and eight units if provided off-site, but this requirement is subject to change under a proposed Charter Amendment and pending legislation if the voters approve the Charter Amendment in the June 7, 2016 election. Should the Charter Amendment be approved and new legislative requirements be in effect, the Project would be required to comply with the applicable requirements.

For your information, if a project proposes rental units, it may be eligible for an On-site Alternative to the Affordable Housing Fee if it has demonstrated to the Planning Department that the affordable units are either: 1) ownership only or 2) not subject to the Costa Hawkins Rental Housing Act (a Costa Hawkins exception). Affordable units are not subject to the Costa Hawkins Rental Housing Act under the exception provided in Civil Code Sections 1954.50 through one of the following methods:

- o direct financial construction from a public entity
- o development bonus or other form of public assistance

A Costa Hawkins exception agreement is drafted by the City Attorney. You must state in your submittal how the project qualifies for a Costa Hawkins exception. The request should be addressed to the Director of Current Planning. If the project is deemed eligible, we may start working with the City Attorney on the agreement.

13. **Stormwater.** The Proposed Project would result in a ground surface disturbance of 5,000-sf or greater, and it is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in *total volume* and *peak flow rate* of stormwater for areas in combined sewer systems OR (b) *stormwater treatment* for areas in separate sewer systems. The SFPUC Wastewater Enterprise, Urban Watershed Management Program is responsible for review and approval of the Stormwater Control Plan. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact stormwaterreview@sfwater.org for assistance.

14. **Impact Fees.** This project will be subject to various impact fees. Please refer to the Planning Director's Bulletin No. 1 for an overview of Development Impact Fees, and to the Department of Building Inspection's Development Impact Fee webpage for more information about current rates.

Based on an initial review of the proposed project, the following impact fees, which are assessed by the Planning Department, will be required:

- a. Transportation Sustainability Fee (411)
- b. Child-Care (414A)
- c. Affordable Housing Fee (415)

NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:

Project Sponsors are encouraged, and in some cases required, to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above.

This project is required to conduct a **Pre-Application** meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. The Pre-Application packet, which includes instructions and template forms, is available at www.sfplanning.org under the "Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at www.sfplanning.org under the "Resource Center" tab.

Notice of Public Hearing. The project requires Conditional Use Authorization, which is review before the Planning Commission; therefore, owners within 300 feet of the site must be notified in accordance with Planning Code.

Neighborhood Notification. The project proposes new construction; therefore, owners and occupants within 150 feet of the site must also be notified in accordance with Planning Code Section 311.

Notification of a Project Receiving Environmental Review. Notice may be required to be sent to occupants of the project site and properties adjacent to the project site, as well as to owners and, to the extent feasible, occupants of properties within 300 feet of the project site at the initiation of the environmental review process. Please be prepared to provide mailing addresses on a CD upon request during the environmental review process.

PRELIMINARY DESIGN COMMENTS:

The following comments address preliminary design issues that may substantially affect the proposed project:

1. Site Design, Open Space and Massing

- Parking is not an appropriate street-facing use. The Department requests that the project respect the legislated nine-foot setback along 19th Avenue and provide residential units with individual entrances in accordance with the draft ground floor residential design guidelines. A similar treatment is requested along Quintara Street where the lobby should also be located. The proposed flower shop is appropriate at the corner.
- The existing mid-block open space pattern is strong and should be respected. Rather than a donut plan configuration, the Department requests a generous acknowledgement of the existing open space pattern. Any podium should take advantage of the slope of the site to relate the elevation of open space over the podium to the neighboring mid-block open spaces. Rear yards in RH-1 and RH-2 zones occur at grade level.
- Modulation of the building massing should conform to the prevailing neighborhood pattern of 25-foot lots. Special emphasis of the corner is appropriate.

2. Vehicle Circulation and Parking

- The Urban Design Advisory Team (UDAT) recommends reducing the amount of parking, placing all parking underground, lining the parking with active uses at street frontages (residences, retail, and lobby), and providing adequate bike parking. Also, please be conscientious that section 136(c)(26) forbids parking from occupying any area within the rear 15 feet of the depth of the lot.
- Since the proposed PUD includes the office building parcels along 19th Avenue, UDAT recommends that access to any parking within the corner building utilize existing curb cuts along 19th Avenue.

3. Streetscape and Pedestrian Improvements

The Street Design Advisory Team (SDAT) provides design review and guidance to private developments working within the City's public right-of-way. SDAT is composed of representatives from the San Francisco Planning Department (SF Planning) Department of Public Works (SF Public Works), and the San Francisco Municipal Transportation Agency (SFMTA).

The 1001 Quintara Street project was reviewed by SDAT on March 21, 2016. Below are the SDAT comments from that meeting have been incorporated in this PPA letter.

- *Street improvements.* Per Planning Code Section 138.1, the project will be subject to improvements per the Better Streets Plan, which may include landscaping, site furnishings,

and/or corner curb extensions (bulb-outs) at intersections (see Better Streets Plan Section 4 for Standard Improvements and Section 5.3 for bulb-out guidelines). The project sponsor is required to submit a Streetscape Plan illustrating these features, and the Department will work with the project sponsor and other relevant departments to determine an appropriate streetscape design.

Please include the following information on future streetscape plans:

- Existing and proposed sidewalk dimensions (sidewalk length and width, bulb-out length and width, curb radii)
- Proposed on-street loading freight and American with Disability Act (ADA) accessible loading locations, if any
- Existing and proposed locations for accessible curb ramps
- Existing and proposed curb cut dimensions
- Existing and proposed street trees and planting areas
- Proposed street furniture and Class II bicycle parking (on-street bike racks)
- Proposed location of electrical transformer, if required to service the building

Planned Transit and Pedestrian Improvements

- Transit and pedestrian improvements are planned for 19th Avenue as part of the SFMTA's 28-19th Ave Rapid Muni Forward project. A transit bulb was planned at the corner of Quintara Street, with a long transit bulb stretching south on 19th, and a shorter wrap-around pedestrian bulb stretching west down Quintara Street. See the attached PDF for proposed bulb-out infrastructure.

Corner Bulbout

- The project sponsor should consider lengthening the planned pedestrian bulbout extending into Quintara Street at 19th Avenue to be a transit bulbout that extends a minimum of 35 feet along the Quintara Street frontage.
- The Department recommends that the garage entry for the new building and the associated driveway and curb cut should be sited so as not to interfere with the extended transit bulbout on Quintara Street. In particular, the Department recommends that the garage entry and curb cut should be relocated to 19th Avenue. See below.
- Per guidelines established in the San Francisco Better Streets Plan, the tangent of the curb return on a corner bulbout should start a minimum of five feet beyond the property line.
- To ensure that bulbouts are sweepable with standard City street sweeping equipment, bulbout curb returns shall conform to the Public Works' Standard Plan for Curb Bulbs. See: <http://www.sfbetterstreets.org/find-project-types/pedestrian-safety-and-traffic-calming/traffic-calming-overview/curb-extensions/> and <http://38.106.4.205/ftp/uploadedfiles/sfdpw/boe/87.175.pdf>.
- Modification of the curb line will require Sidewalk Legislation, contact the Department of Public Works Bureau of Street Use and Mapping (BSM) Mapping/Subdivision Section. It is strongly encouraged that a sidewalk legislation package is submitted at the time a Street Improvement Permit application is submitted since the permit will not be approved until the Sidewalk Legislation is approved, which can take a minimum of 6-12 months for approval.

Driveway and Vehicle Access

- SDAT supports consolidation of vehicle access on the project site and removing/relocating of the proposed driveway off of Quintara Street to the existing three curb cuts and driveways on 19th Avenue. SDAT supports maintaining the existing middle driveway on 19th Avenue for all “in” vehicular access and the existing north driveway for all “out” vehicular access. Consolidating all vehicular access via this specified in/out pathway is preferred.

Landscaping, Street Trees and Site Furnishings

- SDAT supports street trees along the entire 19th Avenue sidewalk edge frontage. Please note that per the SFMTA and Public Works guidelines. Street trees are not permitted within 25 feet from the corner as measured by the Quintara Street property line.
- All landscaping, street trees, site furniture, and special paving should be consistent with guidelines in the Better Streets Plan (BSP).
- Per the SFMTA standards, trees shall not be placed within 25 feet of intersections, to enhance pedestrian visibility and safety.

Transformer Vault Location

- If a new electrical power transformer is required by PG&E to provide power to the building, please show the location of the transformer room on the plans. Public Works typically does not permit new transformer vaults in the public right-of-way. The project sponsor may request an exception by submitting a Vault Permit to Public Works Bureau of Street Use & Mapping (BSM). However, at this time SDAT does not support locating the transformers within the public right-of-way. Please relocate the proposed transformer vault location inside the property line. The transformer vault should not be sited within the public right-of-way, nor along a prominent active facade.

Street Improvements (construction within the public right-of-way)

- Infrastructure improvements within the public right-of-way will require a Street Improvement Permit from Public Works Bureau of Street Use & Mapping (BSM) and Street Improvement Plans. Depending on the scope of work the plans should include the following plan sheets: Civil (grading, layout, utility erosion control, etc.), Landscaping (planting, irrigation, etc.), Electrical (lighting, photometrics, conduit, etc.), Joint Trench (power, telephone, and communication approved by the respective utility companies). Additional permits may be required. Visit <http://www.sfdpw.org/permits-0> for additional information or call 415-554-5810.

Encroachments into the Public Right-of-Way

- SF Public Works discourages any new encroachments into the public right-of-way. If new encroachments are proposed, show them on the plans. Examples of encroachments are: steps, warped driveways with diverters/planters, fire department connections (FDC), out swinging doors, bollards, etc. For new building construction, the Building Code does not allow building encroachments unless a variance to the Building Code is allowed by the DBI. If a variance is approved, a Minor Sidewalk Encroachment Permit (MSE) or other encroachment permit will be required from BSM. Some permits require public notification and an annual assessment fee may be applied.

4. Architecture

At this time the architecture is assumed to be preliminary and the Urban Design Advisory Team (UDAT) will provide further detailed design review on the subsequent submission.

PRELIMINARY PROJECT ASSESSMENT EXPIRATION:

This Preliminary Project Assessment is valid for a period of **18 months**. A Conditional Use Authorization, as listed above, must be submitted no later than **November 27, 2017**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosures: **Neighborhood Group Mailing List
Proposed bulb-out infrastructure at 19th Avenue and Quintara Street**

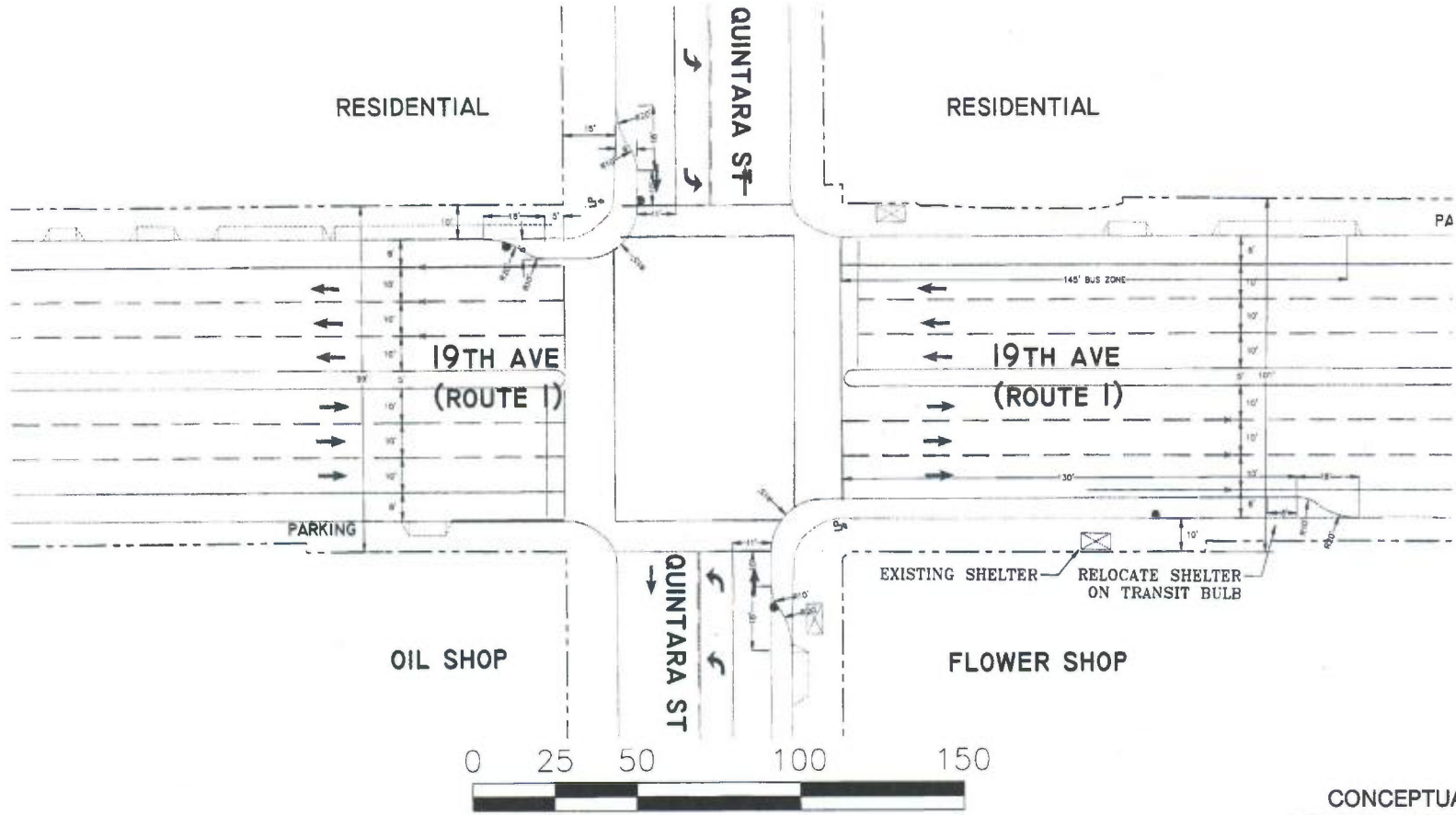
cc: Stephen L. and Pamela G. Pasquan, Property Owner
 Marcelle Boudreaux, Current Planning
 Debra Dwyer, Environmental Planning
 Lisa Chen, Citywide Planning and Analysis
 Mathew Priest, City Design Group
 Paul Chasan, Citywide Planning and Analysis
 Jonas Ionin, Planning Commission Secretary
 Charles Rivasplata, SFMTA
 Jerry Sanguinetti, San Francisco Public Works
 Pauline Perkins, SFPUC
 Planning Department Webmaster (planning.webmaster@sfgov.org)

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
		President	Greater West Portal Neighborhood Assn	P.O. Box 27116	San Francisco	CA	94127	415-501-0394	info@gwpna.org	Diamond Heights, Inner Sunset, Outer Sunset, Parkside, Twin Peaks, West of Twin Peaks
Katy	Tang	Supervisor, District 4	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4889	415-554-7460	Katy.Tang@sfgov.org; Ashley.Summers@sfgov.org; Dyanna.Quizon@sfgov.org; Carol.Mo@sfgov.org	Outer Sunset, Parkside
Mary Anne	Miller	President	SPEAK (Sunset-Parkside Education and Action Committee)	1329 7th Ave	San Francisco	CA	94122	NONE	speaksanfrancisco@yahoo.com	Inner Sunset, Outer Sunset, Parkside
Matt	Chamberlain	President	West of Twin Peaks Central Council	P.O. Box 27112	San Francisco	CA	94127		info@WestOfTwinPeaks.org President@WestOfTwinPeaks.org	Diamond Heights, Lakeshore, Parkside, Twin Peaks, West of Twin Peaks
Norman	Yee	Supervisor, District 7	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4889	415-354-6516	Norman.Yee@sfgov.org; Mathias.Mormino@sfgov.org; Olivia.Scanlon@sfgov.org	Inner Sunset, Lakeshore, Ocean View, Parkside, Twin Peaks, West of Twin Peaks
Sally	Stephens	President	Golden Gate Heights Neighborhood Association	P.O. Box 27608	San Francisco	CA	94127	415-379-0577	president@goldengateheights.org	Inner Sunset, Parkside, West of Twin Peaks
Francesca	Panullo	Manager	Sherwin Williams	1415 Ocean Ave	San Francisco	CA	94112	203-376-6868	sw8644@sherwin.com	Bayview, Bernal Heights, Crocker Amazon, Diamond Heights, Excelsior, Glen Park, Inner Sunset, Lakeshore, Noe Valley, Ocean View, Outer Mission, Outer Sunset, Parkside, Potrero Hill, South Bayshore, Twin Peaks, Visitacion Valley, West of Twin Peaks
Cathy	Leriz	Secretary	Parkmerced Action Coalition	P.O. BOX 320182	San Francisco	CA	94132		0 parkmercedac@gmail.com	Lakeshore, Parkside

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Anni	Chung	President & CEO	Self-Help for the Elderly	407 Sansome Street	San Francisco	CA	94111	415-677-7663	annic@selfhelpelderly.org	Chinatown, Inner Richmond, Inner Sunset, Outer Richmond, Outer Sunset
Brent	Plater		Wild Equity Institute	474 Valencia Street Suite 295	San Francisco	CA	94103		bplater@wildequity.org	Bayview, Bernal Heights, Glen Park, Golden Gate Park, Lakeshore, Mission, Outer Sunset, Presidio, Seacliff, Twin Peaks
Flo	Kimmerling	President	Mid-Sunset Neighborhood Association	1282 26th Avenue	San Francisco	CA	94122	415-881-1813	geokimm@sbglobel.net	Outer Sunset
Katy	Teng	Supervisor, District 4	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4688	415-554-7460	Katy.Teng@sfgov.org; Ashley.Summers@sfgov.org; Dyanna.Quizon@sfgov.org; Carol.Mo@sfgov.org	Outer Sunset, Parkside
Mary Anne	Miller	President	SPEAK (Sunset-Parkside Education and Action Committee)	1329 7th Ave	San Francisco	CA	94122	NONE	speaksanfrancisco@yahoo.com	Inner Sunset, Outer Sunset, Parkside
Francesca	Parullo	Manager	Sherwin Williams	1415 Ocean Ave	San Francisco	CA	94112	203-376-8888	sw8644@sherwin.com	Bayview, Bernal Heights, Crocker Amazon, Diamond Heights, Excelsior, Glen Park, Inner Sunset, Lakeshore, Noe Valley, Ocean View, Outer Mission, Outer Sunset, Parkside, Potrero Hill, South Bayshore, Twin Peaks, Visitacion Valley, West of Twin Peaks

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Aaron	Peakin			470 Columbus Avenue, Ste. 211	San Francisco	CA	94133	415-986-7014	aaron.peakin@earthlink.net	Citywide
Adrian	Simi	Local Field Representative	Carpenters Local 22	2085 Third Street	San Francisco	CA	94107	415-355-1322	ASimi@nccrc.org	Citywide
Alex	Lantsberg	Research Analyst	Carpenters Local 22 c/o NCCRC Research	285 Hegenberger Road, Ste. 220	Oakland	CA	94621	510-430-9708 x109	alantsberg@nccrc.org	Citywide
Chuck	Turner	Director	Community Design Center	5 Thomas Mellon Circle, #126	San Francisco	CA	94134	415-568-1235	hn3762@earthlink.net	Citywide
David	Villa-Lobos	Executive Director	Community Leadership Alliance	P O. Box 842201	San Francisco	CA	94108	415-821-4192	admin@communityleadershipalliance.net	Citywide
Lynn	Souss	Public Works Coordinator	AT&T Construction and Engineering	795 Folsom Street, Rm.426	San Francisco	CA	94107-1243	415-844-7043	ls4524@att.com	Citywide
Mary	Miles		Coalition for Adequate Review	384 Page Street, #36	San Francisco	CA	94102			Citywide
Matthew	Rodgers	Chair	Alabama Street Pioneers	1014 Alabama Street	San Francisco	CA	94110	415-826-4854	m12eslot@sonic.net	Citywide, Mission
Michael	Therfault	Secretary-Treasurer	SF Building and Construction Trades Council	1188 Franklin Street, Ste.203	San Francisco	CA	94109	415-345-9333	mike@sbctc.org	Citywide
Sonja	Trauss	President	SF Bay Area Association of Renters	1818 12th Street	Oakland	CA	94607	215-900-1457	sonja.trauss@gmail.com	Citywide
Stephen	Williams	Attorney	Law Office of Stephen M. Williams	1934 Divisadero Street	San Francisco	CA	94115	415-292-3656	SMW@stevewilliamslaw.com	Citywide
Sue	Hestor	Attorney at Law		870 Market Street, #1128	San Francisco	CA	94102	415-382-2778	hestor@earthlink.net	Citywide
Tad	Gulickson	Office Manager	San Francisco Tenants Union	556 Capp Street	San Francisco	CA	94110	415-282-5525	ted@sf.tu.org	Citywide

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Anni	Chung	President & CEO	Self-Help for the Elderly	407 Sansome Street	San Francisco	CA	94111	415-677-7663	annco@selfhelpelderly.org	Chinatown, Inner Richmond, Inner Sunset, Outer Richmond, Outer Sunset
Sheila	D'Ambrosio	President	Sunset Heights Association of Responsible People (SHARP)	1700 11th Avenue, Apt. 2	San Francisco	CA	94122	415-731-1222	president@sharpsf.com; sharp@sharpsf.com	Inner Sunset
Cheryl L.	Switzer	President	Inner Sunset Neighborhood Association	1309 - 12th Avenue	San Francisco	CA	94122	415-564-3268		0 Inner Sunset
Craig	Dawson	President	Inner Sunset Merchants Association	1128 Irving Street	San Francisco	CA	94122	415-665-1077		0 Inner Sunset
Everett	Hewlett	President	Mt. Sutro Woods Owners Association Inc.	418 Greymont Drive	San Francisco	CA	94131	415-566-5237	shewlett@earthlink.net	Inner Sunset
Harriet	Rohmer	Author	Ninth Avenue Neighbors	1461 Ninth Avenue	San Francisco	CA	94122	415-664-8500	hrohmer@earthlink.net	Inner Sunset
Lawrence	Rosenfeld	Treasurer	Inner Sunset Park Neighbors	1032 Irving Street PMB #511	San Francisco	CA	94122	707-322-7261	info@inner-sunset.org	Inner Sunset
London	Breed	Supervisor, District 5	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4889	415-554-7630	London.Breed@sfgov.org; conor.johnston@sfgov.org; valie.brown@sfgov.org; Ahmad.Elnajjar@sfgov.org; mariewabi@gmail.com	Bernal Heights, Downtown/Civic Center, Haight Ashbury, Inner Sunset, Western Addition
Marie	Wabi		Inner Sunset Neighborhood Association	1515 5th Ave	San Francisco	CA	94122	415-759-6565		Inner Sunset
Mary Anne	Miller	President	SPEAK (Sunset-Parkside Education and Action Committee)	1329 7th Ave	San Francisco	CA	94122	NONE	speaksanfrancisco@yahoo.com	Inner Sunset, Outer Sunset, Parkside
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Sally	Stephens	President	Golden Gate Heights Neighborhood Association	P.O. Box 27808	San Francisco	CA	94127	415-378-0577	president@goldengateheights.org	Inner Sunset, Parkside, West of Twin Peaks
Sarah	Jones	President	Edgewood Neighborhood Association	190 Edgewood Ave	San Francisco	CA	94117	(415) 604-7233	sarahsmjones@gmail.com	Inner Sunset
Walter	Caplan		Forest Knolls Neighborhood Organization	157 Warren Drive	San Francisco	CA	94131-1090	415-753-3280	whcaplan@comcast.net	Inner Sunset, Twin Peaks
Francesca	Panulo	Manager	Sherwin Williams	1415 Ocean Ave	San Francisco	CA	94112	203-378-6666	fw6644@sherwin.com	Bayview, Bernal Heights, Crocker Amazon, Diamond Heights, Excelsior, Glen Park, Inner Sunset, Lakeshore, Noe Valley, Ocean View, Outer Mission, Outer Sunset, Parkside, Potrero Hill, South Bayshore, Twin Peaks, Visitacion Valley, West of Twin Peaks



CONCEPTUAL DESIGN
NOT FOR CONSTRUCTION

F:\T_C_FILES\Visual_Engineering\TRP\28_19th_Ave\CAD\19th Avenue Proposals.dwg katus Wed Feb 24, 2016 - 1:46 pm

NO.	DATE	DESCRIPTION	BY	APP.
TABLE OF REVISIONS				
CHECK WITH TRACKING TO SEE IF YOU HAVE LATEST REVISION				



SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY
CITY AND COUNTY OF SAN FRANCISCO

DRAWN:	DATE:
KAS	2/2015
CHECKED:	DATE:
DLA	2/2015

APPROVED:	SCALE:
SENIOR ENGINEER:	DATE:
	AS NOTED
CITY TRAFFIC ENGINEER:	DATE:
	SHEET OF SHEETS
	1 OF 1

MUNI FORWARD
28-19TH AVENUE PROJECT
19TH AVE AND QUINTARA
TURNING TEMPLATES

CONTRACT NO.
DRAWING NO.
FILE NO.
REV. NO.
0

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

April 24, 2018

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On April 17, 2018, Supervisor Tang introduced the following legislation:

File No. 180389

Ordinance amending the Planning Code by abolishing a nine-foot legislated setback on the west side of 19th Avenue between Quintara Street and Rivera Street, and revising the Zoning Map to rezone from RH-1 (Residential, House; One-Family) to RM-2 (Residential, Mixed; Moderate Density) Assessor's Parcel Block No. 2198, Lot No. 031 (1021 Quintara Street), and to rezone from RH-2 (Residential, House; Two-Family) to RM-2 (Residential, Mixed; Moderate Density) Assessor's Parcel Block No. 2198, Lot No. 001 (located at the intersection of 19th Avenue and Quintara Street), Lot No. 033 (2121-19th Avenue), Lot No. 034 (2145-19th Avenue), and Lot No. 037 (2115-19th Avenue); adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

The proposed ordinance is being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinance is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "Erica Major".

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

c: John Rahaim, Director of Planning
Aaron Starr, Acting Manager of Legislative Affairs
Scott Sanchez, Zoning Administrator
Lisa Gibson, Environmental Review Officer
AnMarie Rodgers, Director of Citywide Planning
Laura Lynch, Environmental Planning
Joy Navarrete, Environmental Planning

1 [Planning Code, Zoning Map - Amend Zoning Map and Abolish Legislated Setback
2 on 19th Avenue Between Quintara and Rivera Streets]

3 **Ordinance amending the Planning Code by abolishing a nine-foot legislated setback on**
4 **the west side of 19th Avenue between Quintara Street and Rivera Street, and revising**
5 **the Zoning Map to rezone from RH-1 (Residential, House; One-Family) to RM-2**
6 **(Residential, Mixed; Moderate Density) Assessor's Parcel Block No. 2198, Lot No. 031**
7 **(1021 Quintara Street), and to rezone from RH-2 (Residential, House; Two-Family) to**
8 **RM-2 (Residential, Mixed; Moderate Density) Assessor's Parcel Block No. 2198, Lot No.**
9 **001 (located at the intersection of 19th Avenue and Quintara Street), Lot No. 033 (2121-**
10 **19th Avenue), Lot No. 034 (2145-19th Avenue), and Lot No. 037 (2115-19th Avenue);**
11 **adopting findings under the California Environmental Quality Act; and making findings**
12 **of consistency with the General Plan, and the eight priority policies of Planning Code,**
13 **Section 101.1, and findings of public necessity, convenience, and welfare under**
14 **Planning Code, Section 302.**

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

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

23 Section 1. Environmental and Land Use Findings.

24 (a) The Planning Department has determined that the actions contemplated in this
25 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

1 Supervisors in File No. ____ and is incorporated herein by reference. The Board affirms this
2 determination.

3 (b) On _____, in Resolution No. _____, the Planning Commission
4 determined that the actions contemplated in this ordinance are consistent, on balance, with
5 the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
6 of Supervisors adopts this determination as its own. The Planning Commission Resolution is
7 on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated herein
8 by reference.

9 (c) On _____, in Resolution No. _____, the Planning Commission adopted
10 findings under Planning Code Section 302 determining that this ordinance serves the public
11 necessity, convenience, and general welfare. The Board of Supervisors adopts these findings
12 as its own.

13
14 Section 2. Findings Regarding Legislated Setback Line and Zoning Map Amendments.

15 (a) Consistent with former Article 4 of the Planning Code, which was superseded in
16 October 1978 pursuant to Ordinance No. 443-78, Section 131 of the current Planning Code
17 acknowledges certain City street frontages are subject to legislated setback lines that have
18 been established by ordinance or resolution pursuant to former Article 4 of the Planning Code
19 and earlier provisions of law. Ordinance No. 443-78 expressly continued the effectiveness of
20 certain legislated setbacks as regulations of the Planning Code, including a legislated setback
21 line running from north to south along a portion of the west side of 19th Avenue, between
22 Quintara Street and Rivera Street (as described herein, the "Nine-Foot Legislated Setback
23 Line"). The setback area begins at the eastern boundary of Assessor's Block 2198 (the
24 western boundary of 19th Avenue) and extends nine feet westward. From north to south, the
25 Nine-Foot Legislated Setback Line begins at the northern boundary of Assessor's Block No.

1 2198, Lot No. 001; extends to the south through Assessor's Parcel Block No. 2198 through
2 Assessor's Block No. 2198, Lot Nos. 001, 037, 033, 034, and 007; and ends at the southern
3 boundary of Assessor's Block No. 2198, Lot No. 008.

4 (b) Abolition of the Nine-Foot Legislated Setback Line could facilitate transit-oriented
5 housing and development at a density greater than what would be permissible with the Nine-
6 Foot Legislated Setback Line in effect. Currently, many San Francisco neighborhoods are not
7 subject to legislated front yard setbacks. In the Sunset District, legislated front yard setbacks
8 apply primarily to small scale residential streets. Generally, front yard setbacks are imposed
9 to enhance the pedestrian frontage of the street, however, front yard setbacks are not
10 essential to enhancement of the pedestrian frontage. There are many provisions within the
11 Residential Design Guidelines that encourage the use of landscaping with or without a front
12 yard setback. The application of front yard setbacks along the west side of 19th Avenue is an
13 anomaly because 19th Avenue is a major transportation corridor with a variety of land uses,
14 including multifamily housing and commercial uses. Furthermore, the front yard setback is
15 applied unevenly on 19th Avenue between Quintara Street and Rivera Street. On the west
16 side of 19th Avenue between Quintara Street and Rivera Street, three different front yard
17 setbacks apply (nine-foot, six-foot, and three-foot setbacks), while there are no front yard
18 setbacks on the east side of 19th Avenue. The Nine-Foot Legislated Setback Line is
19 unnecessary, and its abolition would serve the public necessity, convenience, and general
20 welfare.

21 (c) Policy 13.1 of the General Plan Housing Element "[s]upport[s] 'smart' regional
22 growth that locates new housing close to jobs and transit," and Policy 13.3 of the General
23 Plan "[p]romote[s] sustainable land use patterns that integrate housing with transportation in
24 order to increase transit, pedestrian, and bicycle mode share." These policies support the
25 rezoning of parcels along 19th Avenue between Quintara Street and Rivera Street, an arterial

1 street served by public transit, to enable mixed-use residential development at a density level
2 greater than the density allowed in the RH-1 and RH-2 Districts.

3 Section 4. Abolition of Legislated Setback Line. The Planning Code is hereby
4 amended by abolishing the Nine-Foot Legislated Setback Line referenced in Section 2 of this
5 ordinance.

6 Section 5. Amendment of Zoning Map. The Planning Code is hereby amended by
7 revising Sheet ZN05 of the Zoning Map as follows:

Description of Property	Use District To Be Superseded	Use District Hereby Approved
Block 2198, Lot 001 (intersection of 19th Avenue and Quintara Street at southwest corner)	RH-2	RM-2
Block 2198, Lot 031 (1021 Quintara Street)	RH-1	RM-2
Block 2198, Lot 033 (2121 19th Avenue)	RH-2	RM-2
Block 2198, Lot 034 (2145 19th Avenue)	RH-2	RM-2
Block 2198, Lot 037 (2115 19th Avenue)	RH-2	RM-2

17
18 Section 6. Effective Date. This ordinance shall become effective 30 days after
19 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
20 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
21 of Supervisors overrides the Mayor's veto of the ordinance.

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

By: 
CHRISTOPHER T. TOM
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Amend Zoning Map and Abolish Legislated Setback on 19th Avenue Between Quintara and Rivera Streets]

Ordinance amending the Planning Code by abolishing a nine-foot legislated setback on the west side of 19th Avenue between Quintara Street and Rivera Street, and revising the Zoning Map to rezone from RH-1 (Residential, House; One-Family) to RM-2 (Residential, Mixed; Moderate Density) Assessor's Parcel Block No. 2198, Lot No. 031 (1021 Quintara Street), and to rezone from RH-2 (Residential, House; Two-Family) to RM-2 (Residential, Mixed; Moderate Density) Assessor's Parcel Block No. 2198, Lot No. 001 (located at the intersection of 19th Avenue and Quintara Street), Lot No. 033 (2121-19th Avenue), Lot No. 034 (2145-19th Avenue), and Lot No. 037 (2115-19th Avenue); adopting findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Zoning Districts. Under the existing Zoning Map, Assessor's Parcel Block No. 2198, Lot No. 031 (1021 Quintara Street) is in the RH-1 Zoning District, and Assessor's Parcel Block No. 2198, Lot No. 001 (intersection of 19th Avenue and Quintara Street), Lot No. 033 (2121 19th Avenue), Lot No. 034 (2145 19th Avenue), and Lot No. 037 (2115 19th Avenue) are in the RH-2 Zoning District.

Legislated Setbacks. Under the existing Zoning Map, certain properties on the west side of 19th Avenue, between Quintara Street and Rivera Street, are subject to a legislated setback line running from north to south along a portion of the west side of 19th Avenue, between Quintara Street and Rivera Street (as described herein, the "Nine-Foot Legislated Setback Line"). The setback area begins at the eastern boundary of Assessor's Block 2198 (the western boundary of 19th Avenue) and extends nine feet westward. From north to south, the Nine-Foot Legislated Setback Line begins at the northern boundary of Assessor's Block No. 2198, Lot No. 001; extends to the south through Assessor's Parcel Block No. 2198 through Assessor's Block No. 2198, Lot Nos. 001, 037, 033, 034, and 007; and ends at the southern boundary of Assessor's Block No. 2198, Lot No. 008.

Amendments to Current Law

Rezoning. This ordinance would revise the Zoning Map to rezone from RH-1 to RM-2 Assessor's Parcel Block No. 2198, Lot No. 031, and to rezone from RH-2 to RM-2 Assessor's Parcel Block No. 2198, Lot No. 001, Lot No. 033, Lot No. 034, and Lot No. 037.

FILE NO. 180389

Abolishing Legislated Setbacks. This ordinance would abolish the Nine-Foot Legislated Setback Line.

Background Information

Consistent with former Article 4 of the Planning Code, which was superseded in October 1978 pursuant to Ordinance No. 443-78, Section 131 of the current Planning Code acknowledges certain City street frontages are subject to legislated setback lines that have been established by ordinance or resolution pursuant to former Article 4 of the Planning Code and earlier provisions of law, including the Nine-Foot Legislated Setback Line.

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Butkus, Audrey (CPC)

From: Butkus, Audrey (CPC)
Sent: Wednesday, July 11, 2018 3:18 PM
To: 'richhillissf@gmail.com'; Melgar, Myrna (CPC); 'planning@rodneyfong.co'; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Subject: Public Comments for Item 8 on July 12th CPC Hearing

Dear Commissioners,

This email concerns Item 8 on your Planning Commission agenda for tomorrow, July 11th (2018-006177PCAMAP : ABOLISH LEGISLATED SETBACK ON 19TH AVE – Planning Code and Zoning Map Amendments). Our Environmental Division received public comment from a Ms. Eileen Boken, just before the publishing of the Commission packets. Unfortunately, these comments did not make it to myself, the staff planner, until after the packets had been distributed. Please see the comments from Ms. Boken below:

COMMENTS #1:

Hi Delvin,

Per my conversation on June 28, 2018 with Justin, it was stated that submitting my preliminary comments by Monday July 2, 2018 would be acceptable.

The understanding was that the June 28 deadline was to express interest rather than to submit actual comments.

Based on that understanding, I am submitting my preliminary comments today.

Eileen Boken
President, Sunset-Parkside Education and Action Committee

On Jul 2, 2018 1:13 PM, "Ausra Eileen Boken" <aeboken@gmail.com> wrote:

As the first in a series, I am submitting the following comments:

- 1) The Notification of Project Receiving Environmental Review is deficient. The project site description does not include a description of lot 37 under the section titled Project Description. The notice, therefore, needs to be amended and re-issued.
- 2) The current lot configuration is inconsistent with sanborn maps. This issue needs to be resolved with the Office of the Assessor-Recorder before proceeding.
- 3) The current zoning is inconsistent with the current uses. This issue needs to be resolved before proceeding.
- 4) Abolishing the 9 foot setback and rezoning the lots would be arbitrary and capricious as the demonstrated purpose and need has not been clearly established in the legislation as currently drafted.

Eileen Boken
President, Sunset-Parkside Education and Action Committee

COMMENTS #2:

Ms. Butkus

Thank you for the opportunity to submit additional comments.

They are as follows:

From a life safety perspective, the 9 foot setback is both a necessity and part of the general welfare.

It is my understanding that a specialized water pipe is under 19th Avenue which is part of the Auxiliary Water Supply System (AWSS) firebreak aka fireline or fireroad. The purpose of this specialized pipe is to prevent the spread of a firestorm through the use of what is referred to as a water curtain. The pipe under 19th Avenue is one of a number of AWSS pipes that are designed to act as firebreaks. The 9 foot setback would contribute to the effectiveness of this firebreak.

From the urban planning perspective, abolishing the 9 foot setback is inconsistent with the principles stated in Allan Jacobs' books Great Streets, Making City Planning Work and Looking At Cities.

Nineteenth Avenue has 6 lanes of traffic and 2 lanes of parking. The 9 foot setback would allow for scale and proportion to the width of the street. The setback also allows areas to plant trees as trees are part of great streets.

Eliminating the 9 foot setback would also create an uneven block face.

Allan Jacobs recommends utilizing the power of observation rather than planning assumptions.

In contrast to the west side of the street, the east side of 19th Avenue is not as functional as it has no setbacks. There is limited space for pedestrian movement. There is no space for trees. It is similar to running a gauntlet. It is neither attractive nor welcoming.

Regarding rezoning this site for transit-orientated development (TOD), this site is poorly served by transit. The 28 bus is the only service on 19th Avenue. The 66 bus serves Quintara along with the 48 bus during peak periods. All of these lines are infrequent. The L-Taraval is also less than frequent. Suggesting that this site could be TOD is questionable. Additionally, 19th Avenue is State Highway 1 over which CalTrans maintains full jurisdiction.

Using Policy 13.1 of the Housing Element to contend that this site could be a candidate for smart regional growth which locates housing close to jobs and transit is questionable. This neighborhood is primarily residential so any housing located at this site is by definition not close to jobs.

Using Policy 13.3 of the General Plan to contend that this site promotes sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian and bike mode share is questionable. Bikers should not be riding along 19th Avenue or even 20th Avenue. Pedestrians do not typically walk along 19th Avenue due to heavy traffic, diminished air quality and a lack of walkable

destinations. This site is unlikely to increase the use of transit as there are few transit lines which service it.

Finally, this site currently has 3 retaining walls which may require extensive grading to merge. It is my understanding that the project sponsor intends to merge the 5 lots and also to use HomeSF. As currently drafted, HomeSF prohibits lot mergers.

Eileen Boken
President, Sunset-Parkside Education and Action Committee

I will also bring hard copies to distribute to you at the hearing. Feel free to reach out with any questions.

Sincerely,

Audrey Butkus
Senior Planner, Legislative Affairs
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9129 | www.sfplanning.org
[San Francisco Property Information Map](#)



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXCLUSION FROM ENVIRONMENTAL REVIEW

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: July 26, 2018
Case No.: 2018-008329ENV
Project Name: BOS FILE NO. 180389
Project Address: Southwest corner at 19th Avenue and Quintara Street
 1021 Quintara Street, 2121 19th Avenue, 2145 19th Avenue,
 2115 19th Avenue
Zoning: RH-1 (Residential-House, One Family) and
 RH-2 (Residential-House, Two Family)
 Scenic Streets Special Sign District (SSD)
 40-X Height and Bulk District
Block/Lot: 2198/001, 031, 033, 034, 037
Lot Size: 45,250 total square-feet
Project Sponsor: Supervisor Katy Tang, District 4, San Francisco Board of Supervisors
Staff Contact: Justin Horner – (415) 575-9023 justin.horner@sfgov.org

PROJECT DESCRIPTION:

The project is proposed legislation, introduced by District 4 Supervisor Katy Tang, that would: 1) amend the Planning Code by abolishing a nine-foot legislated setback on the west side of 19th Avenue between Quintara Street and Rivera Street, 2) revise the Zoning Map to rezone from RH-1 (Residential, House; One-Family) to RM-2 (Residential, Mixed; Moderate Density) Assessor’s Parcel Block No. 2198, Lot No. 031 (1021 Quintara Street), and to rezone from RH-2 (Residential, House; Two-Family) to RM-2 (Residential, Mixed; Moderate Density) Assessor’s Parcel Block No. 2198, Lot No. 001 (located at the intersection of 19th Avenue and Quintara Street), Lot No. 033 (2121-19th Avenue), Lot No. 034 (2145-19th Avenue), and Lot No. 037 (2115-19th Avenue) (collectively, the “Lots”).


(continued on next page)

EXEMPT STATUS:

General Rule Exclusion (California Environmental Quality Act [CEQA] Guidelines Section 15061(b)(3))

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.



 Lisa Gibson
 Environmental Review Officer

7/26/18

 Date

cc: Supervisor Katy Tang, District 4 (via Clerk of the Board)
Board of Supervisors
Distribution List

PROJECT DESCRIPTION (CONTINUED):

On October 27, 2015, the Planning Department issued a Preliminary Project Assessment ("PPA") letter number 2015-009973PPA for the Lots. The PPA application proposed merging the Lots and building 42 residential units with 615 square feet ("sf") of commercial space at the ground floor. A project application was not submitted within 18 months of the PPA issuance and the PPA letter expired. No subsequent proposal to develop the Lots has been submitted along with the proposed legislation. The proposed legislation would allow development to occur in the future at a greater residential density, and with different allowable uses (e.g., retail), than are currently permitted.

The proposed legislation would rezone the Lots. Lot 001 is a 6,000-sf lot that is mostly vacant but contains a small flower stand at the northeast corner of the parcel. Lot 031 is a 5,998-sf vacant lot fronting on Quintara Street and is adjacent to and immediately west of Lot 001. Lots 033, 034, and 037 front on 19th Avenue. Lot 033 is a 13,438-sf lot with a two-story, 10,800-sf office building constructed in 1958, and Lot 034 is a 13,207-sf lot with a two-story, 10,800-sf office building constructed in 1959. Lots 033 and 034 currently provide surface parking at the rear of the lots with a total of 62 parking spaces. Lot 037 is a 6,480-sf vacant lot.

The two existing office buildings on Lots 033 and 034 are Limited Commercial Uses (non-conforming uses) in the RH-2 zoning district. The proposed rezoning to RM-2 under this legislation would allow types of development and densities that are currently not permitted under RH-1 and RH-2 zoning, including retail and commercial uses.

Although there is no development project proposed at this time, this CEQA determination analyzes the environmental effects that could be anticipated from a potential future mixed-use residential project that could be approved at the maximum density permitted under the new zoning. Under the proposed RM-2 zoning district, the Lots could be eligible for participation in HOME-SF, a voluntary program available for developers constructing mixed-income housing in certain areas of San Francisco. To qualify for the HOME-SF program, 30 percent of the units in a new housing project must be affordable to low-, middle-, and moderate-income families. HOME-SF projects receive density bonuses and zoning modifications that allow project sponsors to accommodate additional affordable units. HOME-SF projects require a Conditional Use Authorization from the Planning Commission.

As a maximum density scenario, based on the 45,250 total-square-foot site in the proposed RM-2 zoning district and assuming participation in HOME-SF, the proposed legislation could enable a development project that would demolish the two office buildings and develop the entire site and utilize the increased density and height provisions of the HOME-SF program.¹ This could result in a 65-foot tall, 203,062-sf mixed-use residential building comprised of approximately 170 units, 4,000-sf of retail, and one level of basement parking. If the two existing office buildings were to remain, the density that could result may include a 65-foot tall, 70,000-sf mixed-use residential building comprised of approximately 69 units, 200-sf of retail, and one level of basement parking.

This CEQA determination provides environmental review for the proposed rezoning and the abolition of the legislated setback.

¹ For more information about the HOME-SF program, see <https://sf-planning.org/home-sf>.

APPROVAL ACTION

The San Francisco Board of Supervisors' approval of the proposed rezoning and the abolition of the legislated setback is the approval action for the legislation. The approval action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to section 31.04(h) of the San Francisco Administrative Code.

EXEMPT STATUS

CEQA Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. As discussed below, the proposed project could not result in a significant impact on the environment.

DISCUSSION OF ENVIRONMENTAL ISSUES:

Aesthetics. In accordance with CEQA Section 21099 – Modernization of Transportation Analysis for Transit Oriented Projects – aesthetics shall not be considered in determining if a project has the potential to result in significant environmental effects, provided the project meets all of the following three criteria:

- a) The project is in a transit priority area;
- b) The project is on an infill site; and
- c) The project is residential, mixed-use residential, or an employment center.

The proposed project meets each of the above three criteria and thus, aesthetics shall not be analyzed to determine the significance of project impacts under CEQA.²

Land Use and Land Use Planning. The San Francisco General Plan establishes objectives and policies to guide land use decisions related to the physical development of San Francisco and is composed of ten elements, each of which addresses a particular topic that applies citywide: air quality; arts; commerce and industry; community facilities; community safety; environmental protection; housing; recreation and open space; transportation; and urban design. The plan provides general policies to guide land use decisions, and contains some policies that relate to physical environmental issues. The Lots are located within the RH-1 and RH-2 zoning districts and a 40-X height and bulk district in the Outer Sunset neighborhood of San Francisco.

The proposed legislation and the theoretical development project examined in this document would apply to current legal lots of record and do not include any changes to existing public rights of way, so they would not divide an existing community. Rezoning the project site and abolishing the legislated setback to permit a mixed-use residential project in this location would not conflict with any General Plan policies or other plans that included mitigations adopted to avoid an environmental impact. Similarly,

² San Francisco Planning Department. Eligibility Checklist: CEQA Section 21099 – Modernization of Transportation Analysis for BOS 180389, July 25, 2018. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400 as part of Case File No. 2018-008329ENV.

the development of a mixed-use residential project at the project site, which is in proximity to existing multiunit buildings and commercial uses, would not adversely impact that character of the surrounding neighborhood.

Population and Housing. The Lots proposed for rezoning do not currently contain any residential units. Therefore the proposed legislation, or a hypothetical development project that would include the demolition of all existing structures on the Lots, would not result in the displacement of any existing residents or require the construction of new dwelling units elsewhere to compensate for any lost from demolition. Indeed, the hypothetical project would include the addition of as many as 170 housing units. The project would be located in an urbanized area and would not be expected to substantially alter existing development patterns in the neighborhood, or in San Francisco as a whole. Since the project site is located in an established urban neighborhood, it would not require, or create new demand for, the extension of municipal infrastructure.

Transportation. Any future development that could occur under the proposed rezoning under this legislation would not require a transportation study. This is due to the low number of net new vehicle trips anticipated with the theoretical project compared to the existing land uses, and the fact that the overall density estimate is not expected to result in volume-related impacts. A project would have a significant effect on the environment if it would cause substantial additional vehicle miles travelled (“VMT”). For residential projects, a project would generate substantial additional VMT if it exceeds the regional household vehicle miles travelled per capita minus 15 percent.³ This approach is consistent with CEQA Section 21099 and the thresholds of significance for other land uses recommended in Office of Planning and Research’s proposed transportation impact guidelines.

The Governor’s Office of Planning and Research’s (“OPR”) proposed guidelines evaluating transportation impacts in CEQA recommend screening criteria to identify types, characteristics, or locations of projects that would not result in significant impacts to VMT. If a project meets one of the three screening criteria provided (map-based screening, small projects, and proximity to transit stations), then it is presumed that VMT impacts would be less than significant for the project and a detailed VMT analysis is not required. Map-based screening is used to determine if a project site is located within a transportation analysis zone in the City that exhibits low levels of VMT; small projects are projects that would generate fewer than 100 vehicle trips per day; and the proximity to transit stations criterion includes projects that are within a half mile of an existing major transit stop, have a floor area ratio of greater than or equal to 0.75, vehicle parking that is less than or equal to that required or allowed by the planning code without conditional use authorization, and are consistent with the applicable Sustainable Communities Strategy.

The existing average daily per capita household VMT for the transportation analysis zone in which the project site is located (transportation analysis zone 136) is 11.9. This is 30% below the existing regional average daily per capita household vehicle miles travelled of 17.2. Given that the project site is located in an area where existing VMT is more than 15 percent below the existing regional average for residential use, any future development project would not result in substantial additional VMT and impacts would

³ OPR’s proposed transportation impact guidelines states a project would cause substantial additional vehicle miles travelled if it exceeds both the existing City household vehicle miles travelled per capita minus 15 percent and existing regional household VMT per capita minus 15 percent. In San Francisco, the City’s average VMT per capita is lower (8.4) than the regional average (17.2). Therefore, the City average is irrelevant for the purposes of the analysis.

be less-than-significant. The future 2040 vehicle miles travelled for transportation analysis zone 136 is 11.3, which is 29 percent below the future 2040 per capita regional average VMT travelled of 16.1. Furthermore, the project site meets the proximity to transit stations screening criterion, which also indicates the proposed project's residential uses would not cause substantial additional VMT.

The existing average daily per capita VMT for retail employees for the transportation analysis zone in which the project site is located (transportation analysis zone 136) is 9.1. This is 38% below the existing regional average daily per capita household VMT of 14.8. Given that the project site is located in an area where existing VMT is more than 15 percent below the existing regional average for retail employees, the proposed project would not result in substantial additional VMT and impacts would be less-than-significant. The future 2040 vehicle miles travelled for retail employees in transportation analysis zone 136 is 8.4, which is 42 percent below the future 2040 per capita regional average VMT of 16.1. Furthermore, the project site meets the proximity to transit stations screening criterion, which also indicates the proposed project's residential and retail uses would not cause substantial additional VMT.

Noise. Noise is regulated by the San Francisco Noise Ordinance (Noise Ordinance), which is codified in Article 29 of the San Francisco Police Code. Article 29 establishes property line and other limits for fixed noise sources and also regulates construction noise. Projects are required to comply with these requirements during construction and operation. Therefore, the proposed legislation and theoretical project would result in less than significant construction noise impacts.

Air Quality. The theoretical development project that would be allowed under this legislative rezoning would fall below the Bay Area Air Quality Management District's (BAAQMD) thresholds for construction- or operations-related criteria pollutant or health risk impacts.

The project site is not within an Air Pollutant Exposure Zone. Therefore, any future proposed development project on this site would not result in a significant impact with respect to siting new sensitive receptors in areas with substantial levels of air pollution. A development project would require construction activities for approximately 12-18 months. However, construction emissions would be temporary and variable in nature and would not be expected to expose sensitive receptors to substantial air pollutants. Furthermore, development projects are subject to, and comply with, California regulations limiting idling to no more than five minutes,⁴ which would further reduce nearby sensitive receptors' exposure to temporary and variable TAC emissions. Therefore, construction period TAC emissions would not result in a significant impact with respect to exposing sensitive receptors to substantial levels of air pollution.

WaterQuality. The theoretical project that would be allowed under this rezoning legislation is not anticipated to generate wastewater or result in wastewater discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and stormwater would flow to San Francisco's combined sewer system and would be treated to standards contained in San Francisco's National Pollutant Discharge Elimination System Permit for the Southeast Water Pollution Control Plant prior to discharge. In 2013, the San Francisco Public Utilities Commission (SFPUC) adopted the Construction Site Runoff Ordinance (Public Works Code, Ordinance 260-13) which

⁴ California Code of Regulations, Title 13, Division 3, § 2485 (on-road) and § 2449(d)(2) (off-road).

requires all construction sites, regardless of size to implement Best Management Practices (BMPs) to prevent construction site runoff discharges into the combined or separate sewer systems. Further, construction sites that disturb 5,000 square feet or more of ground surface, such as the theoretical project, are required to apply for a Construction Site Runoff Control Permit from the SFPUC and submit an Erosion and Sediment Control Plan which includes BMPs to prevent stormwater runoff and soil erosion during construction.

Biological Resources. The project site is within a developed urban area and occupied by two existing buildings, a flower stand, surface parking lots, and a vacant lot. The project site under this proposed legislation is surrounded by residential, commercial, and institutional uses. The project site is within a developed urban area of San Francisco with no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare, or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

Archeological Resources. There would be no effect to archeological resources due to the location of the Lots, as there is low sensitivity for historic-period archeological resources based on map and archival research.⁵

Historic Architectural Resources. The development project that could be allowed under this legislation could include the demolition of three existing structures constructed more than 45 years ago. A property may be considered a historic resource if it meets any of the criteria related to (1) events, (2) persons, (3) architecture, or (4) prehistory that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district.

The buildings are not listed on the National Register of Historic Resources or California Register of Historical Resources, nor have they been rated by the California Historic Resources Information Center, or designated under San Francisco Planning Code articles 10 or 11 as local landmarks or within a historic conservation district. The buildings were not included in the 1976 citywide survey that led to the book titled *Splendid Survivors*.⁶ Therefore based on the theoretical project that was analyzed here, the department made a preliminary determination that the buildings on the project site are not eligible for individual listing on the California Register of Historical Resources. In addition, the project site is not within a historic district or an area proposed as a historic district. According to analysis by Planning Department preservation staff, demolition of the structures currently occupying the project site would not result in an adverse impact on an historical resource.⁷

Wind. Based upon experience of the Planning Department in reviewing wind analyses and expert opinion on other projects, it is generally (but not always) the case that projects under 80 feet in height do not have the potential to generate significant wind impacts. Although the hypothetical 65-foot-tall building would be taller than the immediately adjacent buildings, it would be similar in height to existing buildings in the

⁵ SF Planning, *Preliminary Archeological Review Case 2018-008329ENV*, Email from A. Vanderslice to J. Horner, June 25, 2018.

⁶ For a discussion of the preservation movement in San Francisco and the book *Splendid Survivors*, see: http://sf-planning.org/sites/default/files/FileCenter/Documents/5091-PB_14_Historic_Preservation_in_US_and_SF_new.pdf. Accessed July 10, 2018.

⁷ SF Planning, *Memorandum Regarding Historic Resource Status of Assessor's Parcel Block No. 2198, Lot No. 001, 031, 033, 034, 037*, July 24, 2018.

surrounding area. For the above reasons, the proposed project is not anticipated to cause impacts related to wind.

Shadow. Planning Code Section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. While the hypothetical project could be as tall as 65 feet, a shadow fan prepared by the Planning Department showed that a hypothetical project at that height would not cast any new shadow on any open space subject to Planning Code Section 295 nor any other public open space.⁸ Therefore, the proposed rezoning and hypothetical project would have no shadow impacts.

Recreation, Utilities and Service Systems and Public Services. The hypothetical development project could add as many as 391 new residents to the project site.⁹ This number of new residents projected would not be large enough to substantially increase demand for, or use of, neighborhood parks or recreational facilities, such that substantial physical deterioration would be expected. The permanent residential population on the site and the incremental on-site daytime population growth that would result from the any commercial use would not require the construction of new recreational facilities or the expansion of existing facilities.

Implementation of the hypothetical development project would increase the demand for fire protection, emergency medical, and police protection services. This increase in demand, however, would not be substantial given the overall demand for such services on a citywide basis, and would not require the construction of new facilities to meet increased demand due to the hypothetical development project. Fire protection, emergency medical, and police protection resources are regularly redeployed based on need in order to maintain acceptable service ratios.

Geology and Soils. Any future proposed development project would be required to conform to the San Francisco Building Code, which ensures the safety of all new construction in the City. Decisions about appropriate foundation design and whether or not additional background studies are required would be considered as part of the Department of Building Inspection (DBI) review process. Background information provided to DBI would provide information regarding the steps required to be taken for the security and stability of adjoining properties as well as the project site during construction. Therefore, potential damage to structures from geologic hazards on the project site would be addressed through the DBI requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the Building Code. Any changes incorporated into the foundation design required to meet the Building Code standards that are identified as a result of the DBI review process would constitute minor modifications of the project and would not require additional environmental analysis. In light of the above, the proposed development project would not result in a significant impact related to seismic and geologic hazards.

⁸ SF Planning Department, Shadow Fan for BOS File 180389, June 20, 2018.

⁹ According to the 2010 Census, San Francisco's average household size is 2.26 persons.

Hazardous Materials. The Lots are not included on a list of hazardous materials sites compiled by the California Department of Toxic Substance Control pursuant to Government Code Section 65962.5, nor are the Lots located in a Maher Area, meaning that they are known or suspected to contain contaminated soil and/or groundwater. The hypothetical mixed-use residential project would not include any industrial or other uses that would be anticipated to require the storage and/or use of hazardous materials.

Mineral, Energy, Agricultural and Forestry Resources. The project site is within designated Mineral Resource Zone 4 (MRZ-4) by the California Division of Mines and Geology under the Surface Mining and Reclamation Act of 1975.95. This designation indicates that there is insufficient information available to designate as any other MRZ, and therefore, it is assumed that no significant mineral deposits exist. Furthermore, according to the San Francisco General Plan, no significant mineral resources exist in all of San Francisco. Development of the hypothetical project would not result in use of large amounts of fuel, water, or energy in a wasteful manner or in the context of energy use throughout the City and region. The energy demand for individual buildings would be typical for such projects and would comply with current state and local codes and standards concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the Department of Building Inspection.

The Lots are within an urbanized area in the City and County of San Francisco that does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; forest land; or land under Williamson Act contract. The area is not zoned for any agricultural uses.

Public Notice and Comment. A "Notification of Project Receiving Environmental Review" was mailed on June 14, 2018 to owners and occupants of properties within a 300 foot radius of the project site and other interested parties. The Planning Department received two comments in response to the notice, which included a request for clarification about the content of the notice, concerns that the lot configuration is inconsistent with the Sanborn maps, concerns that the current zoning is inconsistent with the current uses, and concerns that abolishing the nine-foot legislated setback and rezoning the Lots would be arbitrary and capricious.

CONCLUSION

CEQA Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project could not have a significant effect on the environment. As noted above, there is no possibility that the proposed rezoning could have significant environmental impacts. For this reason, the proposed project is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines 15061(b)(3)).

M. Snyder



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JULY 26, 2018

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Case No.: 2014-002541ENV GPA PCA MAP DEV CWP SHD
Project Address: India Basin Mixed Use Project
Existing Zoning: M-1 (Light Industrial)
M-2 (Heavy Industrial)
NC-2 (Small Scale Neighborhood Commercial)
P (Public)
40-X and OS (Open Space) Height and Bulk Districts
Proposed Zoning: NC-2, MUG, P
India Basin Special Use District (SUD)
20/160-IB, OS
Block/Lot: Various Lots on Blocks 4596, 4597, 4605, 4606, 4607, 4620, 4621, 4622,
4629A, 4630, 4631, 4644, 4645, and 4646
Project Sponsor: Recreation and Park Department and BUILD Inc.
Staff Contact: Mathew Snyder – (415) 575-6891
Mathew.Snyder@sfgov.org

Recommendation: **Approval with Conditions**

This memorandum documents the changes made to the approval packet for the India Basin Mixed-Use Project sent July 19, 2018. (Proposed revisions shown in underline.)

Changes include (1) clarifications to the Executive Summary, Motions and Resolutions regarding required actions and the name of the Project Sponsor; (2) minor edits to the CEQA findings; (3) revised language in the General Plan Amendment Resolution regarding General Plan consistency findings; (4) a revised substitute draft Planning Code and Zoning Map Amendment Ordinance and associated draft Resolution; and (5) additional changes to the Development Agreement resolution recognizing that the Project Sponsor is targeting 20% reduction in vehicle trip.

On July 24, 2018, Supervisor Cohen introduced a substitute Ordinance amending the Planning Code and Zoning Map. In this memo, Staff is recommending some additional minor amendments to this substitute Ordinance.

The Substitute Planning Code Amendment Ordinance is attached along with the Resolution of the Recreation and Parks Commission regarding Shadow Findings under Planning Code section 295 that were made at its March 18, 2018 hearing. Letters of support, including from the India Basin Neighborhood Association, and one letter of opposition is also attached.

Executive Summary and Motions and Resolutions

Staff is recommending that the Executive Summary and all Motions and Resolutions before you be revised to (1) reflect the official name of the Project Sponsor for the 700 Innes and India Basin Open Space component of the Project as being "India Basin Investments, LLC"; (2) the Executive Summary is to

include General Plan Amendments and General Plan findings as being required actions; and (3) descriptions throughout are to reflect that improvements to the India Basin Open Space are included in the component of the Project that will be implemented by India Basin Investments, LLC.

CEQA Findings

Staff is recommending the following clarification to the CEQA Findings:

On p. 2 of the CEQA Findings, in the second paragraph, make the following edit to the first sentence:

BUILD would redevelop approximately 29.26 acres of privately and publicly owned parcels along the shoreline to create a new publicly accessible network of improved parkland and open space and a mixed-use urban village, consisting 1,575 residential units, 209,000 of commercial use, 1,800 off-street parking spaces, and 1,575 bicycle parking spaces.

On p. 61 of the CEQA Findings, under Bullet "Land Use and Sustainable Development", make the following edit to the second sentence:

Key elements of the Sustainability Plan include developing a currently underutilized site with mixed-use development and open space...and rehabilitation of historic resources such as 702 Earl Street and the Shipwrights Cottage, the later in compliance with the Secretary of Interior's Standards of Rehabilitation.

General Plan Consistency Findings

The General Plan Findings and Planning Code Section 101.1 Findings are included in the General Plan Amendments Resolution. To clarify that these findings can be used for actions that are consistent with and further the project beyond those before the Planning Commission at the July 26 hearing, staff is recommending the following revision:

AND BE IT FURTHER RESOLVED, that the Planning Commission finds these General Plan Amendments are in general conformity with the General Plan, and the Project and its approvals associated therein, all as more particularly described in Exhibit E to the Development Agreement on file with the Planning Department in Case No. 2014-002541DVA are each on balance, consistent with the following Objectives and Policies of the General Plan, as it is proposed to be amended as follows. These General Plan Findings are for the entirety of the Project and contemplate approval actions that, in addition to the General Plan Amendments, include but are not limited to Planning Code Text and Zoning Map Amendments, DA approval, DSG approval, adoption of Shadow findings under Planning Code Section 295, land acquisitions and conveyances as necessary to implement the public trust exchange contemplated in the DA, and actions by the Board of Supervisors and applicable City agencies approving the vacation of portions of Griffith Street, Hudson Avenue, Earl Street and Arelious Walker Avenue within the Project Site as contemplated by the DA; and

AND BE IT FURTHER RESOLVED, That in regard to any other later approvals that are consistent with and further the Project, this Commission and the Department, to the maximum extent practicable, shall rely on these General Plan consistency findings.

Development Agreement Draft Resolution

The Transportation Plan / Transportation Demand Management Plan will include a goal of reducing estimated aggregate daily one-way vehicle trips by 20%. This new target is greater than required by the MMRP. As such, Planning staff is recommending the following addition to the Resolution acknowledging this difference.

Prior to the first NOW THEREFORE BE IT RESOLVED clause, insert:

WHEREAS, as a part of the requirements of the DA, the Project Sponsor has committed to implementing a Transportation Plan / Transportation Demand Management Plan, that among other commitments, includes a goal of reducing estimated aggregate daily one-way vehicle trips associated with the 700 Innes and India Basin Open Space properties by at 20 percent compared to the aggregate daily one-way vehicle trips identified in the project-related Transportation Impact Study. The Mitigation Monitoring Reporting Program requires that such trips be reduced by at least 15 percent; therefore the new 20 percent target is consistent with meeting the "at least" 15 percent requirement.

Planning Code and Zoning Map Ordinance

Subsequent to the Planning packets being sent last week, City staff continued to work on the new Planning Code provisions that would implement the Project. Supervisor Cohen introduced a substitute Ordinance at the Board Supervisors on July 24, 2018 that reflected changes to the Special Use District. Staff has been involved in the review of this legislation and supports it. Staff's recommendation is for the Planning Commission to approve the substitute Ordinance (attached). Below is a description of the substantive changes:

Major and Minor Modifications Process

Section 249.84 (f), page 5, lines 19 through 23:

Definitions for Major and Minor Modifications have been revised by removing indication that such modifications apply to "vertical development only".

Land Use

Section 249.84(g), pages 7 (line 1) through 9 (line 1), Land Use Chart has been revised by (1) correcting that "Entertainment, Arts & Recreation Use" are generally principally permitted in the Public Market / Town Triangle Zone (publicly accessible privately owned spaces); and (2) clarified that "Entertainment, Arts & Recreational Uses" are not permitted within the "Privately Owned Open Space" and removed unnecessary exception to allowing "Passive Open Area" within such zone and renumbered exceptions accordingly.

Interim Uses

Section 249.84(g)(4), page 11 (lines 4-5),: Subsection (J) has been added as follows:

(J) Trailers, recreational vehicles, or other temporary housing for construction workers, seasonal labor, or other workforce employment needs.

Usable Open Space

Section 249(h)(8), page 13 (lines 12-19): In recognition that the Project includes a significant amount of new open space (both publicly owned and privately owned) that will be delivered in conjunction with vertical development, the following open space exception has now been included in the Draft Ordinance:

Notwithstanding the above, dwelling units within "the Cove" portion of the site, as described in the Development Agreement and shown in Figure 1-38 of the DSG, are exempt from this usable open space requirement, given their immediate adjacency to "the Market Place" open space.

NOTE: Planning staff is also recommending further revisions to the open space requirement that were not included in the Substitute Ordinance and are described below under discussion of the Draft Planning Code Resolution.

Dwelling Unit Exposure

Section 249(h)(9), Page 13 (lines 20-24): revised the language to be consistent with the DSG:

All required dwelling unit windows and openings as defined by Section 504: Light and Ventilation of the San Francisco Housing Code shall face directly on an open area such as a public street, laneway, parcel break, trail, or unobstructed open space, for a minimum horizontal clear dimension of 25 feet, measured perpendicularly from the required window or opening face, as further provided in the DSG.

Off-Street Parking

Section 249(h)(10), Page 14 (lines 1-20): revised Table 249.84-3 to include the following requirements specifically for grocery stores:

<u>Retail, except General Grocery or Special Grocery Use</u>	<u>1 space: 700 gross square feet</u>
<u>General Grocery or Special Grocery Uses below 20,000 gross square feet</u>	<u>1 space: 500 gross square feet</u>
<u>General Grocery or Special Grocery Uses with 20,000 gross square feet or more</u>	<u>1 space: 250 gross square feet</u>

New language has also been added to clarify that publicly accessible parking for the Project's parks and open spaces is permitted beyond those provided in the parking maximum ratios:

Notwithstanding the maximum off-street parking ratios established in Table 249.84-3, up to 225 public parking spaces may be provided to visitors to India Basin's parks, subject to the 1,800-parking-space cap.

Planning Code and Zoning Map Draft Resolution: Staff Recommendation for Additional Text Amendments

As noted above, Planning staff is recommending further revisions to the Planning Code Text amendments regarding Usable Open Space, which were not included in the revised draft Ordinance described above.

Therefore, staff is recommending that the Commission include as part of its action the following language to address further exceptions to the on-site usable open space requirement:

AND BE IT FURTHER RESOLVED, that the Commission hereby recommends that the Board of Supervisors incorporate the following additional provision and corrections within the Draft Ordinance:

Section 249.84(f) Definitions: add to the end of the Minor Modification definition:

Notwithstanding the forgoing, minor modifications shall also include modifications of up to 50% for the usable space requirement for buildings on F3, F4, F5, F6 and F8 and identified in the DSG.

On top of the above additional open space provision, correct the following to Section 3 of the Draft Ordinance :

(d) To change the Zoning Map (ZN09) from M-2 (Heavy Industrial) to P:

4646/002, 003, 003A, 019	NC-2	P
<u>4596 / 025; 4597/ 025</u>	<u>M-2</u>	<u>P</u>

Attachments:

- Draft Substitute Planning Code and Map Ordinance
- Recreation and Parks Commission Resolution 1807-004
- Letter of Opposition
- Letter of Support

INDIA BASIN MIXED USE PROJECT
SUBSTITUTE PLANNING CODE AND MAP AMENDMENT ORDINANCE
JULY 26, 2018

1 [Planning Code, Zoning Map - India Basin Special Use District]
2

3 **Ordinance amending the Planning Code to establish the India Basin Special Use**
4 **District, located generally at Innes Avenue between Griffith Street and Earl Street,**
5 **along the India Basin shoreline, in the southeast part of San Francisco; amending the**
6 **Planning Code by amending the Zoning Map to change zoning designations, height**
7 **districts, and add the India Basin Special Use District; and making findings under the**
8 **California Environmental Quality Act, findings of consistency with the General Plan and**
9 **the eight priority policies of Planning Code, Section 101.1, and findings of public**
10 **necessity, convenience, and welfare under Planning Code, Section 302.**

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

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

19 Section 1. Planning and Environmental Findings.

20 (a) In companion legislation adopting a Development Agreement associated with the
21 India Basin Mixed-Use project, the Board of Supervisors adopted environmental findings
22 pursuant to the California Environmental Quality Act (CEQA) (California Public Resources
23 Code Sections 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg. Sections 15000 et
24 seq.), and Chapter 31 of the Administrative Code. The Board of Supervisors adopts these
25 environmental findings as though fully set forth herein in relation to this ordinance. A copy of

1 said companion legislation is in Board of Supervisors File No. _____ and it and its
2 environmental findings are incorporated herein by reference.

3 (b) In companion legislation adopting General Plan amendments associated with the
4 India Basin Mixed-Use project, the Board of Supervisors adopted findings that the actions
5 contemplated in this ordinance are consistent, on balance, with the City's General Plan and
6 eight priority policies of Planning Code Section 101.1. The Board incorporates these findings
7 by reference and adopts these findings as its own. A copy of said companion legislation is in
8 Board of Supervisors File No. _____.

9 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
10 amendment will serve the public necessity, convenience, and welfare for the reasons set forth
11 in Planning Commission Resolution No. _____ and adopted on _____, 2018, and the
12 Board adopts such reasons as its own. A copy of said resolution is on file with the Clerk of
13 the Board of Supervisors in File No. _____ and is incorporated herein by reference.

14
15 Section 2. The Planning Code is hereby amended by adding Section 249.84, to read
16 as follows:

17 **SEC. 249.84. INDIA BASIN SPECIAL USE DISTRICT.**

18 **(a) Purpose and Boundaries. A Special Use District entitled the "India Basin Special Use**
19 **District" (SUD) is hereby established, located generally at Innes Avenue between Griffith Street and**
20 **Earl Street, along the India Basin shoreline, in the southeast part of San Francisco. The precise**
21 **boundaries of the SUD are shown on Sectional Map SU09 of the Zoning Map. The purpose of this SUD**
22 **is to implement the Development Agreement for the India Basin Mixed-Use Project (Project), approved**
23 **by the Board of Supervisors in the ordinance in Board File No. _____ . The Project will provide**
24 **several benefits to the City, such as a significant amount of open space, increased public access,**
25

1 commercial space, extensive infrastructure improvements, and affordable housing, while creating jobs,
2 housing, and a vibrant community.

3 (b) Public Trust. Within this SUD, certain property is or will be subject to the public trust for
4 commerce, navigation, and fisheries (the Public Trust) in accordance with a public trust exchange and
5 title settlement agreement with the State of California. The Port of San Francisco (Port) has
6 jurisdiction over the Public Trust property, with the right to prohibit uses that are not consistent with
7 the Public Trust. The Port also shall issue permits for any improvements on the Public Trust property,
8 subject to any delegation by the Port to another City agency. The Recreation and Park Department
9 will operate and maintain the public parks and open spaces located on Public Trust property, in
10 accordance with an agreement with the Port and in accordance with the open space covenant attached
11 to the Development Agreement (Open Space Covenant). The Planning Commission has jurisdiction
12 over the permitting for any development of property within the SUD that is not subject to the Public
13 Trust.

14 (c) Relationship to Design Standards and Guidelines. The Design Standards and Guidelines
15 (DSG), as may be periodically amended, are incorporated into this SUD and set forth standards and
16 guidelines applicable within the SUD. A copy of the DSG is on file with the Planning Department and
17 is available on its website. This SUD and the DSG shall be read and construed together so as to avoid
18 any conflict to the greatest extent possible. If there is an unavoidable conflict between the SUD and the
19 DSG, the SUD shall prevail. The Planning Director may make adjustments to the DSG for areas within
20 the Planning Commission's jurisdiction, provided any material amendment to the DSG, as determined
21 by the Planning Director, will be subject to the review and approval of the Planning Commission.
22 Adjustments to the DSG for areas outside of the Planning Commission's jurisdiction, such as
23 adjustments to the public right-of-ways, public infrastructure, or recreational facilities within the
24 parks, may be made by the Public Works Director, the San Francisco Public Utilities Commission
25 General Manager, or the Recreation and Park Department General Manager, as applicable, subject to

1 the requirements of the Development Agreement and the Open Space Covenant and following
2 consultation with the Planning Director.

3 (d) Relationship to Other Planning Code Provisions. Applicable provisions of the Planning
4 Code shall control except as otherwise provided in this SUD, the DSG within the control of the
5 Planning Commission or Recreation and Park Commission, and the Development Agreement (for so
6 long as the Development Agreement is in effect). In the event of a conflict between other provisions of
7 the Planning Code and the DSG or this SUD (and further subject to subsection (e) below), this SUD
8 shall control first, followed by the DSG and the Planning Code.

9 (e) Relationship to the Development Agreement. This SUD shall be read and construed
10 consistent with the Development Agreement, and all development within the Project Site shall satisfy
11 the requirements of the Development Agreement for so long as it remains in effect for each part of the
12 Project Site. As described in the Development Agreement, the Project is divided into Development
13 Phases, and no development may occur within a Development Phase until after the Planning
14 Department issues a Development Phase Approval. Upon expiration or termination of the
15 Development Agreement for any part of the Project Site, any new development, other than replacement
16 of what was built under the Development Agreement, shall require a conditional use approval under
17 Section 303 of this Code.

18 (f) Definitions. If not expressly superseded by definitions set forth in this Section 249.84 the
19 DSG, or the Development Agreement, all definitions, procedures, and requirements of the Planning
20 Code shall apply to this SUD. The following definitions shall govern interpretation of this Section:

21 "Applicant" means the owner or authorized agent of the owner of a parcel that applies for an
22 approval under this SUD.

23 "Building Standards" means the standards applicable to Vertical Improvements and any
24 associated privately-owned open spaces within the SUD, consisting of the standards specified in
25 subsection (h) below and the standards identified as such in the DSG. It does not mean Building Code

1 requirements under either the California, the San Francisco, or the Port of San Francisco Building
2 Codes, which this SUD and the DSG do not override.

3 "Development Agreement" shall mean the Development Agreement By and Between the City
4 and County of San Francisco and India Basin Investment LLC, a California limited liability company,
5 Relative to the Development Known as India Basin Mixed-Use Project, approved by the Board of
6 Supervisors in the ordinance in Board File No. _____, as it may be amended from time to time.

7 "Development Phase" and "Development Phase Approval" have the meaning set forth in the
8 Development Agreement.

9 "General Manager" means the General Manager of the Recreation and Park Department.

10 "Horizontal Development" or "Horizontal Improvements" means all improvements and
11 construction required to prepare land for Vertical Improvements, including streets, right-of-ways,
12 utility lines, and infrastructure to serve development lots, transit improvements, public parks and open
13 spaces, bicycle paths, and shoreline improvements. Horizontal Development shall include all Public
14 Improvements and all Privately-Owned Community Improvements, as those terms are defined in the
15 Development Agreement.

16 "India Basin DSG" or "DSG" shall mean the document adopted by Planning Commission
17 Motion _____, as may be amended from time to time. The DSG is incorporated into this SUD by
18 reference.

19 "Major Modification" means a deviation of 10% or more from any dimensional or numerical
20 standard in this SUD or in the DSG, except as explicitly prohibited per subsection (i) below.

21 "Minor Modification" means a deviation of less than 10% from any dimensional or numerical
22 standard in this SUD or in the DSG, except as explicitly prohibited per subsection (i) below, or any
23 deviation from any non-numerical standard in the DSG.

24 "Privately-Owned Community Improvement" shall mean a facility that is privately owned and
25 privately maintained, at no cost to the City, for the public benefit, that is not dedicated to the City. The

1 Privately-Owned Community Improvements include certain right-of-ways, pedestrian paths and bicycle
2 lanes, open spaces, the public market, and storm drain facilities, as more particularly described in the
3 Development Agreement.

4 "Project Site" has the meaning set forth in the Development Agreement.

5 "Public Improvements" means the facilities, both on- and off-site, to be improved, constructed,
6 and dedicated by Developer and, upon completion in accordance with the Development Agreement,
7 accepted by the City. Public Improvements include the streets within the Project Site described in the
8 Development Agreement, and all infrastructure and public utilities within the accepted streets (such as
9 gas, electricity, and water and sewer lines, but excluding any non-municipal utilities), as well as
10 sidewalks, bicycle lanes, street furniture, paths, and intersection improvements (such as curbs,
11 medians, signaling, traffic controls devices, signage, and striping). Public Improvements also include
12 the Parks and Open Spaces, the SFPUC Infrastructure, and the SFMTA Infrastructure, as those terms
13 are defined in the Development Agreement. The Public Improvements do not include Privately-Owned
14 Community Improvements.

15 "RPC Open Space" means publicly-owned areas within the SUD that are within the jurisdiction
16 of the Port Commission or the Recreation and Park Commission, as depicted on Figure 249.84-1: RPC
17 Open Space.

18 [Insert Figure 249.84-1: RPC Open Space]

19 "Vertical Development" or "Vertical Improvements" means new construction of a building and
20 any later expansion or addition to a previously approved building, where the building is located within
21 the Mixed-Use, Residential Mixed-Use, Multi-Family Residential, or Public Market land use districts
22 within the SUD shown in Figure 249.84-2: India Basin Use Districts.

23 [Insert Figure 249.84-2: India Basin Use Districts (figure 4-6 of the DSG)]

24 (g) Uses.

1 (1) Permitted Uses. The following uses set forth in Table 249.84-1: India Basin Uses
 2 shall be permitted as indicated within the different use districts of the SUD, where P means Permitted
 3 Use and NP means Non-permitted Use.

4 Table 249.84.1: India Basin Uses

<u>Use</u>	<u>Mixed Use</u>	<u>Residential Mixed-Use</u>	<u>Multi-Family Residential</u>	<u>Public Market / Town Triangle</u>	<u>Privately Owned Open Space</u>
<u>Agriculture Use</u>	<u>P (1,2)</u>	<u>P (1,2)</u>	<u>P (1,2)</u>	<u>P (1)</u>	<u>P (1)</u>
<u>Automotive Use</u>	<u>NP (3)</u>	<u>NP (3)</u>	<u>NP (3)</u>	<u>NP</u>	<u>NP</u>
<u>Entertainment, Arts & Recreation Use</u>	<u>P (4,5)</u>	<u>P (4,5)</u>	<u>P (5,6)</u>	<u>P (5, 6)</u>	<u>NP</u>
<u>Industrial Use</u>	<u>NP (7)</u>	<u>NP (7, 8)</u>	<u>NP (3)</u>	<u>NP</u>	<u>NP</u>
<u>Institutional Use</u>	<u>P (9)</u>	<u>P (10)</u>	<u>P (10,11)</u>	<u>NP (12)</u>	<u>NP</u>
<u>Residential Use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Sales and Services, Non-Retail Use</u>	<u>P (13)</u>	<u>P (13)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Sales and Services, Retail Use</u>	<u>P (14)</u>	<u>P (14, 15)</u>	<u>NP</u>	<u>NP (16)</u>	<u>NP</u>
<u>Utility and Infrastructure Use</u>	<u>NP (17, 18)</u>	<u>NP (17, 18)</u>	<u>NP (17, 18)</u>	<u>NP (18)</u>	<u>NP (18)</u>

Notes:

1
2 1. Use permitted with the exception of Large Scale Urban Agriculture and Industrial
3 Agriculture.

4 2. Use permitted with the exception of Greenhouses.

5 3. Use not permitted with the exception of Public and Private Parking facilities.

6 4. Use permitted with a maximum limit of three screens for any Movie Theater use.

7 5. Use permitted with the exception of Livery Stables and Sports Stadiums.

8 6. Use permitted with the exception of Movie Theater and Nighttime Entertainment.

9 7. Use not permitted with the exception of Cat Boarding, Kennel, Light Manufacturing, Metal
10 Working, Parcel Trade Office, Trade Shop, Animal Processing I, and Food Fiber and Beverage
11 Processing.

12 8. Use not permitted except on Ground Floor.

13 9. Cannabis Dispensary permitted with Conditional Use.

14 10. Use permitted with the exception of Cannabis Dispensary and Hospital.

15 11. Use Permitted with the exception of Job Training, Trade School and Post-secondary
16 Educational Institution.

17 12. Use not permitted with the exception of Public Facilities.

18 13. Use permitted with the exception of Laboratory, Life Sciences, Commercial Storage,
19 Wholesale Sales, and Wholesale Storage.

20 14. Use permitted with the exception of Adult Business, Mortuary, Limited Financial Services,
21 Motel, Self-Storage and Tobacco Paraphernalia Store.

22 15. Use permitted with the exception of Animal Hospital, Fringe Financial Services.

23 16. Use not permitted with the exception of Grocery, Food and Beverage uses.

24 17. Use not permitted with the exception of Internet Service Exchange, Wireless
25 Telecommunication Services (WTS) Facility, which shall be permitted with a Conditional Use permit.

1 18. Use not permitted with the exception of Utility Installation.

2 (2) Uses within RPC Open Space. Subject to the limitations imposed by the Public
3 Trust, uses within RPC Open Space shall be subject to review under Planning Code section 211, which
4 controls land uses within P (Public) Districts. Notwithstanding Planning Code Sections 211, 211.1,
5 and 211.2, the following uses shall be considered principally permitted: concessionaire stands and
6 infrastructure as described in the Development Agreement and the DSG.

7 (3) Temporary Uses. Subject to the limitations imposed by the Public Trust, any of the
8 following temporary uses (collectively, Temporary Uses) may be authorized by the General Manager
9 for uses located within the RPC Open Space or the Planning Director for uses located within the SUD
10 but outside the RPC Open Space without a public hearing for a period not to exceed 90 days: booths
11 for charitable, patriotic, or welfare purposes; markets; exhibitions, festivals, circuses, musical and
12 theatrical performances, and other forms of live entertainment including setup/load-in and
13 demobilization/load-out; athletic events; open-air sales of agriculturally-produced seasonal
14 decorations such as Christmas trees and Halloween pumpkins; meeting rooms and event staging;
15 mobile food on private property; and temporary retail establishments. Such authorization may be
16 extended for another 90 days, as approved by the General Manager or Planning Director, as
17 applicable. The General Manager (for uses located within the RPC Open Space) or the Planning
18 Director (for uses located outside the RPC Open Space) may authorize recurring Temporary Uses,
19 such as a weekly farmers market, under a single authorization. All such uses on the public right-of-way
20 are subject to permitting as required under the Municipal Code.

21 (4) Interim Uses. Subject to the limitations imposed by the Public Trust, interim uses
22 for a period not to exceed five years may be authorized by the General Manager (for uses located
23 within the RPC Open Space) or the Planning Director (for uses located outside the RPC Open Space)
24 without a public hearing if the General Manager or Planning Director, as applicable, finds that such
25 Interim Use will not impede orderly development consistent with this SUD, the DSG, and the

1 Development Agreement. Additional time for such uses may be authorized upon a new application.
2 Any Interim Use listed in this subsection (g)(4) that is integral to development under the Development
3 Agreement, as determined by the General Manager or Planning Director, as applicable, shall not
4 require separate authorization as an Interim or Temporary use (for example, uses incidental to
5 environmental clean-up, demolition and construction, storage, and automobile and truck parking and
6 loading related to construction activities). Any authorization granted pursuant to this subsection (g)(4)
7 shall not exempt the applicant from obtaining any other permit required by law. All such uses on the
8 public right-of-way are subject to permitting as required under the Municipal Code. In addition to
9 temporary uses integral to the development, Interim Uses shall include, but are not limited to:

10 (A) Retail activities, which may include the on-site assembly, production, or sale
11 of food, beverages, and goods, the operation of restaurants or other retail food service in temporary
12 structures, outdoor seating, food trucks, and food carts;

13 (B) Temporary art installations, exhibits, and sales;

14 (C) Recreational facilities and uses (such as play and climbing structures and
15 outdoor fitness classes);

16 (D) Motor vehicle and bicycle parking, if accessory to other permitted,
17 temporary, or interim uses;

18 (E) On-site assembly and production of goods in enclosed or unenclosed
19 temporary structures;

20 (F) Educational activities, including but not limited to after-school day camp and
21 activities;

22 (G) Site management service, administrative functions, and customer amenities
23 and associated loading;

24 (H) Rental or sales offices incidental to new development;
25

1 (I) Entertainment uses, both unenclosed and enclosed, which may include
2 temporary structures to accommodate stages, seating, and support facilities for patrons and
3 operations; and

4 (J) Trailers, recreational vehicles, or other temporary housing for construction
5 workers, seasonal labor, or other workforce employment needs.

6 (5) Nonconforming Uses. The Planning Director and the General Manager may allow
7 the reasonable continuance, modification, or expansion of existing uses and structures that do not
8 comply with this Section 249.84 or the DSG upon a determination that the use would not impede the
9 orderly development of the SUD consistent with this Section and the Development Agreement.

10 (6) Ground Floor Use Requirements. Ground Floor Uses are required as indicated in
11 Table 249.84-2: Types of Ground Floor Uses and Figure 249.84-3: Ground Floor Uses, below. Such
12 uses cannot face a public right-of-way or public open space with non-transparent walls or involve the
13 storage of goods or vehicles at a rate greater than 15% of the required frontage length, as further
14 governed by the Ground Floor Use Requirements in the DSG.

15 Table 249.84-2: Types of Ground Floor Uses

16

<u>Ground Floor Use Type</u>	<u>Allowed Use Categories (can be principal, conditional, or accessory)</u>
<u>Type A</u>	<u>Entertainment, Arts, and Recreation Uses, Sales and Services, Retail Uses</u>

17
18
19
20
21
22
23
24
25

<u>Type B</u>	<u>Sales and Services, Non-Retail and Institutional Use</u>
<u>Type C</u>	<u>Residential Use Category</u>

[Insert Figure 249.84-3: Ground Floor Uses (DSG Figure No. 4-7)]

(h) Building Standards. Building Standards shall be as follows, unless modified in accordance with subsections (i)(2) or (i)(3), below.

(1) Residential Unit Density. There shall be no residential unit density limit within this SUD.

(2) Floor Area Ratio. There shall be no floor-area-ratio limit within this SUD.

(3) Building Height. The height limits shall be as set forth on Sectional Map HT09 of the Zoning Map and as further limited and detailed in Figure 249.84-4: Building Heights Maximum, and as further governed by the DSG.

[Insert Figure 249.84-4: Building Heights Maximum.]

(4) Measurement of Height. Buildings shall be measured from predetermined points as provided in Figure 249.84-5: Measurement of Height and as further set forth in Chapter 5 of the DSG. Portions of the Site within the "OS" Height designations shall be subject to the same requirements and review procedures of other properties throughout San Francisco with an "OS" Height and Bulk designation.

1 [Insert Figure 249.84-5: Measurement of Height (DSG Figure 5-5).]

2
3 (5) Bulk. No building dimension shall be greater than 270 feet along any public right-
4 of-way or public open space. No portion of any building above 80 feet in height shall have a dimension
5 greater than 130 feet. Buildings shall also meet the DSG requirements for building modulation and
6 sculpting.

7 (6) Setbacks. Buildings shall be set back from or built to the respective right-of-ways
8 as shown in Figure 249.84-6: Setbacks, and as further governed by the DSG.

9 [Insert Figure 249.84-6: Setbacks (DSG Figure 5-7).]

10
11 (7) Rear Yard. There shall be no rear yard requirement within the India Basin SUD.

12 (8) Usable Open Space. In addition to any publicly-accessible open spaces described
13 in the DSG, a minimum of 36 square feet of open space if private, or 48 square feet of open space if
14 common, shall be provided for each dwelling unit. Such open space may be on the ground, on decks,
15 balconies, porches, or other facilities and shall be provided on the same development block as the unit
16 to be served. The standards for open spaces shall be governed by the DSG. Notwithstanding the above,
17 dwelling units within "the Cove" portion of the site, as described in the Development Agreement and
18 shown in Figure 1-38 of the DSG, are exempt from this usable open space requirement, given their
19 immediate adjacency to "the Market Place" open space.

20 (9) Minimum Dwelling Unit Exposure. All required dwelling unit windows and
21 openings as defined by Section 504: Light and Ventilation of the San Francisco Housing Code shall
22 face directly on an open area such as a public street, laneway, parcel break, trail, or unobstructed open
23 space, for a minimum horizontal clear dimension of 25 feet, measured perpendicularly from the
24 required window or opening face, as further provided in the DSG.

1 (10) Maximum Off-Street Parking. The standards for off-street parking shall be
 2 governed by the DSG. Off-Street parking is not required and shall be limited to the following maximum
 3 ratios:

4 Table 249.84-3: Maximum Off-Street Parking Ratios per Land Use

<u>Land Use</u>	<u>Off-Street Parking Ratio</u>
<u>Residential</u>	<u>1 space: 1 unit</u>
<u>Office</u>	<u>1 space: 1,200 gross square feet</u>
<u>Retail, except General Grocery or Special Grocery Use</u>	<u>1 space: 700 gross square feet</u>
<u>General Grocery or Special Grocery Uses below 20,000 gross square feet</u>	<u>1 space: 500 gross square feet</u>
<u>General Grocery or Special Grocery Uses with 20,000 gross square feet or more</u>	<u>1 space: 250 gross square feet</u>

15
 16 Pursuant to subsection (l)(4), parking amounts may be greater on a parcel-by-parcel basis than
 17 otherwise allowed by Table 249.84-3, but not to exceed 1,800 off-street parking spaces in the SUD.
 18 Notwithstanding the maximum off-street parking ratios established in Table 249.84-3, up to 225 public
 19 parking spaces may be provided to visitors to India Basin's parks, subject to the 1,800-parking-space
 20 cap.

21 (11) Loading. Off-street loading spaces shall be provided in the following amounts,
 22 and as shown in Table 249.84-4: Loading Spaces, and Figure 249.84-7: Loading Spaces, subject to
 23 modifications in accordance with Section 4.7 of the DSG.

Table 249.84-4: Loading Spaces

<u>Garage</u>	<u>Loading Spaces</u>
<u>The Cove</u>	<u>5</u>
<u>Hillside</u>	<u>7</u>
<u>Flats</u>	<u>2</u>

[Insert Figure 249.84-7: Loading Spaces]

(12) Bicycle Parking. The amount of bicycle parking required shall be governed by the Planning Code, but the location and design of the required bicycle parking shall be governed by the DSG and the transportation plan attached to the Development Agreement.

(13) Showers and Lockers. Showers and lockers shall be provided pursuant to the Planning Code.

(14) Permitted Obstructions. Obstructions shall extend no more than three feet within required setbacks and right-of-ways and no more than four feet within required setbacks greater than one foot, as further described in the DSG.

(15) Streetscape Improvements. Implementation of the Rights-of-Way Public Realm Improvements as described in the DSG shall be required pursuant to the Development Agreement.

(16) Signage. Notwithstanding the signage controls of Article 6 for business and identifying signs within NC-2 and MUG Districts, the following signage controls shall be applied within the Mixed Use, Residential Mixed-Use, and Multi-Family Residential districts of this SUD, in addition to regulation of signs in the DSG:

(A) Freestanding signs are not permitted.

(B) Signs shall be placed no higher than 30feet above grade.

(C) Identifying signs shall be no larger than 10 square feet.

1 (D) There is no limitation on the area of business signs as long as they meet the
2 controls of the DSG.

3 (E) Projecting signs may project no more than 50% of the sidewalk width and
4 must be oriented perpendicular to the building face.

5 (17) Inclusionary Housing Requirements. For so long as the Development Agreement
6 is in effect with respect to a portion of the Project Site, the affordable housing requirements of the
7 Development Agreement shall govern that portion of the Project Site. Upon expiration or termination
8 of the Development Agreement as applied to a portion of the Project Site, the then-applicable
9 affordable housing requirements of the Planning Code shall apply to that portion of the Project Site,
10 without reference to the date of any earlier environmental review application.

11 (18) Impact Fees. For so long as the Development Agreement remains in effect with
12 respect to a portion of the Project Site, the developer impact fees payable for any Vertical Development
13 on that portion of the Project Site will be determined in accordance with the Development Agreement.
14 Upon expiration or termination of the Development Agreement as applied to a portion of the Project
15 Site, the then-applicable developer impact fees in the Planning Code shall apply to that portion of the
16 Project Site.

17 (i) Modifications to Building Standards and Ground Floor Use Requirements. Modification
18 of the Building Standards and Ground Floor Use Requirements set forth in this SUD and as more
19 specifically set forth in the DSG may be approved on a project-by-project basis according to the
20 procedures set forth below.

21 (1) No Modifications or Variances. No modifications or variances are permitted for
22 maximum height and maximum off-street parking ratios established in this SUD, except as provided in
23 subsection (l)(4). Other Building Standards set forth in this SUD or in the DSG may only be modified
24 as provided in subsections (i)(2) and (i)(3).

1 (2) Minor Modifications. The Planning Director may approve a Minor Modification
2 administratively in accordance with the procedures set forth in subsection (l).

3 (3) Major Modifications. The Planning Commission shall hear any application for a
4 Major Modification in accordance with the procedures set forth in subsection (l).

5 (j) Development Phase Approval. The Planning Department shall approve only those
6 applications for individual building projects that are consistent with a Development Phase Approval.
7 The Development Phase Approval process, as set forth in the Development Agreement, is to ensure that
8 all Horizontal Improvements and Vertical Improvements within a Development Phase are consistent
9 with the Development Agreement and this SUD. The Planning Director shall act on a Development
10 Phase Application within 60 days after submittal of a complete Development Phase Application.

11 (k) Design Review and Approval. To ensure that Vertical Improvements and Privately-Owned
12 Community Improvements meet the DSG and Development Agreement requirements, an Applicant shall
13 submit a design review application and receive approval from the Planning Department, or the
14 Planning Commission if required, before obtaining any permits for the applicable construction. Design
15 review and approval for all RPC Open Spaces shall be performed by the Recreation and Park
16 Department, with Planning Department consultation, subject to the Port's approval for consistency
17 with the Public Trust for any lands that are subject to the Public Trust. Standards and limitations on
18 design review approval are set forth in the Development Agreement and in subsection (l), below.
19 Nothing in this Section 249.84 limits the Charter authority of any City department or commission or the
20 rights of City agencies to review and approve proposed infrastructure as set forth in the Development
21 Agreement.

22 (l) Design Review Applications and Process.

23 (1) Applications. Each design review application shall include the documents and
24 other materials necessary to determine consistency with this SUD and the DSG, including site plans,
25 sections, elevations, renderings, landscape plans, and exterior material samples to illustrate the overall

1 concept design of the proposed buildings. If an Applicant requests a Major or Minor Modification, the
2 application shall describe proposed changes in reasonable detail, including narrative and supporting
3 images, if appropriate, and a statement of the purpose or benefits of the proposed changes.
4 Substitutions should be of equal or superior quality to existing standards.

5 (2) Completeness. Planning Department staff shall review the application for
6 completeness and advise the Applicant in writing of any deficiencies within 30 days of the date of the
7 application.

8 (3) Design Review of Vertical Improvements and Privately-Owned Community
9 Improvements. Upon a determination of completeness, Planning Department staff shall conduct
10 design review and prepare a staff report determining compliance with this SUD and the DSG,
11 including a recommendation regarding any modifications sought. The staff report shall be delivered to
12 the Applicant and any third parties requesting notice in writing, shall be kept on file, and shall be
13 posted on the Department's website for public review, within 60 days of the determination of
14 completeness. If Planning Department staff determines that the design is not compliant with this SUD
15 or the DSG, the Applicant may resubmit the Application, in which case the requirements of this
16 subsection (1) for determination of completeness, staff review and determination of compliance, and
17 delivery, filing, and posting of the staff report, shall apply anew.

18 (4) Off-Street Parking. Design review applications for Vertical Improvements shall
19 include the requested number of off-street parking spaces sought for the Vertical Improvement. It is the
20 intent of this SUD that at full build-out of all parcels in the SUD, the total number of off-street parking
21 spaces within the SUD shall not exceed the applicable maximum parking ratios specified in Table
22 249.84-3. The maximum parking ratios shall not apply to individual Vertical Improvements or parcels,
23 but shall be considered cumulatively for the Vertical Improvements within the SUD as a whole, as set
24 forth in the Development Agreement. Each application shall include both the individual request for off-
25

1 street parking related to the specific location and the cumulative number of off-street parking spaces
2 previously approved.

3 (5) Approvals and Public Hearings for Vertical Improvements and Privately-Owned
4 Community Improvements.

5 (A) Vertical Improvements Seeking No Modifications, or Minor Modifications.

6 Within 10 days after the delivery and posting of the staff report on the design review application, the
7 Planning Director shall approve or disapprove the design and any Minor Modifications based on its
8 compliance with this SUD, the DSG, and the General Plan. If the Vertical Improvement is consistent
9 with the numeric standards set forth in this SUD and the DSG, the Planning Director's discretion to
10 approve or disapprove the Vertical Improvement shall be limited to the Vertical Improvement's
11 consistency with the non-numeric elements of the DSG and the General Plan. Notwithstanding any
12 other provisions of this SUD, the Planning Director may, at his or her discretion, refer an Application
13 that proposes a Minor Modification to the Planning Commission if the Planning Director determines
14 that the proposed modification does not meet the intent of the DSG standards.

15 (B) Vertical Improvements Seeking Major Modifications. If an application for
16 Vertical Improvements seeks one or more Major Modifications, or if a design review application is
17 otherwise referred to the Planning Commission, the Planning Commission shall calendar the item for a
18 public hearing, subject to any required noticing. The Planning Commission's review shall be limited to
19 the proposed Major Modification or the modifications referred by the Planning Director for failure to
20 meet the DSG standards. The Planning Commission shall consider all comments from the public and
21 the recommendations of the staff report and the Planning Director in making a decision to approve or
22 disapprove the Vertical Improvement design, including the granting of any Major Modifications.

23 (C) Notice of Hearings. In addition to complying with the notice requirements
24 of the Brown Act and the Sunshine Ordinance, notice of Planning Commission hearings required by
25 subsection (1)(5)(B) shall be provided as follows:

1 (i) by mail not less than 10 days prior to the date of the hearing, to the
2 Vertical Improvement applicant, to property owners within 300 feet of the exterior boundaries of the
3 property that is the subject of the application, using for this purpose the names and addresses as shown
4 on the citywide assessment roll in the Office of the Tax Collector, and to any person who has requested
5 such notice; and

6 (ii) by posting on the subject property not less than 10 days prior to the
7 date of the hearing.

8 (m) Change of Use. Each building permit application submitted to the Department of Building
9 Inspection for Vertical Improvements shall be forwarded to the Planning Department. The applicable
10 department shall review the building permit application for consistency with the authorizations granted
11 pursuant to this Section 249.84. No building permit may be issued for any Vertical Improvement or for
12 a permit of Occupancy that would authorize a new use unless the Planning Department determines
13 such permit is consistent with the Standards set forth in the DSG.

14 (n) Discretionary Review. No requests for discretionary review shall be accepted by the
15 Planning Department or heard by the Planning Commission for any Building in the SUD.

16
17 Section 3. The Planning Code is hereby amended in accordance with Planning Code
18 Section 106 by revising Sectional Map ZN09, Height Map HT09, and Special Use District Map
19 SU09 of the Zoning Map, as follows:

20 (a) To change the Zoning Map (ZN09) from M-1 (Light Industrial) to MUG (Mixed-
21 Use General):

Assessor's Parcels (Blocks/Lot Numbers)	Land Use District Superseded	New Land Use District
4606/100; 4607/025; 4620/001, 002; 4621/016, 018, 100, 101; 4630/005,	M-1	MUG

1	100; 4631/001, 002; 4644/001, 010,		
2	010A, 010B; 010C, 011; 4645/001,		
3	010, 010A, 011, 012, 013		

4 (b) To change the Zoning Map (ZN09) from M-1 to P (Public):

5	6	4646/001; 4629A/010; 4630/002	M-1	P
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7 (c) To change the Zoning Map (ZN09) from NC-2 (Neighborhood Commercial, Small
8 Scale) to P:

9	10	4646/002, 003, 003A, 019	NC-2	P
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11 (d) To change the Zoning Map (ZN09) from M-2 (Heavy Industrial) to P:

12	13	14	4646/002, 003, 003A, 019	NC-2	P
----	----	----	--------------------------	------	---

15 (e) To change the Height and Bulk Map (HT09) from 40-X to 20/160-IB:

18	Parcels	Height and Bulk District Superseded	New Height and Bulk District			
19	20	21	22	23	24	25
	4606/100; 4607/025; 4620/001, 002; 4621/016, 018, 100, 101; 4630/005, 100; 4631/001, 002; 4644/001, 010, 010A, 010B; 010C, 011; 4645/ 001, 010, 010A, 011, 012, 013;	40-X	20/160-IB			

1	4644/004A, 005, 006, 006A, 007,		
2	008, 009; 4645/003A, 004, 006, 007,		
3	007A, 014, 015		
4			

5

6 (f) To change the Height and Bulk Map (HT09) from 40-X to OS:

8	Parcels	Height and Bulk District	New Height and Bulk District
9		Superseded	
10			
11	4601/001, 002, 003, 003A, 019;	40-X	OS
12	4629A/101; 4630/002; 4596/026;		
13	4597/026; 4606/026; 4607/024;		
14	4621/021; 4630/002, 006, 007		

15

16 (g) To change the Special Use District Map (SD09) by creating the new India Basin

17 Special Use District and assigning the following parcels to be within the India Basin Special

18 Use District:

19	Parcels	Special Use District
20	4606/100; 4607/025; 4620/001, 002; 4621/016, 018, 100,	India Basin Special
21	101; 4630/005, 100; 4631/001, 002; 4644/001, 010, 010A,	Use District
22	010B; 010C, 011; 4645/001, 010, 010A, 011, 012, 013;	
23	4644/004A, 005, 006, 006A, 007, 008, 009; 4645/003A,	
24	004, 006, 007, 007A, 014, 015; 4596/026; 4597/026;	
25	4606/026; 4607/024; 4621/021; 4630/002, 006, 007	

1 Section 4: The Figures presented in this ordinance (Figures 249.84-1, 249.84-2,
2 249.84-3, 249.84-4, 249.84-5, 249.84-6, and 249.84-7) have been placed in Board of
3 Supervisors File No. _____, and are incorporated herein by this reference.
4

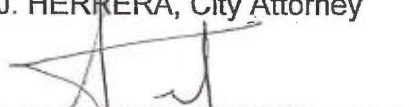
5 Section 5. Effective and Operative Dates.

6 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
7 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
8 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
9 Mayor's veto of the ordinance.

10 (b) This ordinance shall become operative on its effective date or on the effective date
11 of the Development Agreement for the India Basin Mixed-Use project, enacted by the
12 ordinance in Board of Supervisors File No. _____, whichever date occurs later; provided,
13 that this ordinance shall not become operative if the ordinance regarding the Development
14 Agreement is not approved.
15

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

18 By:

19 
20 ANDREA RUIZ-ESQUIDE
21 Deputy City Attorney

22 n:\vegana\as2018\1800706\01291938.docx
23
24
25

INDIA BASIN MIXED USE PROJECT
RECREATION AND PARKS SHADOW FINDINGS RESOLUTION
JULY 26, 2018

RECREATION AND PARK COMMISSION
City and County of San Francisco
Resolution No. 1807-004

RESOLUTION RECOMMENDING TO THE PLANNING COMMISSION THAT THE NET NEW SHADOW CAST BY THE PROPOSED PROJECT AT 700 INNES WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE USE OF INDIA BASIN SHORELINE PARK, THE 900 INNES FUTURE PARK SITE, AND INDIA BASIN OPEN SPACE, AS REQUIRED BY PLANNING CODE SECTION 295 (THE SUNLIGHT ORDINANCE).

WHEREAS, Under Planning Code Section 295, the Planning Commission may not approve a building permit application for a structure with a height of 40 feet or higher if the resulting shadow will have an adverse impact on property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission, unless the Planning Commission, upon recommendation from the General Manager of the Recreation and Park Department in consultation with the Recreation and Park Commission, makes a determination that the shadow impact will not be significant; and

WHEREAS, the Recreation and Park Commission ("Commission") has jurisdiction over real property located in San Francisco known as India Basin Shoreline Park, 900 Innes, and India Basin Open Space; and

WHEREAS, BUILD Inc., ("Project Sponsor") proposes to construct a mixed-use urban village consisting of residential, retail, commercial, office, institutional, flex space, and recreational and art uses. The EIR for the project contains two options: 1) a residentially-oriented project with approximately 1,575 dwelling units, 209,106 square feet of commercial space, and 1,800 parking spaces; or (2) a commercially-oriented variant with approximately 500 dwelling units, 1,000,000 square feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces. Both BUILD options would include recreation and open space facilities; and

WHEREAS, BMT Fluid Mechanics Limited analyzed the new shadow cast by the proposed Project on 700 Innes and determined that the Theoretical Annual Available Sunlight ("TAAS") for India Basin Shoreline Park is 1,030,667,780 square feet hours ("sfh"), The approximated amount of shadow currently cast on India Basin Shoreline Park by existing buildings is 0.44% of the TAAS for the park. The additional shadow cast by the Project would constitute 0.05% of TAAS, bringing the approximated total annual shading of India Basin Shoreline Park as a percentage of TAAS to 0.49%; and

WHEREAS, BMT Fluid Mechanics Limited analyzed the new shadow cast by the proposed Project on 700 Innes and determined that the Theoretical Annual Available Sunlight ("TAAS") for 900 Innes is 329,764,418 square feet hours ("sfh"), The approximated amount of shadow currently cast on 900 Innes by existing buildings is 8.98% of the TAAS for the park. The additional shadow cast by the Project would constitute 4.53% of TAAS, bringing the approximated total annual shading of India Basin Shoreline Park as a percentage of TAAS to 13.51%; and

WHEREAS, BMT Fluid Mechanics Limited analyzed the new shadow cast by the proposed Project on 700 Innes and determined that the Theoretical Annual Available Sunlight ("TAAS") for India Basin Open Space is 1,187,539,675 square feet hours ("sfh"), The approximated amount of shadow currently cast on India Basin Shoreline Park by existing buildings is 0.07% of the TAAS for the park. The additional shadow

cast by the Project would constitute 5.23% of TAAS, bringing the approximated total annual shading of India Basin Shoreline Park as a percentage of TAAS to 5.30%; and

WHEREAS, the 700 Innes project is subject to environmental review and approval under the California Environmental Quality Act (CEQA), and the Planning Commission will determine the EIR certification on July 26, 2018; and

WHEREAS, the Project will provide the following public benefits to the City: Approximately 400 units of below market rate and inclusive housing, the 5.7 acres Big Green Open Space and improvements to the existing India Basin Open Space natural areas – totaling 12 acres of new and improved park, annual payment of \$1.5 million for a Community Facilities District (“CFD”) to provide enhanced maintenance and public operations, overall community-wide transit, bicycle, and pedestrian network improvements, new green infrastructure onsite, and formation of Facilities (“CFD”) to address long-term Sea Level Rise; and

WHEREAS, the Commission finds that the additional shadow cast by the Project will not have a significant adverse impact on the use of India Basin Shoreline Park for the following reasons: (1) all of the new shadow cast by the Project would occur during winter in the morning with all shadows gone no later than 9:00am, affecting a maximum area of 2,522 square feet shadowed at a single time, or 8.94% of the park area (8:23am on December 28); (2) all new shadows occur in the morning, and thus the Project would not cast shadows during mid-day and early afternoon hours when usage of the Park is generally higher;

WHEREAS, the Commission finds that the additional shadow cast by the Project will not have significant adverse impact on the use of the potential park site at 900 Innes for the following reasons: (1) the new shadow cast by the Project would occur throughout the year in areas currently not accessible to the public; (2) the proposed park design has incorporated the expected impacts of this neighboring project into its design; and (3) the duration of proposed project-generated new shadow would vary throughout the year, with most of the shading occurring on transitory pathways and would not significantly impact the usage of the future park site;

WHEREAS, the Commission finds that the additional shadow cast by the Project will not have a significant adverse impact on the use of India Basin Open Space for the following reasons: (1) the proposed park, which will be designed and improved by the Project Sponsor, has incorporated the expected impacts of this project into the park design; and (2) the duration of proposed project-generated new shadow would vary throughout the year, with most of the shading occurring on transitory pathways and does not significantly impact the usage of the Park; now therefore be it

RESOLVED, the Commission recommends that the Planning Commission find that the shadow cast by the proposed project at 700 Innes will not have a significant adverse impact on the use of India Basin Shoreline Park, pursuant to Planning Code Section 295 (the Sunlight Ordinance); and be it

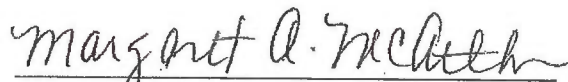
FURTHER RESOLVED, the Commission recommends that the Planning Commission find that the shadow cast by the proposed project at 700 Innes will not have a significant adverse impact on the use of the potential park site at 900 Innes, pursuant to Planning Code Section 295 (the Sunlight Ordinance); and be it

FURTHER RESOLVED, the Commission recommends that the Planning Commission find that the shadow cast by the proposed Project at 700 Innes will not have a significant adverse impact on the use of India Basin Open Space, pursuant to Planning Code Section 295 (the Sunlight Ordinance).

Adopted by the following vote:

Ayes	7
Noes	0
Absent	0

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on July 19, 2018.


Margaret A. McArthur, Commission Liaison

INDIA BASIN MIXED USE PROJECT

LETTERS OF SUPPORT

JULY 26, 2018

INDIA BASIN NEIGHBORHOOD ASSOCIATION

July 24, 2018

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

The India Basin Neighborhood Association (IBNA) supports the Build, Inc / India Basin Investment, LLC (Developer) 700 Innes project to revitalize the India Basin community by creating a 21st century village for all San Francisco to enjoy. This support is based on our shared goals:

- Comprehensive Planning
- Economic Success
- Environmental Protections
- Transportation Improvements
- Recreation Opportunities

IBNA created the above goals in its 2010 Community Vision for the India Basin waterfront, which is considered a starting document for Developer. IBNA has continued involvement in fashioning this addition to our community by meeting regularly for the last four years to provide input to Developer and participating in the India Basin Parks Task Force.

IBNA support of the 700 Innes project is subject to the IBNA Board of Directors' Resolution of May 6, 2017, *Establishing Public Benefit Criteria for Supporting Proposed Height Increases in India Basin Neighborhood*, which established clear guidelines surrounding any proposed building height increases in certain limited situations due to the clear public benefit conferred by a particular development, and not to be precedent setting for the entire neighborhood. It is also subject to the IBNA and Developer agreement signed July 24, 2018, pledging to continue to work together on both interim and permanent community benefits at the 700 Innes project and throughout the neighborhood. Please contact IBNA for document review.

Advocating for our community since 1994, the India Basin Neighborhood Association is a membership organization of residents, local business owners and workers, and friends of the community who support the IBNA mission to "preserve the maritime history, natural beauty, diverse character and unique ambiance of the vibrant mixed-use neighborhood of India Basin through community organizing." IBNA is managed by an all-volunteer Board of Directors elected by members.

IBNA looks forward to welcoming new neighbors. The hope is that the 700 Innes project, together with efforts by various city departments to plan and execute long-needed improvements, will make this a more livable, walkable, safe community where residents and visitors can all enjoy the history, natural beauty, and stunning views – and find the recreation, shopping, transit, city service, education, and entertainment amenities other San Francisco neighborhoods enjoy.

Jill Fox, Chair

PO Box 880953, San Francisco, CA 94188
www.INDIABASIN.org



*Advocating for
our community
since 1994*

Board of Directors

Jill Fox, Chair

Allen Frazier

Michael Hamman

Sean Karlin

Richard Laufman

Monica Padilla-
Stemmelen

Sue Ellen Smith

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

Please accept this letter of support in favor of the proposed India Basin Project and related public approvals. I represent BAR Architects, and we performed a peer review of the project's Design Standards and Guidelines. I am extremely proud to endorse such a thoughtful, well-designed and civic-minded project. Few projects provide such a grand vision for positive transformation.

It is clear that the project sponsor has a commitment to sustainable placemaking. The India Basin project proposes a transformation of acres of former industrial land on San Francisco's Southeastern Waterfront into an active waterfront destination and a vibrant, diverse village. The multi-phased, mixed-use project creates a complete community that is human scaled with local amenities. It interweaves parks, plazas, and open space with new pedestrian and bicycle-friendly connections, as well as buildings for residential, commercial, and community serving purposes. I am confident that BUILD will continue to support our vision to redevelop the site into a valuable community asset that honors the area's history.

Once again, I would like to reiterate my support of BUILD's project plan. BUILD has focused on creating a plan that reflects the neighborhood's vision by engaging neighbors in the design process and I look forward to seeing the project gain approval. I hope that you will move expeditiously to approve India Basin.

Sincerely,



Name

Chris Haegglund

Firm

BAR Architects

Address

901 Battery Street, Suite 300
San Francisco, CA 94111

Date

July 25, 2018

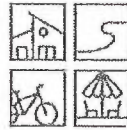
BARarchitects
SAN FRANCISCO | LOS ANGELES

Architecture

Planning

Interiors

BAR Architects
901 Battery Street
Suite 300
San Francisco, CA 94111
415 293 5700
www.bararch.com



INDIA BASIN

SAN FRANCISCO

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

I want to express my support for the proposed development plans at 700 Innes Ave within the "India Basin Project", as a community member who lives in Bayview/Hunters Point. I am extremely proud to endorse such a thoughtful, well-designed and civic-minded project. Few projects provide such a grand vision for positive transformation.

I support BUILD's latest conceptual plans for the India Basin development project at 700 Innes Avenue and I applaud their persistent efforts to engage our group and other key stakeholders as the plans unfold. BUILD has listened to our concerns and responded with creative solutions to develop the type of plan that we had envisioned for this area.

BUILD and their consultant team have met with us several times to receive feedback and direction on the development of the concept plan. I am confident that BUILD will continue to support our vision to redevelop the site into a valuable community asset that honors the area's history.

Once again, I would like to reiterate my support of BUILD's project plan. BUILD has focused on creating a plan that reflects the neighborhood's vision by engaging neighbors in the design process and I look forward to seeing the project gain approval.

Sincerely,

Name

Bakeri Adams

Association

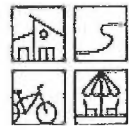
Bayview Resident

Address

2 Maddux Ave, San Francisco, CA

Date

7/23/18



INDIA BASIN SAN FRANCISCO

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

I want to express my support for the proposed development plans at 700 Innes Ave within the "India Basin Project", as a business owner in the Bayview/Hunters Point. I am extremely proud to endorse such a thoughtful, well-designed and civic-minded project. Few projects provide such a grand vision for positive transformation.

I support BUILD's latest conceptual plans for the India Basin development project at 700 Innes Avenue and I applaud their persistent efforts to engage our group and other key stakeholders as the plans unfold. BUILD has listened to our concerns and responded with creative solutions to develop the type of plan that we had envisioned for this area.

I am confident that BUILD will continue to support our vision to redevelop the site into a valuable community asset that honors the area's history. We look forward to partnering with BUILD as they move to the construction phase of the project. We are enthusiastic that the project will provide jobs to residents of the Bayview/Hunters Point area and 1,575 housing units in the future.

Once again, I would like to reiterate my support of BUILD's project plan. BUILD has focused on creating a plan that reflects the neighborhood's vision by engaging neighbors and local businesses in the planning process and I look forward to seeing the project gain approval.

Sincerely,

Name

JAMES RICHARDS

Association

ABORIGINAL BLACKMAN UNITED (ABU)

Address

1595 SHAFER AVE SE CA 94124

Date

7/24/18

July 24, 2018

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

I am pleased to express my support for the proposed development plans at 700 Innes Ave within the "India Basin Project", as a community member who lives in Bayview/Hunters Point. I am extremely proud to endorse such a thoughtful, well-designed and civic-minded project. Few projects provide such a grand vision for positive transformation.

As a Bayview Hunters Point resident, it is important to me to remain involved in highly relevant dialogue surrounding environmental justice and literacy, and remediation; historically paramount matters impacting the Bayview Hunters Point community.

I support BUILD's latest conceptual plans for the India Basin development project at 700 Innes Avenue and I applaud their persistent efforts to engage community members and other key stakeholders as the plans unfold. BUILD has listened to our concerns and responded with creative solutions to develop the type of plan that we had envisioned for this area, inclusive of socio-economic and cultural heritage lens of the community.

BUILD and their consultant team have met with us several times to receive feedback and direction on the development of the concept plan. I am confident that BUILD will continue to support our vision to redevelop the site into a valuable community asset that honors the area's history.

Additionally, as a board member for bay.org, which operates community programs in close proximity to the "India Basin Project" at the EcoCenter at Heron's Head Park, my discussions with the BUILD team have uncovered synergies between BUILD and the EcoCenter's public purpose around community revitalization; a unique opportunity for perspective residents and the surrounding community to learn about environmental justice and literacy, urban sustainability, workforce development, and how to adopt more environmentally-conscious lifestyles promoting the health of the community and quality of life matters.

Once again, I would like to reiterate my support of BUILD's project plan. BUILD has focused on creating a plan that reflects the neighborhood's vision by engaging neighbors and community organizations in the design process and I look forward to seeing the project gain approval.

Sincerely,



Angelique Tompkins

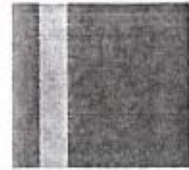
Address

25 Thornton Av San Francisco, CA 94124

Date

July 24, 2018

Jignesh Desai, PE, BCEE, DBIA
105 Diamond Cove Terrace, San Francisco, CA 94124
415-200-8749 jdesai2007@gmail.com



Mathew Snyder

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

Dear Mr. Snyder:

I want to express my support for the proposed development plans at 700 Innes Ave within the "India Basin Project", as a community member who lives in Bayview/Hunters Point.

I have been SF resident for last 25 years and I have been involved with many large multi-billion dollars infrastructure programs over last 25 years as Project Engineer and Project Manager.

Since last 20 years I have been working in Bayview and for last 5 years my wife and I live in beautiful Bayview. I remember riding my bicycle to India Basin area during lunch break or in the evening to just relax and meditate by sitting at the shoreline.

I was assigned to sit on design review committee by Supervisor Cohen approximately two years ago. I have attended every update meetings and have provided my professional opinion on the matters. I have asked right questions on not only technical and environmental aspects, but also brought up subjects/opportunities questions on career jobs in construction management, project management, urgent care facility, and EV charging facilities for my fellow D-10 residents.

I am extremely proud to endorse such a thoughtful, well-designed and civic-minded project.

I support BUILD's latest conceptual plans for the India Basin development project at 700 Innes Avenue. Every time, we brought up questions or concerns, BUILD was very responsive and respectful. I applaud their persistent efforts to engage our group and other key stakeholders as the plans unfold.

Once again, I would like to reiterate my support of BUILD's project plan. BUILD has focused on creating a plan that reflects the neighborhood's vision by engaging neighbors in the design process and I look forward to seeing the project gain approval.

Sincerely,

Jignesh Desai, PE, BCEE, DBIA

Candlestick Cove Neighborhood Resident



INDIA BASIN

SAN FRANCISCO

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

I want to express my support for the proposed development plans at 700 Innes Ave within the "India Basin Project", as a community member who lives in Bayview/Hunters Point. I am extremely proud to endorse such a thoughtful, well-designed and civic-minded project. Few projects provide such a grand vision for positive transformation.

I support BUILD's latest conceptual plans for the India Basin development project at 700 Innes Avenue and I applaud their persistent efforts to engage our group and other key stakeholders as the plans unfold. BUILD has listened to our concerns and responded with creative solutions to develop the type of plan that we had envisioned for this area.

BUILD and their consultant team have met with us several times to receive feedback and direction on the development of the concept plan. I am confident that BUILD will continue to support our vision to redevelop the site into a valuable community asset that honors the area's history.

Once again, I would like to reiterate my support of BUILD's project plan. BUILD has focused on creating a plan that reflects the neighborhood's vision by engaging neighbors in the design process and I look forward to seeing the project gain approval.

Sincerely,

Name

Heaghan M. Mitchell

Association

Bayview Resident

Address

269 BRIDGEVIEW DR. SF, CA 94127

Date

7/19/18



June 27, 2018

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

I want to express my support for the proposed development plans at 700 Innes Ave within the "India Basin Project", as a community member who lives in Bayview/Hunters Point. I am extremely proud to endorse such a thoughtful, well-designed and civic-minded project. Few projects provide such a grand vision for positive transformation.

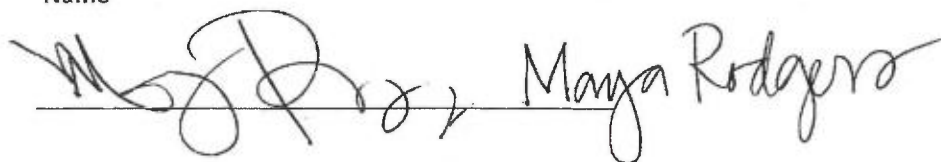
I support BUILD's latest conceptual plans for the India Basin development project at 700 Innes Avenue and I applaud their persistent efforts to engage our group and other key stakeholders as the plans unfold. BUILD has listened to our concerns and responded with creative solutions to develop the type of plan that we had envisioned for this area.

BUILD and their consultant team have met with us several times to receive feedback and direction on the development of the concept plan. I am confident that BUILD will continue to support our vision to redevelop the site into a valuable community asset that honors the area's history.

Once again, I would like to reiterate my support of BUILD's project plan. BUILD has focused on creating a plan that reflects the neighborhood's vision by engaging neighbors in the design process and I look forward to seeing the project gain approval.

Sincerely,

Name


Maya Rodgers

Association

Parks 94124

Address

863 Jamestown Ave #101, 94124

INDIA BASIN MIXED USE PROJECT

LETTER OF OPPOSITON

JULY 26, 2018

1418 Newcomb Avenue
San Francisco, CA 94124
July 25, 2018

Dear Planning Commission and Planning Department,

I am writing to express grave concern and objection about the plans proposed for development around India Basin by BUILD Inc. Although I welcome positive development in southeast San Francisco, the proposed project overdevelops the shoreline and will undercut the livability benefits for existing communities. A development project for India Basin is worthwhile, but it should be scaled to something closer to half the density and height in the proposed project to garner the support of the surrounding neighborhood.

In this letter I want to (1) summarize why this project fails, (2) describe problems for this project in more detail, (3) point out positive characteristics of the design, and (4) recommend features that could help it win support from residents, voters, neighbors, concerned onlookers, and anyone interested in preserving the shoreline beauty and outdoor livability of southeast San Francisco by setting an appropriate precedent for development.

(1) To start at a high level, this project fails in the following top-level ways:

- **It fails to justify why anything more than a four-story building is desirable or necessary for development on this site.** Surely it is possible to reimagine this parcel and to develop it profitably with four-story buildings. One only need look one block away to the Shipyard, where buildings respect the existing zoning. One only need look around the neighborhood to find many areas where density could be increased rather than overdeveloping one site. If BUILD Inc is not able to see these opportunities or to build a business model that can develop at an appropriate scale, it may be an indication that it is time for the City to look for a different business partner for this development project.
- **It has failed to win the consent of its neighbors.** There are many voices – from local businesses to homeowners associations to a neighborhood association – who oppose this project as an unwelcome wall of waterfront development. If so many are opposed, the project needs revision, and the obvious revision is a more prudent amount of building.
- **It has failed to demonstrate itself as a concerted effort to win the consent of its neighbors.** BUILD Inc offers claims of a large number of meetings, but the neighbors directly impacted by the construction and buildings have erratically received notices, if they have received notices at all. It has produced 3D renderings of the site, but they never show the aesthetic impacts from the vantage of any of the existing developments. Instead, it shows an extreme densification of a relatively small parcel from an angle that makes it look shorter than existing buildings rather than sticking out and looming in front of them. The current zoning plan was created to empower development and prevent overdevelopment. BUILD Inc is not respecting this community-based plan. Instead, it is asking for a special district designation to circumvent current zoning. The hubris is remarkable.

(2) The following statements provide a more specific summary of the problems with this project:

- **An adversely dense overdevelopment in a sensitive area.** The density and clustering of buildings exceeds everything in the area without just cause. The plan would easily double the density used in the brand new Shipyard and would triple, quadruple, or quintuple the residential density of other existing developments. There is no reasonable justification for this increase. Nowhere else in the City has there been such a rapid densification of what has been a relatively quiet, residential area. We would prefer to see BUILD Inc go back to the drawing board and develop a business model that enhances the look

and feel for this shoreline community rather than supplant it with an urban neighborhood out of nowhere. Quite simply, this project proposes far too many units in too small of an area. Its number of built units should be scaled back to something more like half its current number.

- **Building heights incompatible with the rest of the neighborhood.** Even the brand new Shipyard tops out a four-story buildings. The other buildings in the area are one-, two-, and three-story projects. Yet half of the buildings in the BUILD Inc proposal would cluster five, six, or seven stories and loom over everything around it. Such aggressive development is unnecessary and detrimental to the fabric of the existing community. Just as importantly, the rezoning (for buildings above 40 feet) necessary to enable this level of building sets an unsustainable and bad precedent for future development in southeast San Francisco. While redevelopment on this land makes sense, this level of density does not, and a special use district for such a small parcel is also without cause. People worked for the better part of two decades to develop a zoning plan for this area, and this plan upends it unjustly.
- **Two inappropriately tall and unnecessary mid-rise towers.** The new plans from BUILD Inc include two 14-story residential towers. Nowhere outside of the high-rises in SoMa are we seeing this intensity of development. (Not even Mission Bay has buildings that tall, and it was a brownfield without residential neighbors.) These towers are not proposed as architectural marvels for the community to enjoy, but two large pillars of concrete sticking up out of nowhere and visually distracting from the shoreline and the basin. Elsewhere the plans imagine a naturalized perched beach, but the building model looks more like South Beach. That is wrong and will balkanize the community. Again, it sets an unsustainable and bad precedent for development in southeast San Francisco.
- **Densification without appropriate transportation infrastructure.** Innes Avenue is the only clear roadway into and out of Hunters Point. It is not a commercial transportation corridor and not well enough equipped to handle the number of residents planned for this project. The Final EIR for this project proposal an additional 500 residential units, reduces commercial space and schools, yet assumes that these changes will result in a net decrease in trips and vehicle miles traveled. It is hard to accept these conclusions as anything other than rosy.
- **Insufficient aesthetic consultation with the neighborhood.** BUILD Inc has held public meetings on this project, but these meetings have offered insufficient aesthetic consultation with existing residents. Although the CEQA process includes aesthetic analyses, they are not a complete view of the scenic and aesthetic impact that the community will feel. For example, why has BUILD Inc not created a 3D rendering of the project that simulates views from the housing on the hillside above Innes Street? The obvious answer is that it would demonstrate precisely what many concerned residents – from the India Basin Neighborhood Association to Archimedes Banya – have been pointing out in their public comments to date: the plans will drop a disproportionately tall set of buildings into what is otherwise a shoreline community that enjoys a fluid relationship to the Bay and India Basin. The absence of these analyses is telling. All 3D renderings of the project conveniently look from the northeast, thereby using a vanishing point behind the tall buildings to minimize the apparent visual impact on the existing neighborhood. This is all part of a larger pattern of neighborhood consultation. There has not been timely, adequate, nor widespread enough notice to the neighborhood about design review meetings, including this one before the Planning Commission. All neighbors were supposed to receive notice. We did not. As a result, too few of the residents are present to give voice to these concerns.
- **Insufficient thought about community adjacencies.** The current plan does not contemplate economic marginalization in the neighborhood. The project needs features that will bring commercial access to all members of the area, not just people who can afford to buy into new condos. By supplanting a community-led zoning plan and densifying this site to the detriment of it neighbors, it shows little regard for the existing community and the overall compatibility of this project with its surroundings.

- **Too little respect for an ecologically sensitive area.** The wetlands that line the shoreline are home to a large number of nesting animals, who are part of the attraction. Overdevelopment will bring too many habitat disruptions, and too much density will undermine the vitality and environmental function of the shoreline's many ecological communities. The need for mitigation measures in the environmental impact report only underscore my points so far: this is too much in too small of an area.
- **Unwisely Merged Environmental Impact Review.** The environmental review for this project has been combined with an initial study for the parklands around India Basin, rather than being viewed as a separate project under CEQA. This approach is contrary to the sensibilities of CEQA, and it is likely to provoke a court challenge. To avoid a lengthy legal fight, we encourage the Planning Commission to insist on separate initial studies and environmental impact determination for each project.

(3) The project includes many wonderful ideas that deserve recognition:

- **Awareness of the natural beauty of the area as an asset.** The plan includes open space and landscaping that can create visual, recreational, and economic benefits. Such features include an open meadow, endemic plants, boat launch, perched beach, and shoreline walk. These features should be aesthetically available to the maximum number of people.
- **Inclusion of the Bay Trail to create regional connectivity** and to draw people visually, recreationally, and economically into southeastern San Francisco.
- **A mixed-use plan that provides much-needed commercial venues and economic opportunities.** This plan may empower at least some people to live, shop, and potentially work in the same neighborhood.
- **Attractive pedestrian and bike opportunities.** This approach support San Francisco's urban planning requirements under SB 375 (Sustainable Communities Strategy). More importantly, it supports the outdoor livability of the Bay Area that motivate many of us to live here.
- **Cascading building heights to avoid overdevelopment of the Bay's edge.** The creation of sight lines to the Bay across the acreage and beyond is an important part of empowering and activating the entire area, not just one master planner's development. A maximum of four-stories and a decrease to three- and two-story buildings as development approaches the shoreline is a welcome and ecologically smart.

Without attention to ways that this development blocks the rest of the neighborhood, this project will hoard the area's best features for newcomers. While this project may avoid residential displacement through the creation of a large number of new housing units, the current plan will result in an environmental displacement of existing residents because of its overly dense, overly tall, aesthetically disruptive overdevelopment. It needs to be scaled back to a size appropriate for the area.

Like other members of the sixty-three household Morgan Heights Homeowners Association, my current position about this project is "oppose." In the strongest possible terms, I encourage the Planning Commission to oppose the current version of the project and send it back for redesign.

(4) However, I could imagine supporting this project if the Planning Commission instructed BUILD Inc to revise their plans in the following ways:

- Reject the special district zoning and retain the existing zoning of NC-2, M1, M2, and P/40-X to bring the scale and scope of this project into line with the shoreline neighborhood and the decades-long zoning and planning efforts from the community;

- Respect existing development by restricting maximum building heights to those less than or equal to the four-story buildings already along Innes Street, per that zoning;
- Construct three-dimensional diagrams of the buildings to evaluate how they will visually, aesthetically, and economically impact the existing neighborhood;
- Continue, as in current plans, to cascade building heights to maximize the primary asset in the area, the Bay shoreline and India Basin;
- Respect the wetland and maintain the Basin and its shoreline as an accessible feature for the entire neighborhood;
- Design for a density that offers the neighborhood and City a step forward without a 2-5x increase in density of developing on one small parcel adjacent to a wetland;
- Maintain the following features: Bay Trail connection, open space abutting India Basin, commercial development, ample bike and walk lanes, and infrastructure that boosts the attractiveness of mass transit connectivity and utility for people who live here; and
- An environmental impact review that is specific to this project (i.e., not combined with a recreational project) and that includes 3D renderings of building heights from all sides in its aesthetic analysis.

The current plan includes many amenities, whose funding may be tied to the density in this broken plan. We existing residents would understand if an appropriately-sized project necessitates a scaling back or delay of some nice-to-have features. (For example, the perched beach is a nice feature to have, but not at the expense of overdevelopment.) The most important decision that you make today is to sustain the beauty of India Basin and the livability of the existing community. Doing so means cutting in half the density and height of development in this project.

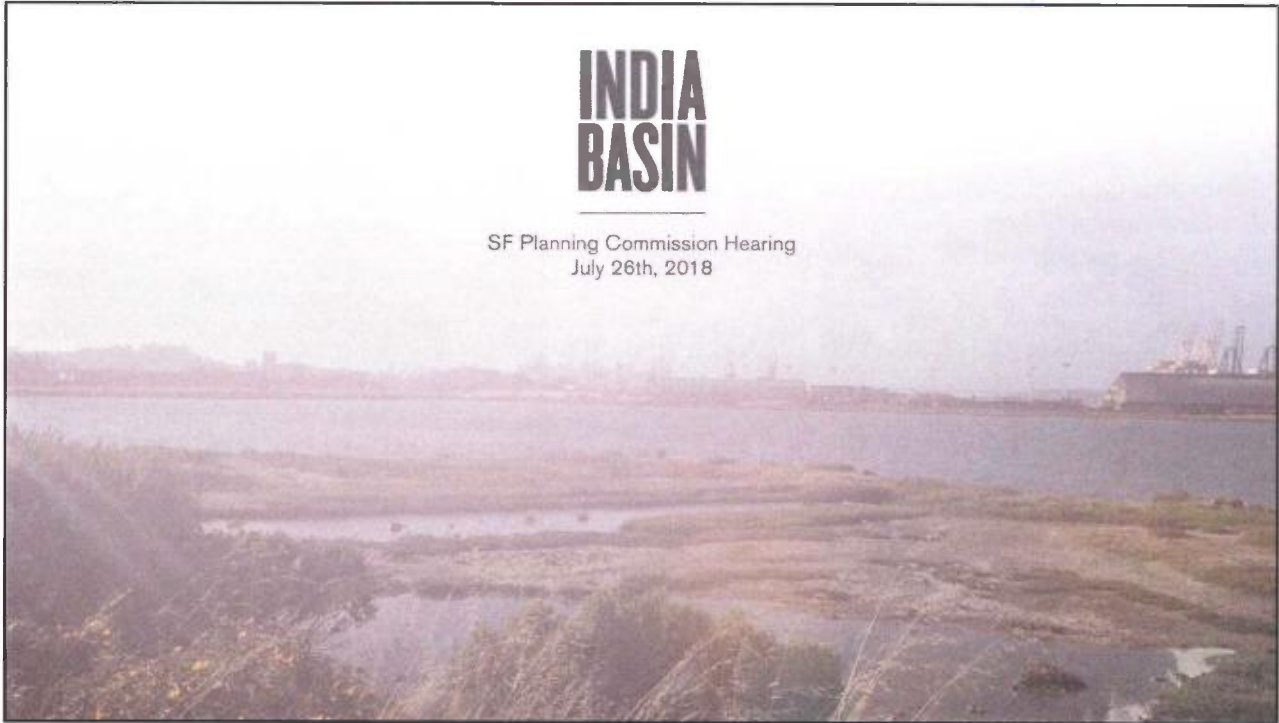
This greenfield conversion is part of a larger effort to reimagine the waterfront from Islais Creek down to Candlestick Point. The design choices made today will not only affect generations to come, but will likely permanently reshape the ecology of the shoreline. The Planning Commission should support development, but it should assure that it does not overbuild. We implore you to think beyond this individual development project and toward the longer-term vitality of the shoreline and the compatibility with the surrounding neighborhood that is also trying to rise.

Please help us help scale this back and build it right.

Thank you for your consideration.

Sincerely,
Chad White, PhD
Environmental Planner
Member of Morgan Heights Homeowners Association
Member of India Basin Neighborhood Association

contact email: charlesdavidwhite@gmail.com
contact phone number: 415-378-9954



INDIA BASIN

SF Planning Commission Hearing
July 26th, 2018

INDIA BASIN MIXED-USE PROJECT

Planning Commission Approval Hearing

1. Overview of Project
2. Approvals Before the Commission
3. Development Agreement
4. BUILD Project Background
5. BUILD Project Design



INDIA BASIN MIXED-USE PROJECT

Planning Commission Approval Hearing

1. Overview of Project

- Recreation and Park Department Component

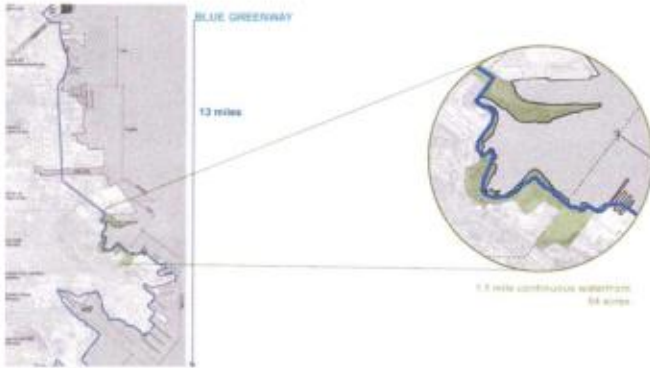


INDIA BASIN WATERFRONT STUDY TASK FORCE

- A. Philip Randolph Institute
- Golden Gate Audubon Society
- Bay Institute Aquarium Foundation
- Build Inc.
- San Francisco Bicycle Coalition
- Green Action for Health and Environmental Justice
- Hunter's Point Family
- Hunter's Point Shipyard Citizen's Advisory Committee
- Hunter's View Tenant Association
- India Basin Neighborhood Association
- Lennar
- Literacy for Environmental Justice
- Morgan Heights Tenants Association
- Office of Community Investment and Infrastructure
- Office of Economic and Workforce Development
- Office of Supervisor Malia Cohen
- Parks 94124
- PG&E
- Port of San Francisco
- Public Housing Tenants Association
- Rafiki Coalition for Health and Wellness
- Recreation and Parks Department
- Samoan Community Development Center
- San Francisco Municipal Transit Authority
- San Francisco Parks Alliance
- Sierra Club
- The Trust For Public Land
- Young Community Developers



OPEN SPACE NETWORK



900 INNES & INDIA BASIN SHORELINE PARK Concept Design



900 INNES & INDIA BASIN SHORELINE PARK
Garden Walk



900 INNES & INDIA BASIN SHORELINE PARK
Sage Slopes



INDIA BASIN MIXED-USE PROJECT

Planning Commission Approval Hearing

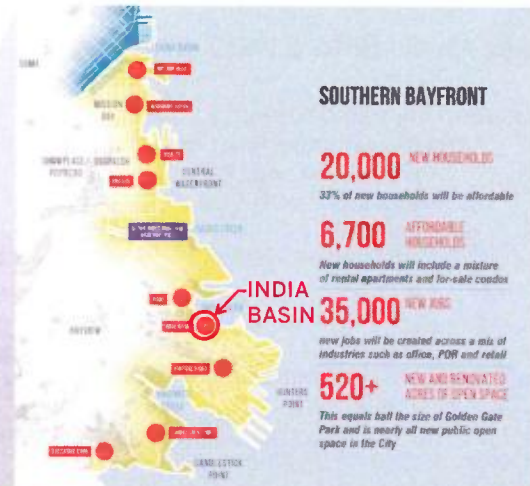
1. Overview of Project
 - Recreation and Park Department Component
 - BUILD Component



INDIA BASIN MIXED-USE PROJECT

Planning Commission Approval Hearing

1. Overview of Project
 - Recreation and Park Department Component
 - BUILD Component
 - Context: Southern Bayfront Strategy



INDIA BASIN MIXED-USE PROJECT

Planning Commission Approval Hearing

1. Overview of Project
 - Recreation and Park Department Component
 - BUILD Component
 - Context: Southern Bayfront Strategy
 - 1,575 units (25% affordable)
 - 209,000 Non-residential
 - Community facilities
 - Neighborhood serving retail
 - Grocery store
 - Business service
 - 14 Acres of new and rehabilitated open space



INDIA BASIN MIXED-USE PROJECT

Approvals Before the Commission

General Plan Amendments

- Bayview Hunters Point Area Plan
 - Figure 2 – Land Use
 - Figure 6 – India Basin
 - Policy 1.6
- Urban Design Element
 - Map 4
- Commerce and Industry Element
 - Map 1
- Recreation and Open Space Element
 - Policy 2.4

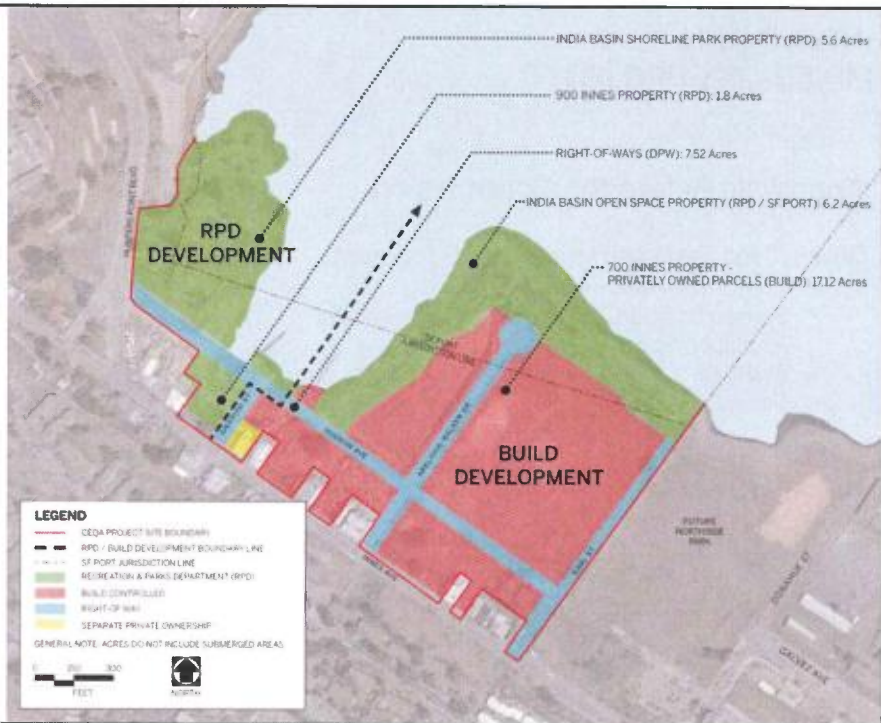


INDIA BASIN MIXED-USE PROJECT

Approvals Before the Commission

Planning Code Amendments

- 900 Innes
 - M-1 to P
 - 40-X to OS
- India Basin Open Space (IBOS)
 - Zoning clean-up M-1 and M-2 to P
 - 40-X to OS
- 700 Innes Avenue
 - Portion Zoned M-1 to MUG
 - 40-X to 20/160-IB
- 700 Innes and IBOS
 - India Basin Special Use District



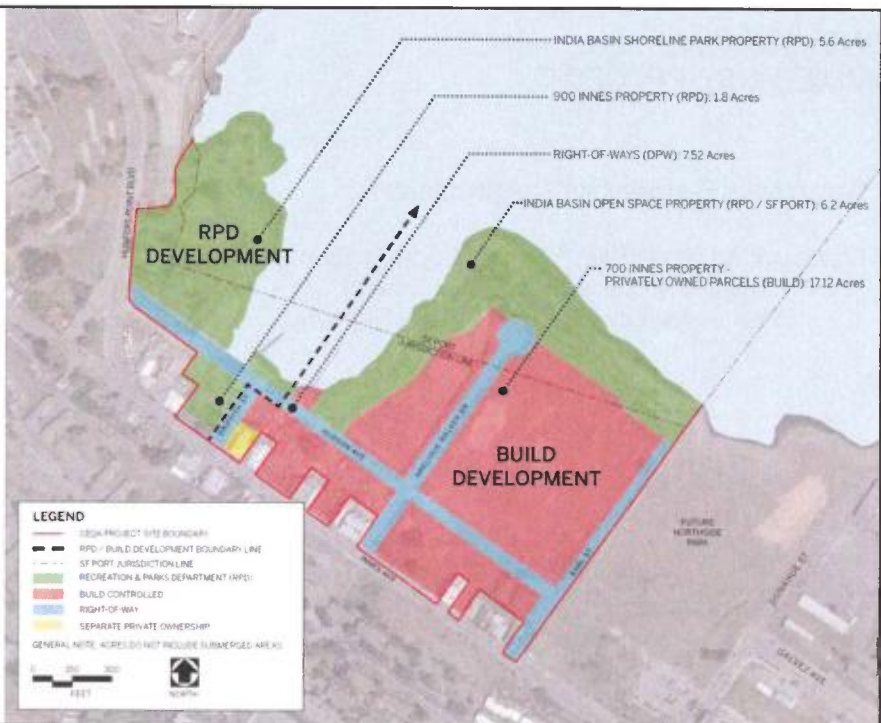
INDIA BASIN MIXED-USE PROJECT

Approvals Before the Commission

Planning Code Amendments

India Basin SUD – Substitute Ordinance

- Land Use
- Interim Uses
- Usable Open Space
- Dwelling Unit Exposure
- Parking



INDIA BASIN
MIXED-USE PROJECT

Approvals Before the Commission

Design Standards and Guidelines Document

- Comprehensive Vision Document
- Standards and Guidelines for Rights-of-Way and Open Space
- Standards and Guidelines for Vertical Development



INDIA BASIN
MIXED-USE PROJECT

Approvals Before the Commission

Shadow Findings Under Planning Code Section 295

- Finding of No Significant Adverse Effect
- Allows Individual Buildings to Utilize Findings

Vernal/
Autumnal
Equinox
March
21st
12:00*

- Big Green
- India Basin Open Space
- 900 Innes
- India Basin Shoreline Park



DEVELOPMENT AGREEMENT Negotiation Framework



HOUSING
AFFORDABILITY



EQUITY &
DIVERSITY



WORKFORCE
DEVELOPMENT



TRANSPORTATION



SEA LEVEL
RISE



SUSTAINABILITY

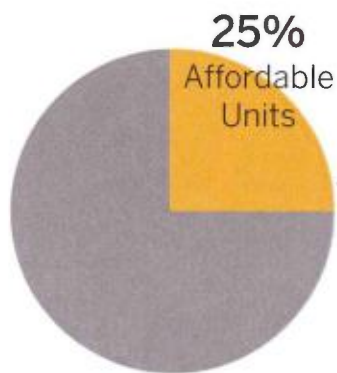


OPEN SPACE

- Ensuring equitable and beneficial growth.
- Developing a unified negotiation framework.

BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

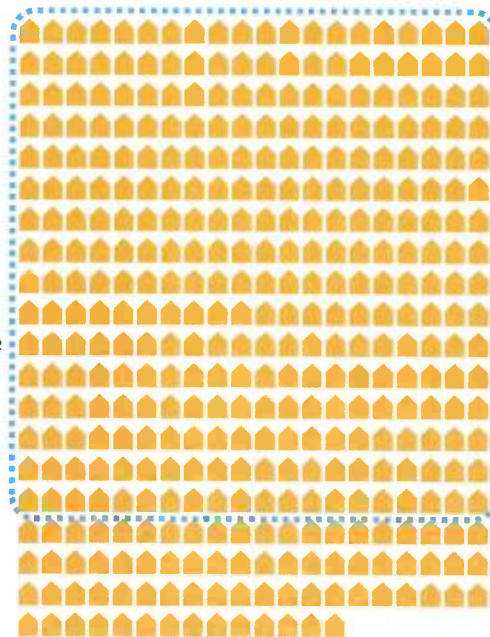
DEVELOPMENT AGREEMENT Affordable Housing



394
Below
Market
Rate

40%
Local
Preference

319
Minimum
Located
on
Project
Site



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

DEVELOPMENT AGREEMENT

- **14 Acres** new and improved public open space



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

DEVELOPMENT AGREEMENT Open Space

- **14 Acres** new and improved public open space
- **1.5 Mile** continuous waterfront park



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

DEVELOPMENT AGREEMENT
Open Space

- **14 Acres** new and improved public open space
- **1.5 Mile** continuous waterfront park
- **\$1.5 Million** annual operation and maintenance CFD



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

DEVELOPMENT AGREEMENT
Facilities CFD



\$43 Million
Community Facilities District
For Future Sea-Level-Rise Mitigation

DEVELOPMENT AGREEMENT
Additional Benefits



Onsite childcare facility



\$10 Million transit fee contribution



First Source hiring opportunity



17% Local business enterprise goal

EXISTING VIEW

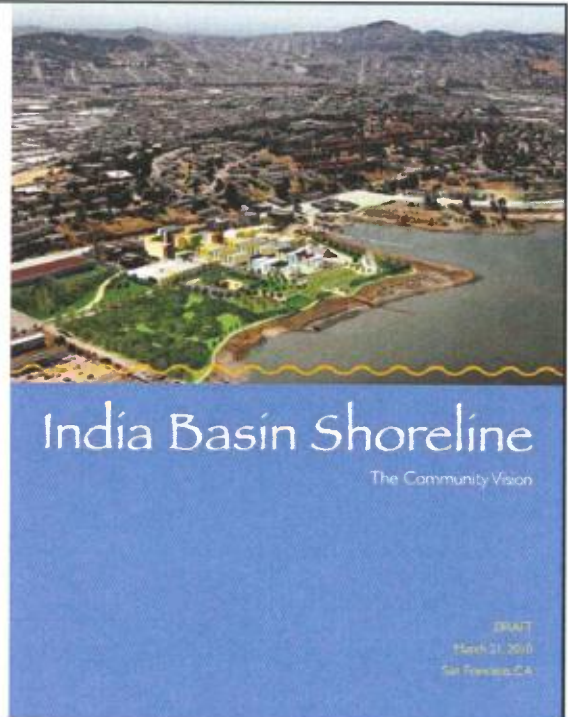


BUILD | SOM | BIONIC | GEHL | SDE | BKF | A10

PLANNING TO DATE From 1969 to Present

- Bayview Transportation Improvements Project
- The Bayview Transportation and Infrastructure Plan
- Blue Greenway Planning Design Guidelines
- Candlestick Point Hunters Point Shipyard Transp. and IP
- EcoCenter At Heron's Head Park
- Heron's Head Park
- Hunters Point Shipyard and Candlestick Point Phase II
- Hunters View
- India Basin Shoreline/Area C
- **India Basin Shoreline – The Community Vision**
- India Basin Shoreline Park
- India Basin Shoreline Plan
- Muni Forward
- Northside Park and Streetscape Improvements
- San Francisco Bay Plan
- San Francisco Better Streets Plan
- San Francisco Bicycle Plan
- The San Francisco Shipyard
- Transit Effectiveness Project

BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10



COMMUNITY ENGAGEMENT



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

COMMUNITY ENGAGEMENT TO DATE

PROJECT ADVISORY GROUPS **21**

- Bayview Working Group (BWVG)
- India Basin Working Group (IBWG)

GROUP & INDIVIDUAL STAKEHOLDERS **59**

- Audubon and Sierra Clubs
- Banyan Spa
- Bay.org / EcoCenter
- Bay Trail and Water Trail
- Greenaction
- Local Residents and Business Owners

ADJACENT BUILDING HOAS & TENANT ASSOC. **23**

- Alice Griffith
- Hunters Point East
- Hunters Point West
- Hunters View
- Morgan Heights
- Westbrook Residents
- 800 Innes
- 828 Innes
- 748 Innes
- 860/870/880 Innes

NEIGHBORHOOD GROUPS / ASSOCIATIONS **14**

- Bayview Residents Improving Their Environment (BRITE)
- Economic Development on Third (EDOT)
- India Basin Neighborhood Association (IBNA)
- Merchants of Butchertown

HOSTED WORKSHOPS **21**

- Affordable Housing and Workforce Outreach
- India Basin Transportation Action Plan
- India Basin Waterfront Parks and Trails Task Force

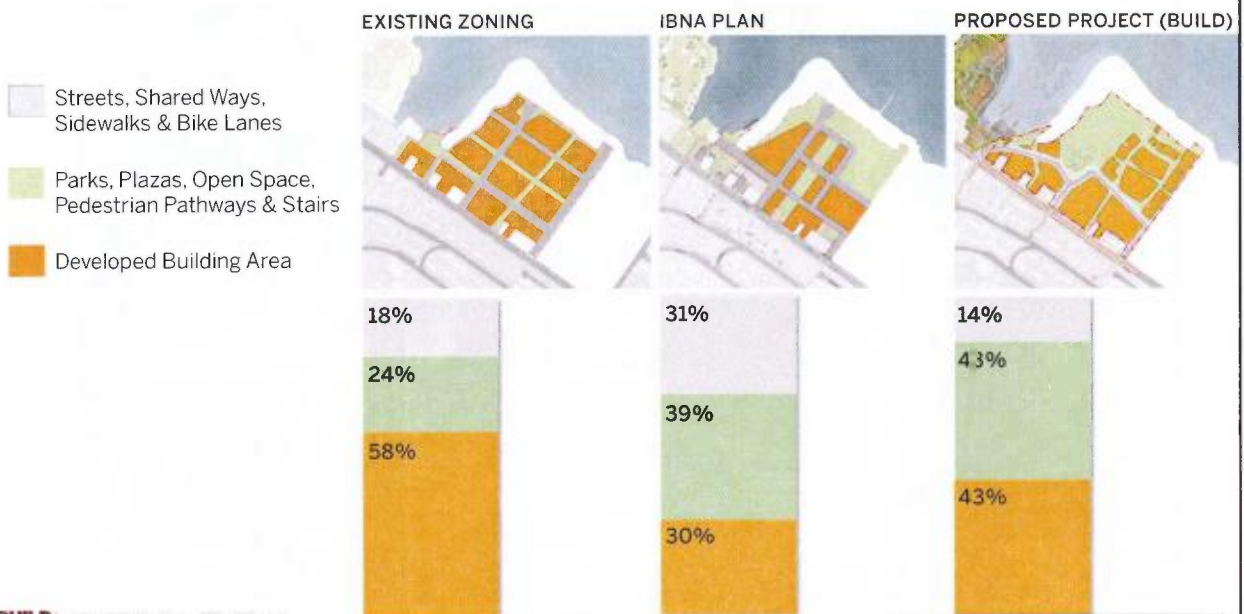
NEIGHBORHOOD TASK FORCES & CACS **14**

- Bayview Hunters Point Environmental Justice Task Force
- Hunters Point Bayview CAC (Bayview CAC)
- Hunters Point Shipyard CAC (HPS CAC)



152 Total Outreach Meetings

MAXIMIZE OPEN SPACE



BAY + CITY



GUIDING PRINCIPLES

FOSTER AN AUTHENTIC SENSE OF PLACE



CULTIVATE AN URBAN ECOLOGY



COMPLETE THE NEIGHBORHOOD



PUBLIC SPACE FOR PUBLIC LIFE



CRAFT A HUMAN-SCALE VILLAGE



GROW A LEGACY OF STEWARDSHIP



COMPREHENSIVE APPROACH
Connecting the Community



COMPREHENSIVE APPROACH
Continuous Park Network

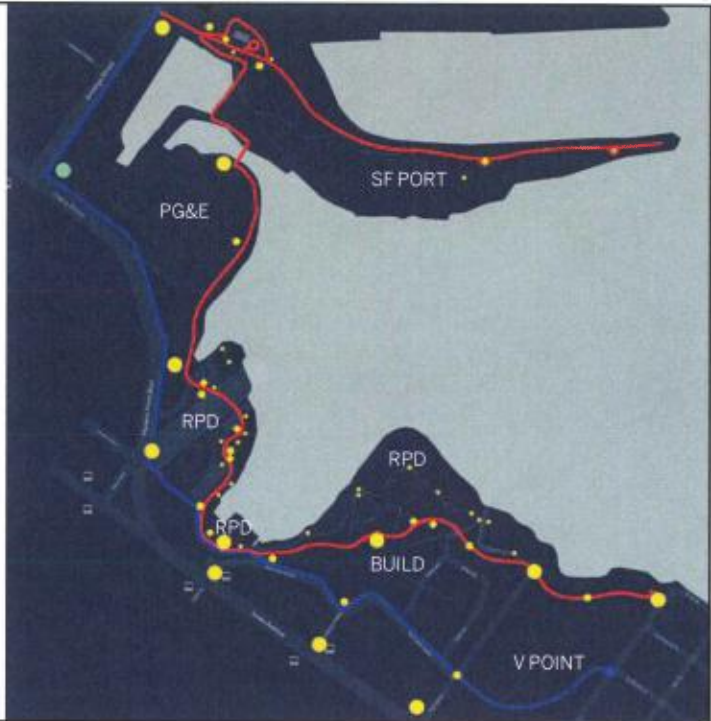
India Basin Shoreline Park Public Competition



COMPREHENSIVE APPROACH
Park Environmental Graphics



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10



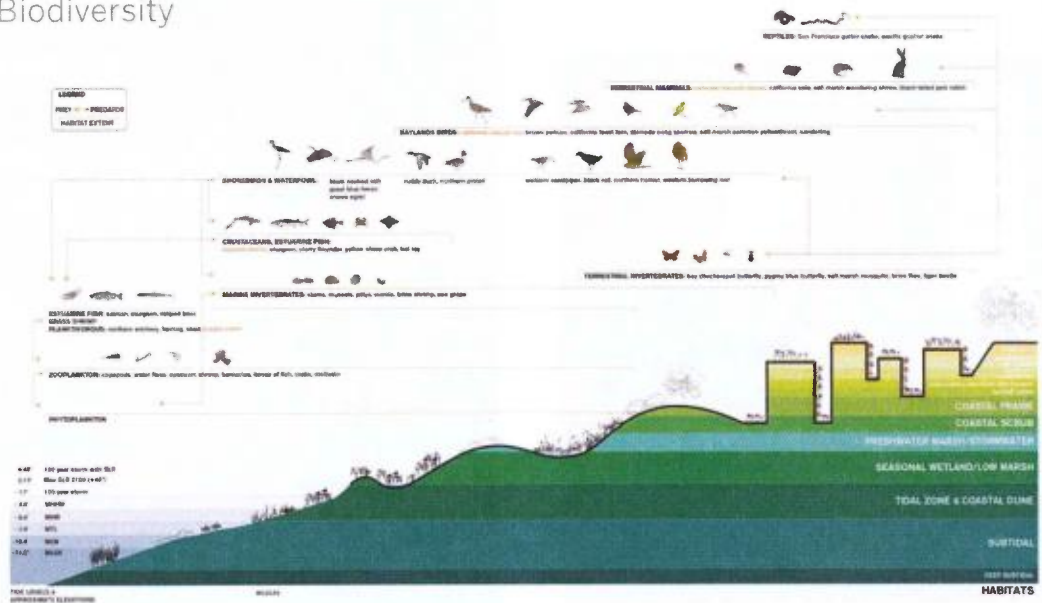
COMPREHENSIVE APPROACH
Neighborhood Services & Amenities Inventory



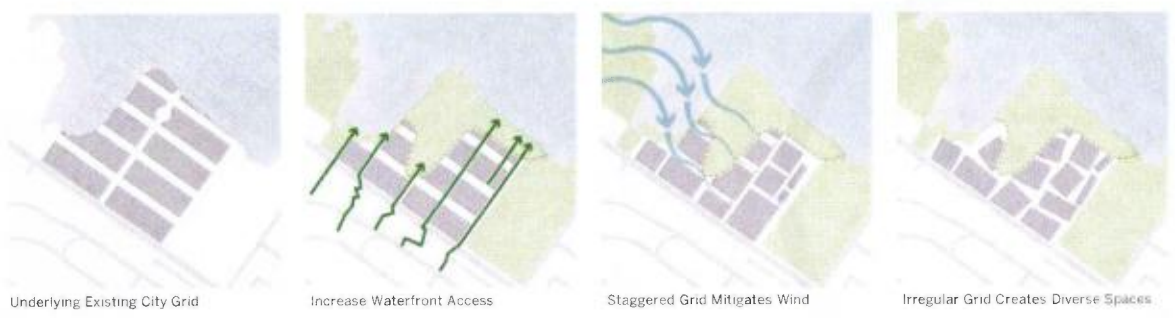
BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10



COMPREHENSIVE APPROACH Ecology and Biodiversity



RESPONDING TO PLACE Urban Form Concept



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

RESPONDING TO PLACE

Increased Public Access



Eco-Corridors: Hillside to Bay



Public View Corridors



Multiple Paths Parallel To Shoreline

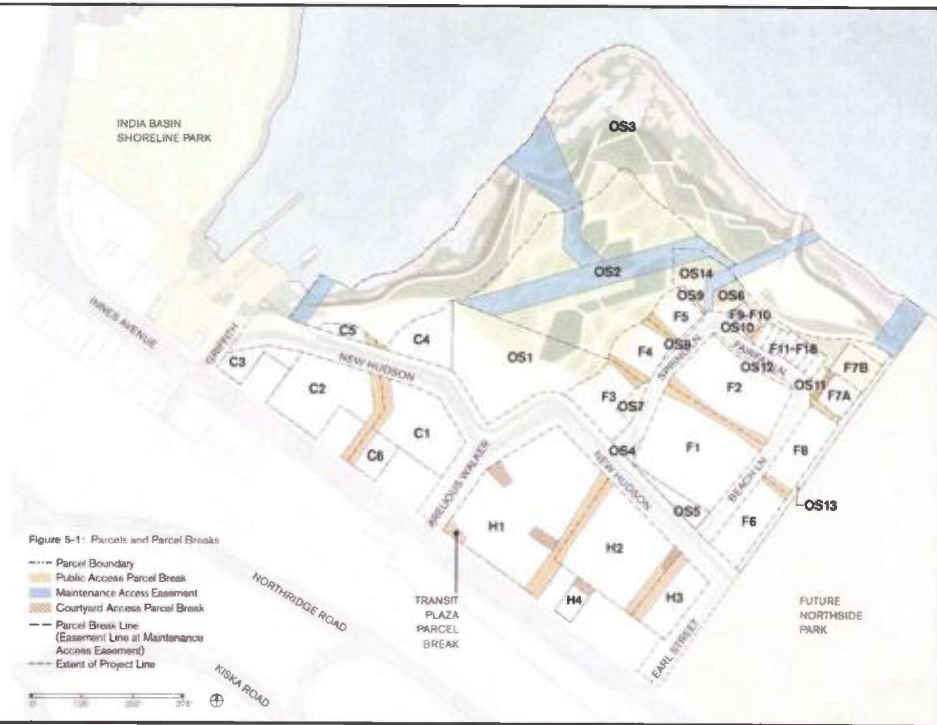


Nodes = Unique Places

BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

DIVERSE SCALE

Through Parcelization



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

URBAN FORM
Tapering Toward Shoreline



MASTER PLAN



DEVELOPMENT PROGRAM

Residential
1,575 Units
• 25% Affordable



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

DEVELOPMENT PROGRAM

Residential
1,575 Units
Neighborhood
Commercial /
Institutional
209,000 GSF
• Grocery Store
• Community Facility
• Childcare Facility
• Neighborhood
Serving retail
• Small Professional
Office



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

DEVELOPMENT PROGRAM

Residential
1,575 Units

Neighborhood
Commercial /
Institutional
209,000 GSF

Open Space -
14 Acres Public Parks
and Open Space

- 5 Acres New Public Park
- 6 Acres Rehabilitated Shoreline
- 3 Acres New Privately Owned Publicly Accessible Open Space

BUILD: SOM | BIONIC | GEHL STUDIOS | SHERVINO



DEVELOPMENT PROGRAM

Residential
1,575 Units

Neighborhood
Commercial /
Institutional
209,000 GSF

Open Space
14 Acres Public Parks
and Open Space

Parking
Up to **1,800** Spaces

- Up to 1575 Residential Spaces
- Approx. 225 Public Spaces

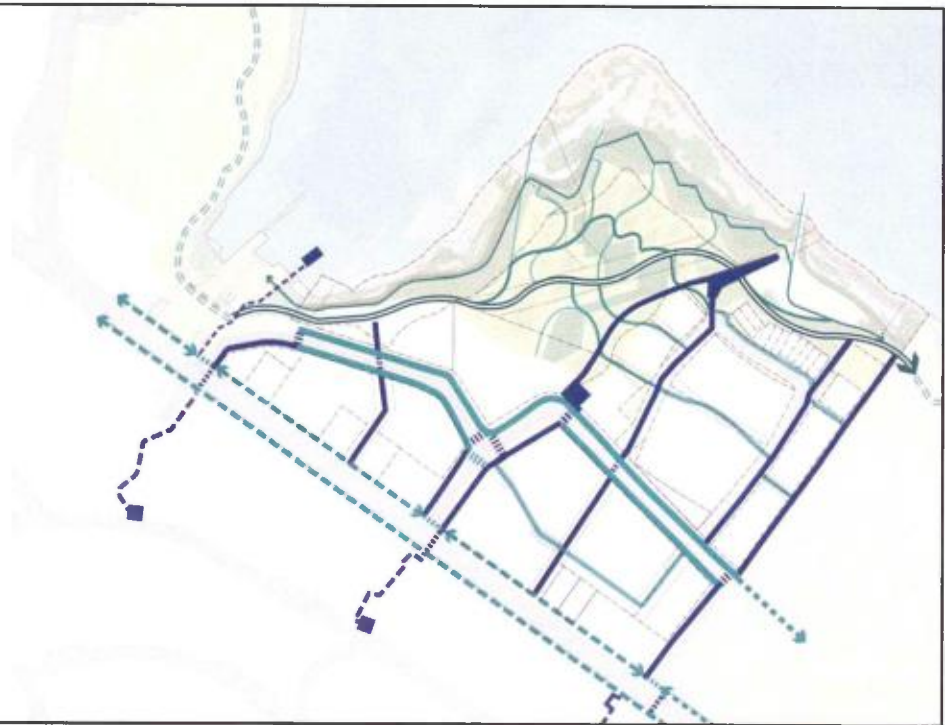
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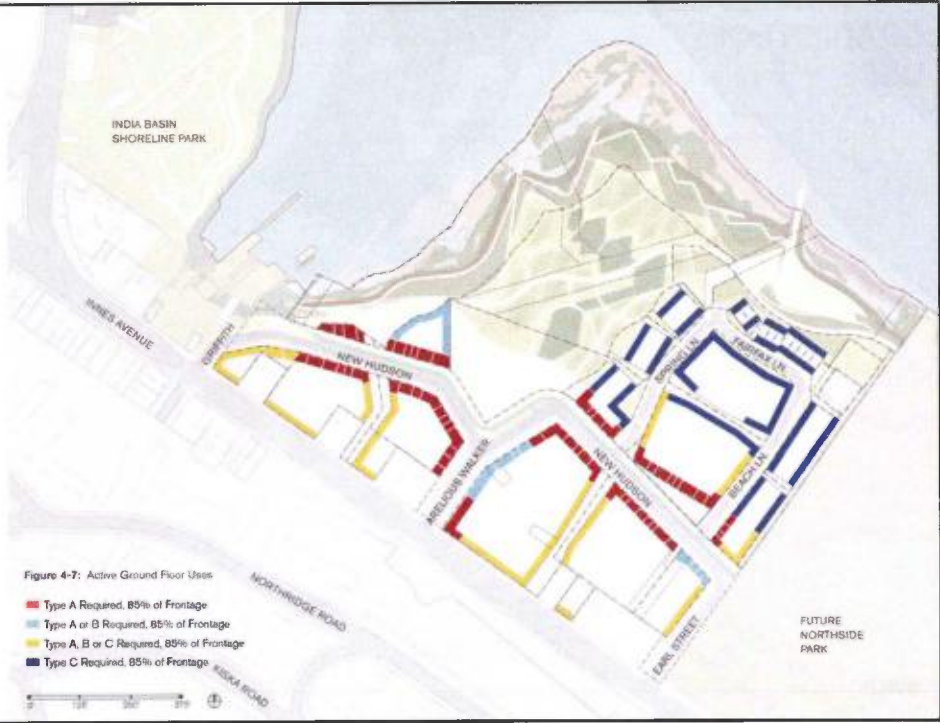
GRADIENT OF USES



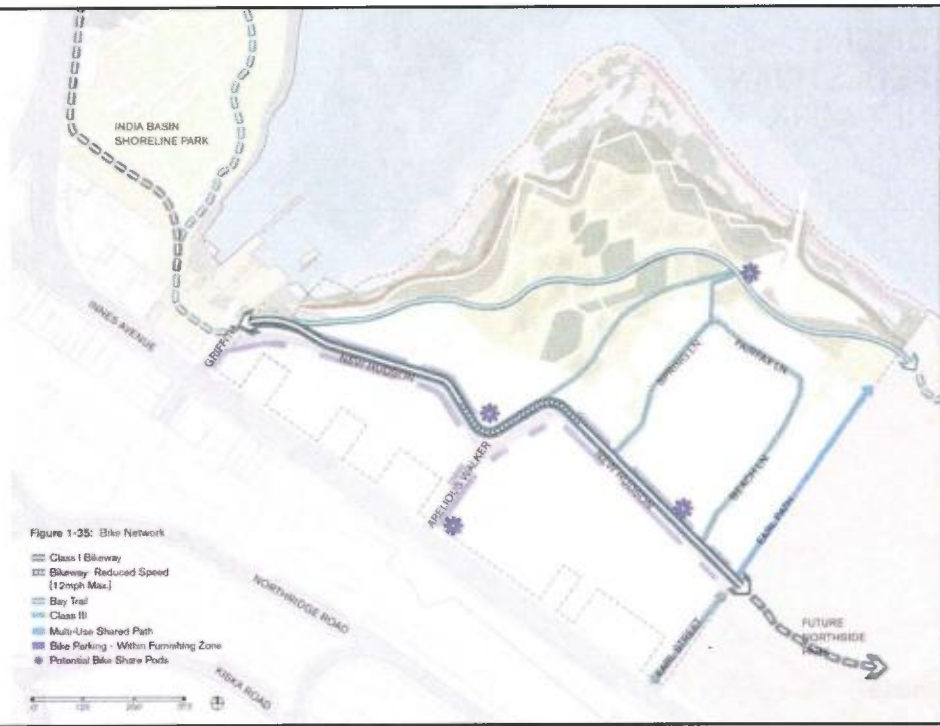
DIVERSE PEDESTRIAN NETWORK



ACTIVE GROUND FLOOR USES



BICYCLE NETWORK



VIEW LOOKING SOUTH



BUILD | SOM | BIONIC | GEHL | SDE | BKF | A10

DISTRICT SUSTAINABILITY AND RESILIENCE

- **WATER: 100% non-potable demands met**
 District-wide treatment system provides recycled water to meet all non-potable demands.
- **ENERGY: Net Zero Public Realm**
 Lighting, water treatment and vehicle charging are all part of net zero public realm.
- **STORMWATER: 100% on-site treatment**
 Treatment integrated into Bay Green provides amenity and low-energy management solution.
- **RESILIENT SHORELINE**
 Coastal adaptation to sea level rise and changing habitat.
- **HIGH PERFORMANCE BUILDINGS**
 Energy performance which exceeds Title 24 requirements and use of all-electric heating and hot water to reduce greenhouse gas (GHG) emissions.

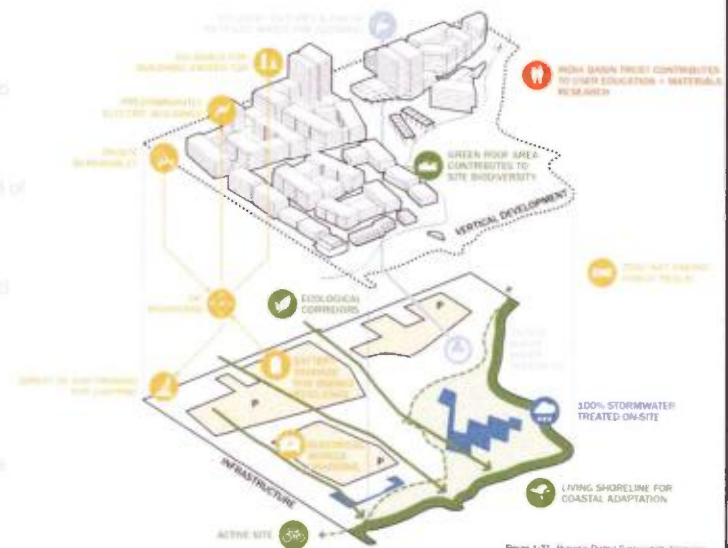


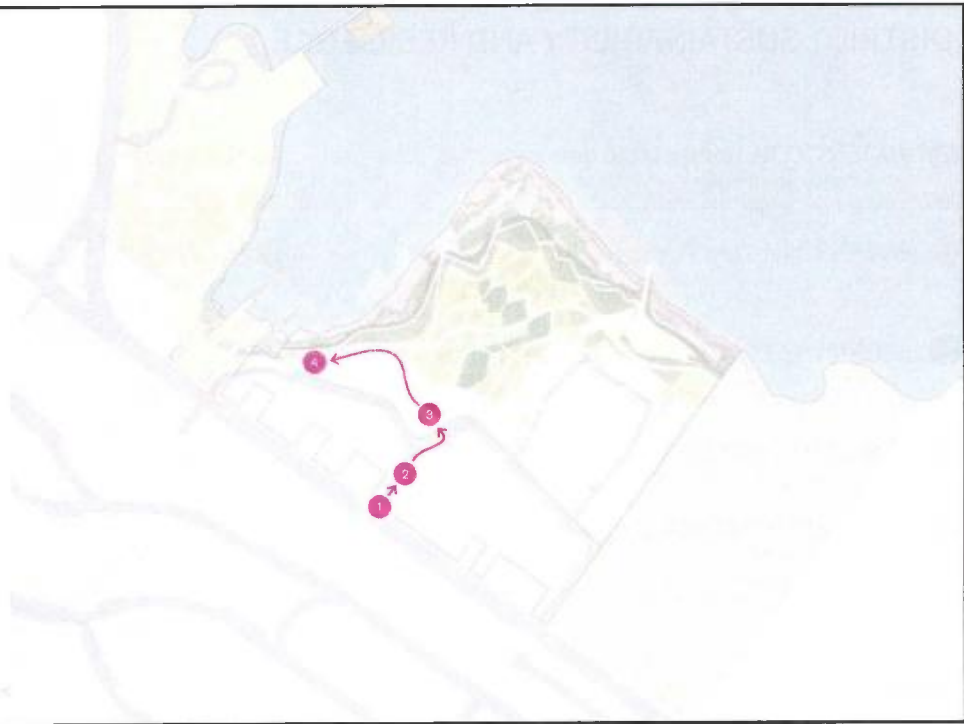
Figure 1-31 | India Basin District Sustainability Strategy

BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

DIVERSE PUBLIC REALM & OPEN SPACE



ARRIVAL EXPERIENCE





Innes & Arelious
Walker Transit Plaza



Arelious Walker



APPROACHING THE BEACH



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10









STORMWATER MANAGEMENT



BUILD: SOM | BIONIC | GEHL | SOE | BKF | A10





SEA LEVEL RISE
Shoreline Improvements



Infrastructure and amenities along shoreline designed to be resilient through at least 100 years of sea level rise.

BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

Shoreline Path and City View

IMPLEMENTATION

DESIGN STANDARDS AND GUIDELINES Design Controls



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

DESIGN STANDARDS AND GUIDELINES

Public Realm and Open Space Controls – Typical S+D Structure

Statement of Intent + Section



Specifications Table (S+D) + Indexed Plan



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10

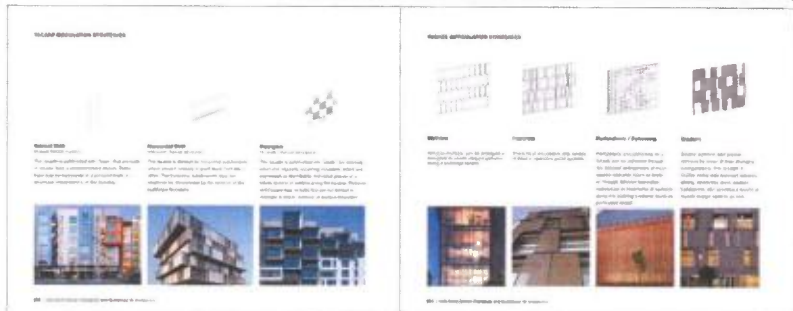
DESIGN STANDARDS AND GUIDELINES

Architecture and Urban Form

Urban Form controlled holistically at Master Plan scale; Specific design requirements outlined by topic/subchapter.



Architecture Chapter catalogues strategies for facade Modulation and Articulation; Minimum requirements for each are written in standards.



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PHASING



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10



BUILD: SOM | BIONIC | GEHL | SDE | BKF | A10



www.indiabasinsf.com

Received at CPC Hearing 7/26/18
M. Snyder

INDIA BASIN NEIGHBORHOOD ASSOCIATION

July 24, 2018

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

The India Basin Neighborhood Association (IBNA) supports the Build, Inc / India Basin Investment, LLC (Developer) 700 Innes project to revitalize the India Basin community by creating a 21st century village for all San Francisco to enjoy. This support is based on our shared goals:

- Comprehensive Planning
- Economic Success
- Environmental Protections
- Transportation Improvements
- Recreation Opportunities

IBNA created the above goals in its 2010 Community Vision for the India Basin waterfront, which is considered a starting document for Developer. IBNA has continued involvement in fashioning this addition to our community by meeting regularly for the last four years to provide input to Developer and participating in the India Basin Parks Task Force.

IBNA support of the 700 Innes project is subject to the IBNA Board of Directors' Resolution of May 6, 2017, *Establishing Public Benefit Criteria for Supporting Proposed Height Increases in India Basin Neighborhood*, which established clear guidelines surrounding any proposed building height increases in certain limited situations due to the clear public benefit conferred by a particular development, and not to be precedent setting for the entire neighborhood. It is also subject to the IBNA and Developer agreement signed July 24, 2018, pledging to continue to work together on both interim and permanent community benefits at the 700 Innes project and throughout the neighborhood. Please contact IBNA for document review.

Advocating for our community since 1994, the India Basin Neighborhood Association is a membership organization of residents, local business owners and workers, and friends of the community who support the IBNA mission to "preserve the maritime history, natural beauty, diverse character and unique ambiance of the vibrant mixed-use neighborhood of India Basin through community organizing." IBNA is managed by an all-volunteer Board of Directors elected by members.

IBNA looks forward to welcoming new neighbors. The hope is that the 700 Innes project, together with efforts by various city departments to plan and execute long-needed improvements, will make this a more livable, walkable, safe community where residents and visitors can all enjoy the history, natural beauty, and stunning views – and find the recreation, shopping, transit, city service, education, and entertainment amenities other San Francisco neighborhoods enjoy.

Jill Fox, Chair

PO Box 880953, San Francisco, CA 94188
www.INDIABASIN.org



Advocating for
our community
since 1994

Board of
Directors

- Jill Fox, Chair
- Allen Frazier
- Michael Hamman
- Sean Karlin
- Richard Laufman
- Monica Padilla-Stemmelen
- Sue Ellen Smith

India Basin Neighborhood Association

IBNA Board Resolution Establishing Public Benefit Criteria for Supporting Proposed Height Increases in India Basin Neighborhood

WHEREAS, India Basin Neighborhood Association (“IBNA”) is a local not-for-profit organization whose primary purpose is to “preserve [India Basin's] maritime history, natural beauty, diverse character and unique ambiance....desirous of maintaining our vibrant mixed-use neighborhood, where businesses and neighbors all co-exist in harmony.” As our neighborhood is now undergoing extensive development, we wish to establish clear guidelines surrounding any proposed building height increases, which IBNA may support in certain limited situations due to the clear public benefit conferred by a particular development, as follows:

IBNA's Requirements for Consideration of Development Projects:

Concentration of higher buildings along hillside: IBNA is open to considering building proposals that concentrate height greater than that currently allowed under existing zoning in limited sites where the proposed taller building would “hug” the hillside areas, rather than along the waterfront, which IBNA believes should be preserved as a public space meant to be enjoyed by all residents of the neighborhood; and

No increase of development capacity: IBNA is open to considering building proposals that concentrate height greater than that currently allowed under existing zoning in limited sites if the project's proposed re-zoning and height reclassification do not increase development capacity beyond what is currently allowed under existing zoning; and

Generation of significant public benefits: IBNA would only consider supporting any proposed building height increase that meets the above requirement of “hugging” the hillside, only if the entire proposed project also generates considerable public benefits to the residents of the neighborhood; and

View studies: IBNA would only consider supporting any proposed building height increase that meets the above requirements if view studies, conducted by the San Francisco Planning Department or other such agency, reveal that the proposed development has the least impact on existing public and private residential views; and

Shadow studies: IBNA would only consider supporting any proposed building height increase that meets the above requirements if shadow studies, conducted by the San Francisco Planning Department or other such agency, reveal that the proposed development cast the least shadow impact on existing and future public open space.

NOW, THEREFORE, BE IT RESOLVED, IBNA will actively oppose height increases in the general India Basin neighborhood *unless the project(s) satisfy these strict site criteria and provide considerable public benefits to the residents of the neighborhood.*

NOW, THEREFORE BE IT RESOLVED, IBNA's potential support of any such project involving re-zoning and/or height increases *will not establish a precedent for similar height increases* on any other site in the general India Basin neighborhood, as each potential development will be judged against the above-listed criteria on a case-by-case basis.

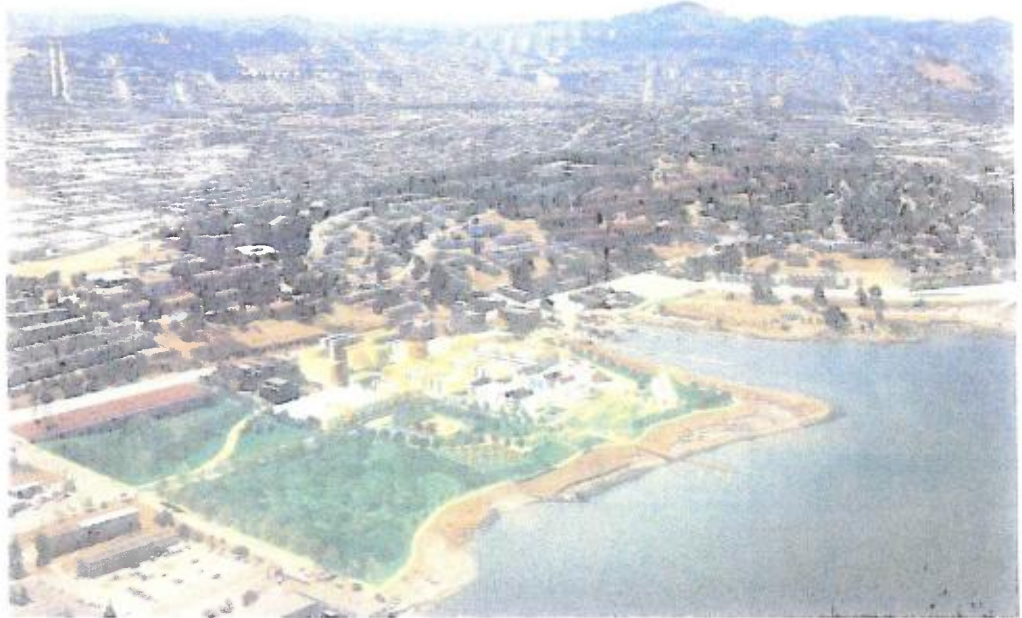
RESOLUTION ACTION RECORD:

Duly adopted at a meeting of the Board of Directors held: **May 6, 2017**

INDIA BASIN Community Vision

In 2009 the San Francisco Redevelopment Agency created a DRAFT Plan for the 76-acre Area C, the India Basin Shoreline — from the PG&E Power Plant to the Hunters Point Shipyard — that changes: Zoning, Heights, Transportation, and Housing Density.

In response, in 2010 the India Basin Neighborhood Association created a



Community Vision that suggests needed amenities for FUN, FOOD, and FAMILY HOMES. The India Basin Community Vision is designed in coordination with Blue Greenway planning to better connect the neighborhood to the rest of The City, to existing and planned waterfront parks, and to the growing Shipyard community next door.

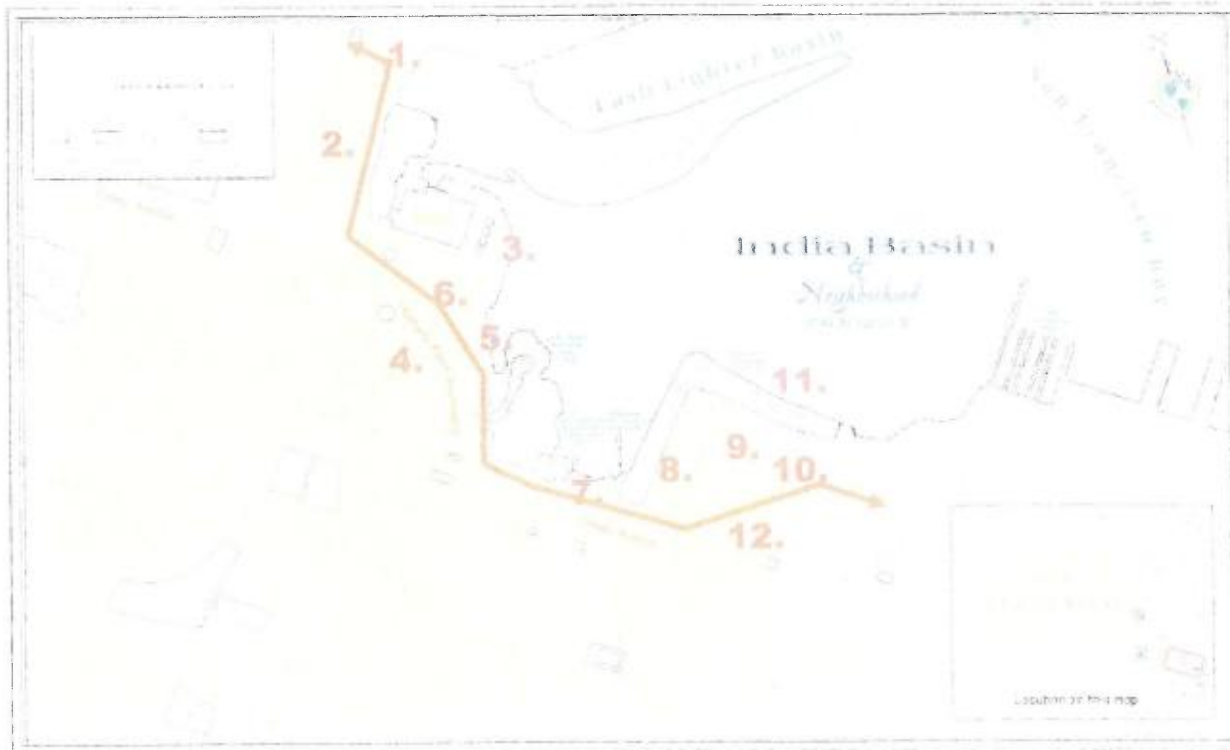
The India Basin Community Vision has been accepted as an alternative concept for the Redevelopment Agency Environmental Impact Report.

Thoughtful planning for the India Basin Shoreline can revitalize our neighborhood by creating a 21st century village for all of San Francisco to enjoy. Assisted by a professional architect and financial analyst, neighborhood volunteers developed this Community Vision utilizing goals:

- ▶ **Comprehensive Planning**
- ▶ **Economic Success**
- ▶ **Environmental Protections**
- ▶ **Transportation Improvements**
- ▶ **Recreational Opportunities**

The Community Vision for a revitalized India Basin features a signature waterfront park for active recreation, performance pavilion, permanent market, a dock for guest boats and water taxis as a transit alternative, lively waterfront restaurants with a spectacular view, a dedicated bicycle road along the shore, hundreds of family homes, and permanent jobs.

India Basin Community Vision Site Map



1.  New Bike / Walk Road Connects City to Neighborhood to Shipyard
2. Jennings Street = Restaurant Row
3. 1,300 Seat Open Air Festival Pavilion
4. 150 Family Homes next to Hunters View
5. Dog Run in Expanded Shoreline Park
6. Car Share & Bike Share Lot
7. Boating Center @ Historic 900 Innes
8. Urban Farm & Marketplace
9. Dog Agility Course *with* Beach Access
10. Bike & Skateboard Extreme Sports Park
11. Water Taxi Facility & Guest Dock *with* Restrooms
12. 21st Century Village Homes adjacent to Shipyard



The India Basin Neighborhood Association

Advocating for Our Community Since 1994

www.INDIABASIN.org

Questions: Jill Fox - ibjill@comcast.net

Received at CPC Hearing 7/26/18
M. Snyder

To: San Francisco Planning Commission:

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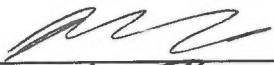


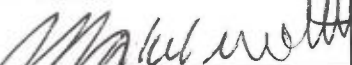
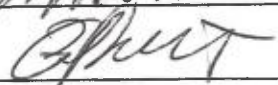





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1 Erika Manalo	EnkaManalo33@gmail	<i>[Signature]</i>
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9 Kimberlynne Acenado	kace@bw.edu	<i>[Signature]</i>
10 Kristen Marshall	knmarshall@gmail.com	<i>[Signature]</i>

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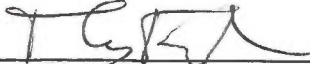



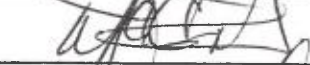



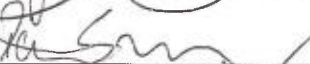
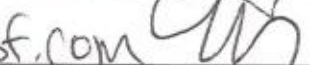
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3 Cash Brandon	Cashxq@gmail.com	
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10 M Parker	mmp@berkeley.edu	

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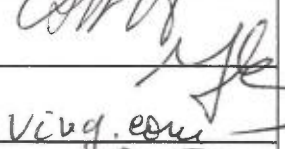
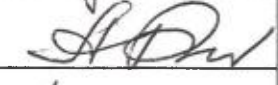
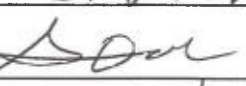
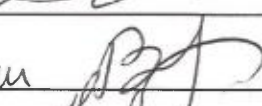
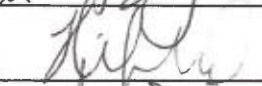
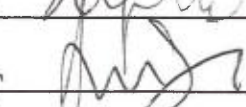
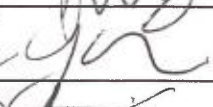

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Name	Email	Signature
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7 Timothy O'Donnell	whatshould@bttd.com	
8 Dylan McDermott	dylanmc@gmail.com	
9 Pat Schuckling	Pschuck12@yahoo.com	
10 Michelle Gaines	michellechanyasf.com	

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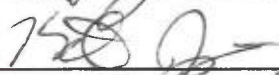
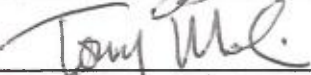
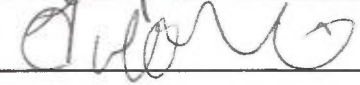

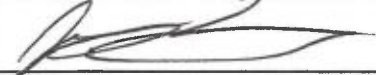
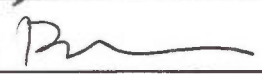
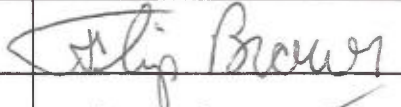


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Name	Email	Signature
* 1 Alexander Alešuo	alex@BRAVADOSF.com	
2 Julia Reydel		
3 Julia Reydel	julia@ardvarkengraving.com	
4 Anatoli Bolotov	ANATOLI.BOLOTOV@4700.com	
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8 S. Gibbs	shellbygibbs2@gmail.com	
9 Veronica Paprocki	vpaprock@gmail.com	
10 Clarisse Junio	CMDNINA@att.net	

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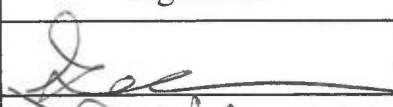








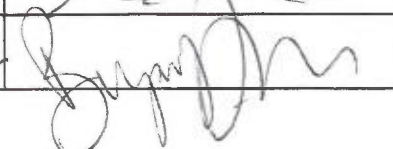
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Name	Email	Signature
1 Erik Jacobsen		
2 Katherine Jacobsen		
3 TONY MOLINA		
4 JULIE MOLINA		
5 NICK ADAMS		
6 Jesus Flores		
7 Bridget Scaller		
8 Flip Brown		
9 Du-ga Malla		
10 Igor DEKTOROVICH		

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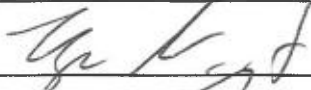
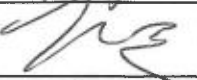

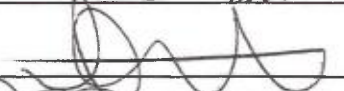
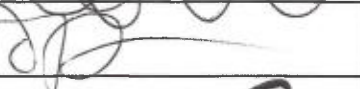



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2 Luis Rodriguez	Luisrodriguez@pacbell.com	
3 Mary Smithkina	maria@bayview.com	
4 Anton Generalov	tonygeneralov@gmail.com	
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10 Aubrey Jeyaras		

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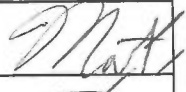




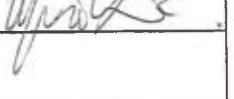



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11 Neil Gentle	Neil.Gentle@gmail	Neil Gentle
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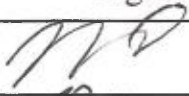

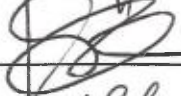





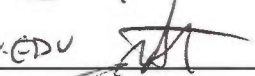

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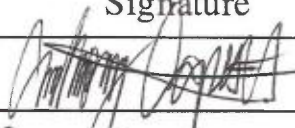
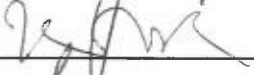
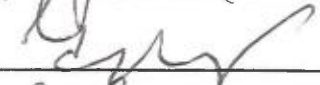
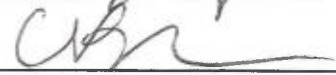

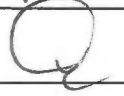

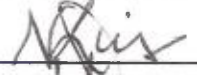
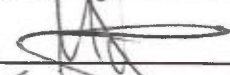

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10 Shake Walker	Shaw112@quora	

To: San Francisco Planning Commission:

We, the undersigned members of the Bayview, San Francisco, and Archimedes Banya family, urge you to PROTECT the environment, ecosystem, and beauty of the India Basin that is a part of the San Francisco waterfront. BUILD Inc, the developer of the surrounding property at 700 Innes Avenue, has proposed to CHANGE the existing neighborhood ZONING to enable TALL BUILDINGS (towers), thereby creating a little Manhattan in India Basin, for its proposed residential units - a BAD PRECEDENT for the City. The project ignores its impact on fragile bay shore nature, Bayview - Hunters Points' existing communities, surrounding businesses, and decades long community planning efforts with the city. The construction is planned on a loose, contaminated landfill. It is going to be a disaster and the beginning of the catastrophic destruction of Bayview topography resulting from an attempt to illegally rezone India Basin area.

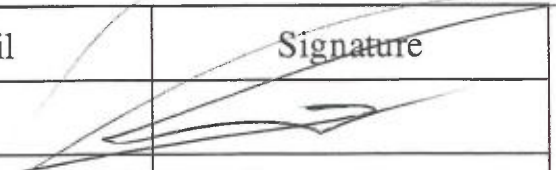
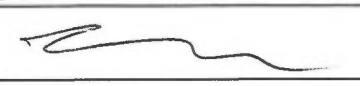

Archimedes Banya is a unique cultural and community resource, it must be protected and preserved. **We urge you to reject this incomplete EIR and demand that the project assessment and mitigation measures to PROTECT our City and avoid creating a bad precedent of such rezoning.**

Name	Email	Signature
1 Anthony Agresti	tonyagresti@yahoo.com	
2 Kimberly Adams	kimadams@gmail.com	
3 Gina Huby	geeholly@gmail.com	
4 Cussie Blake	blankaj@gmail.com	
5 Melissa Wu	melisa.wu@yahoo.com	
6 Isabella F.	gizisree@gmail.com	
7 Normita Salvador	Salvador.Normita	
8 BERT LUIS	BERTLUIS@gmail.com	
9 MARIO DE JEFANO	MDEJEFANO@gmail.com	
10 Christian C. Rios	chrchrios@gmail.com	

To: San Francisco Planning Commission:

We, the undersigned members of the Bayview, San Francisco, and Archimedes Banya family, urge you to **PROTECT** the environment, ecosystem, and beauty of the India Basin that is a part of the San Francisco waterfront. **BUILD Inc**, the developer of the surrounding property at 700 Innes Avenue, has proposed to **CHANGE** the existing neighborhood **ZONING** to enable **TALL BUILDINGS** (towers), thereby creating a little Manhattan in India Basin, for its proposed residential units - a **BAD PRECEDENT** for the City. The project ignores its impact on fragile bay shore nature, Bayview - Hunters Points' existing communities, surrounding businesses, and **decades long community planning efforts with the city**. The construction is planned on a loose, contaminated landfill. It is going to be a disaster and the beginning of the catastrophic destruction of Bayview topography resulting from an attempt to illegally rezone India Basin area.

Archimedes Banya is a unique cultural and community resource, it must be protected and preserved. **We urge you to reject this incomplete EIR and demand that the project assessment and mitigation measures to PROTECT our City and avoid creating a bad precedent of such rezoning.**

Name	Email	Signature
1 Yevgeniy Shustrik		
2 JAKE PUGH		
3 Serge Atarenok		
4		
5		
6		
7		
8		
9		
10		

THE ASK

1. We ask on the west side to setback the entire wall 3' from the property line from ground floor to top of the 3rd floor. Setback the 4th floor an additional 2' from the property line. Maintain a 2' indentation along the facade as indicated in the original design for relief and maintain vertical wood siding - Agreed
2. We ask on the north side the 3rd floor be setback ~~5' 6"~~^{13' 6"} and the 4th floor be setback 20' both from the rear wall. No decks be added, Juliette balconies remain in place. RDAT recommended a 20'6" setback on the 4th floor
3. We ask all decks to be removed from the west side of the 4th floor - Agreed
4. We ask all guardrails and decks be set back 5', in compliance with the RDAT recommendations
5. We ask for the parapet on the west side of the entire 4th floor be lowered to a curb - Agreed
6. We ask some of the parking and/or storage be removed to reduce overall envelope
7. Include neighbors in the selection process of choosing appropriate planting for key areas of the project that will visually enhance the perimeters - Agreed

Received at CPC Hearing

M. Snyder

7/26/18

July 25, 2018

TO: Members of the Planning Commission and Interested Parties
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

FROM: Alisa Sviderskaia

RE: Environmental Impact Report Case No. 2014- 002541ENV: India Basin Mixed-Use Project

Dear Planning Commission:

I am writing this letter on behalf of 748 Innes Ave HOA and Archimedes Banya SF (the "Banya"), located at 748 Innes Ave and at the center of the proposed plan for the India Basin Mixed-use project (the "Project"), which includes 700 Innes Ave., 900 Innes Ave., India Basin Shoreline Park, and India Basin Open Space locations.

This Banya is a Russian cultural symbol, to do away with it will only deprive the people from an amazing experience and global understanding. This place as well as others around it are threatened by a project that lacks the vision to see just how beneficial these businesses are for the community. It pains me to think that I will not be able to enjoy the amazing view of the San Francisco Bay that illuminates the Banya's interior.

These types of places should be allowed to continue to provide the public with international experience and bring us closer together through education and understanding of each other's culture.

Sincerely,

Alisa Sviderskaia



July 24, 2018

TO: Members of the Planning Commission and Interested Parties
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

FROM: Steven Gerasimoff, San Francisco Resident

RE: Environmental Impact Report Case No. 2014- 002541ENV: India Basin Mixed-Use Project

Dear Planning Commission:

I am writing this letter on behalf of 748 Innes Ave HOA and Archimedes Banya SF (the "Banya"), located at 748 Innes Ave and at the center of the proposed plan for the India Basin Mixed-use project (the "Project"), which includes 700 Innes Ave., 900 Innes Ave., India Basin Shoreline Park, and India Basin Open Space locations.

My main concerns with the development project are a.) Misuse of public land, b.) Disruption of an established local business, c.) Cultural gentrification, and d.) Environmental Risk.

The open space in the area is intended to be developed into a luxury apartment and boutique shopping oasis that could instead be repurposed for a more beneficial purpose. The housing units are going to be cost prohibitive for the people in this city who actually need housing. Build Inc.'s claims of "Below Market Rate" housing means they will be charging slightly less than the most expensive city in the world: nice. This land could be used for a real public housing project, or a genuine recreation area, or a dedicated shopping area, or something else entirely that provides more value to the area. Build Inc. is simply trying to maximize their profit by exploiting city codes at the expense of small businesses and the local community.

Archimedes Banya is a flourishing local business owned by dedicated entrepreneurs that is improving the quality of life for its customers. The business owners were not properly considered or notified during the planning and development process, and their business is going to be severely impacted by this development. The entire surrounding area is going to transform the tranquil, relaxing environment to a bustling urban jungle. The high rise buildings will completely obscure the views of the Bay from the property. These tall buildings will also render the rooftop completely unusable. There is no doubt that the business and property will lose value and

revenue due to these developments. Proper compensation must be determined if such changes are to take place. Otherwise, yet another local bootstrapped business will succumb to the corporate greed that dominates American life.

San Francisco does not need another luxury living complex promoting consumerism while the cultural heritage of the city is forgotten. The Banya is the only one of its kind in the Bay Area, and is representative of an ancient Russian cultural tradition. Archimedes aims to share this tradition with the community, but will be greatly limited in the quality of experience that it can provide, diminishing the significance of the positive message behind the Banya's mission.

The Environmental concerns with this project are clear. The filled land is unstable, and the surrounding area has been rated "VERY HIGH" in terms of susceptibility to liquefaction by the United States Geological Survey, and even an average earthquake could cause significant devastation to large buildings in the area. The sea level is just 24 inches lower than the majority of the plot. This proximity will lead to pollution, erosion, and potential amplification of a natural disaster.

In conclusion, I believe the India Basin Mixed-Use Project by Build, Inc. is a misguided attempt to generate profit masked as an urban development and affordable housing project that will turn into yet another gentrified posh living community only the wealthy can afford. Archimedes Banya as a business is going to be massively affected by this project, and their concerns, ideas, suggestions, and values must be taken into account as they are an established local staple of culture and wellbeing. If the project is to continue, they must be compensated fairly for the lost potential revenue.

Sincerely,

Steven Gerasimoff

A handwritten signature in black ink, appearing to read "Steven Gerasimoff". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

July 26, 2018

TO: Members of the Planning Commission and Interested Parties
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

FROM: Tony Molina, Patron of Archimedes Banya SF 748 Innes Ave.

RE: Environmental Impact Report Case No. 2014-002541ENV: India Basin Mixed-Use Project

Dear Planning Commission:

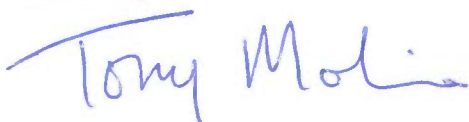
I am submitting formal comments in opposition to the proposed rezoning of the areas included in the India Basin Mixed-Use Project. I strongly urge the Planning Commission to deny the application and proposal to rezone this area. To change the zoning and therefore building restrictions is unjust to the current residence and business located on adjacent properties. To not include Archimedes Banya in the Environmental Impact Report is equally unjust.

The current businesses and residence built their homes and buildings based on current zoning rules for their properties and should have been safe in assuming the surrounding properties, if developed, would follow the same rules. When one purchases property they are aware of the zoning and building restrictions and have no justification to destroy the continuity of the surrounding area by changing the rules (specifically building height) solely for profit. Allowing new construction to tower over existing properties adds no value to the surrounding community or benefits the existing community in any way.

I was surprised to not see Archimedes Banya considered in the EIR. The statement in the EIR: "The proposed project or variant would not degrade the existing visual character or quality of the site and its surroundings" is appalling. The proposed project/variant would allow building as high as 160 feet in front of the Archimedes Banya and current business and residence located along Innes Avenue.

For these reasons I am strongly opposed to the rezoning and sincerely hope you will consider the impacts to the surrounding community when you deny the request.

Sincerely,



Tony Molina

July 26, 2018

TO: Members of the Planning Commission and Interested Parties
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

FROM: Alice Wright, Loyal Banya Customer

RE: Environmental Impact Report Case No, 2014- 002541ENV: India Basin Mixed-Use Project
Dear Planning Commission:

The banya is a gem of San Francisco culture that will be greatly depleted by the plans to build around it. Not only will the views of the surrounding bay be destroyed, but toxic chemicals are going to be released by disturbing the landfill. Not only is this project unnecessary, but it is putting a local business at risk. The new buildings would be built at a very low water level and on very unstable ground, potentially even more unstable when water levels rise. There is already enough overpopulation in San Francisco. We don't need more people in a city that has horrible traffic conditions and too many people crammed in a tiny space. Do not go forward with the plans to build a new structure.

Sincerely,
Alice Wright

A handwritten signature in black ink that reads "Alice Wright". The signature is written in a cursive, flowing style with a large, sweeping flourish at the end of the name.

July 24, 2018

TO: Members of the Planning Commission and Interested Parties
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

FROM: Matthew Chapman, Employee of Archimedes Banya SF, San Francisco Resident

RE: Environmental Impact Report Case No. 2014- 002541ENV: India Basin Mixed-Use Project

Dear Planning Commission:

I am writing this letter to state my opposition to the construction of the 1500 housing units on the India Basin. I have been an employee at Archimedes Banya for the last four years and also have, in the past, been a resident of the Bayview-Hunters Point neighborhood.

It is unfair that the Banya wasn't even considered in the EIR report. The Banya is going to be so adversely affected that I believe it could have to close down as a result of this project. Many members of this community will be losing an important piece of culture, access to an uncomparable health benefit, and many hardworking employees, including myself, could lose their employment. The construction period alone could be enough to close the Banya. The work will destroy the fresh air, the peaceful atmosphere, and the privacy that is essential for the Russian Banya experience.

Please take the Banya, its tenants, the employees, and the community into consideration when making this decision.

Sincerely,
Matthew Chapman



July 21, 2018

TO: Members of the Planning Commission and Interested Parties
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

FROM: Gina Holly 94131

RE: Environmental Impact Report Case No. 2014- 002541ENV: India Basin
Mixed-Use Project

Dear Planning Commission,

So I know that you think you know what's best for us in the sauna, and actually you're completely right! Relaxation and quiet times is exactly why we think the banya needs to stay. This place not only allows us to calm our souls, it also lets us believe in relaxation, the way it's meant to be felt. If we allow excessive construction to take over the little wild life that we have left surrounding the sanctuary created by Archimedes Banya (for all to share) we are harming not only ourselves but the animals that reside in these beautiful areas. I'm also speaking as the voice for our furry and scaly friends that cannot speak for themselves. Save our sanctuary!

Thanks,

A handwritten signature in black ink, appearing to read "Gina Holly", with a long, sweeping underline that extends to the right.

July 21, 2018

TO: Members of the Planning Commission and Interested Parties
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

FROM: Mario Destefano San Francisco, CA 94121

RE: Environmental Impact Report Case No. 2014- 002541ENV: India Basin
Mixed-Use Project

Dear Planning Commission:

The different neighborhoods and districts of San Francisco are known for their uniqueness and charm. Parts of San Francisco have been able to maintain their character by controlling new development. If a change in the district's zoning law is approved it will take away from not only the neighborhood, but the entire San Francisco waterfront we all love and depend upon. Please keep this in mind when you are reviewing an proposals for major technical changes to the City's structure.

Sincerely,
Mario Destefano

A handwritten signature in black ink, appearing to be 'M. Destefano', with a large, sweeping horizontal stroke underneath.

Dear San Francisco Planning Commission,

It has recently come to my attention that the city is considering doubling the height allowance for new construction in the ~~hundreds~~ Paint / Shipyard district.

Don't. Throwing away cultural institutions in exchange for speculative real estate power grabs is bad for our city, & our lives. I've known a better San Francisco. Quit squeezing the life out of our awesome city for ~~so~~ petty monetary gain. It isn't the way to honor life and I shouldn't have to remind you of this.

- Sincerely
Anthony Agresti

7/22/18

1007 Anza St. SF CA 94118

Menu of Services
ARCHIMEDES BANYA

PLATZA

Venik Platza Steam Therapy \$37

Our signature therapeutic steam treatment performed in one of our Russian saunas. Ideal for a sauna or heat enthusiast.

HAMMAM BODY WASH

Archimedes Hammam \$48

*A luxurious body wash and scrub using olive oil soap, foam, and exfoliating spa gloves.
+ 30 minutes*

Turkish Hammam \$70

*Coarse spa gloves and a cotton bag filled with light foam are used to exfoliate the skin. Thousands of bubbles nourish the skin before argan oil is applied to seal in the moisture.
+ 40 minutes*

Moroccan Hammam \$92

*Coarse spa gloves are used to polish and prime the skin for a rhassoul clay body mask. As the mask sets the therapist shampoos and conditions the hair. Argan oil is applied to heal the skin and restore moisture.
+ 60 minutes*

BODY POLISH

Organic Brown Sugar & Honey \$55

+ 30 minutes

Sea Salt & Coconut Oil \$55

+ 30 minutes

HYDROTHERAPY

Jetted Aroma Therapy Bath \$20

*Essential oil infused soak
+ 30 minutes*

MASSAGE

30 minutes \$55

60 minutes \$92

90 minutes \$130

120 minutes \$165

Choose from Swedish and Deep Tissue
Couples Massage Option Available

Essential Oil Blends

Aroma Therapy Upgrade \$5

FACIALS

OSEA 30 Minute Mini Facial \$55

Cleanses & prepares skin for steam.

OSEA 50 Minute Facial \$95

*Acne Treatment, Sensitive Skin, Gentlemen's,
OSEA Signature Sea Of Life Facial*

OSEA 90 Min. Pure Indulgence Facial \$145

OSEA products are vegan, organic & fair traded.

INCLUSIVE PACKAGES

Deluxe Banya Pass \$160

-5 Hour Banya Pass

-Venik Platza Steam Therapy

-Hammam Body Wash & Scrub

-1/2 Hour Spa Service of Choice

Premium Package \$230

-All Day Banya Pass

-Venik Platza Steam Therapy

-Hammam Body Wash & Scrub

-1 Hour Spa Service of Choice

-Archimedes Banya/Sauna Hat

-Glass of Russian Kvass

-Aroma Therapy Upgrade

To whom it may concern at the Zoning Commission,

My name is Nicole Montoya and I reside at [380 Alabama st., San Francisco, CA, 94110](#). I work at Archimedes Banya on 748 Innes. I feel that the building being proposed to break ground for construction behind Archimedes Banya will be detrimental to my work community. I feel that this will negatively impact this neighborhood and I have concerns about the contamination it will do to our bay shore.

Thank you for your time,

Nicole Montoya 7/21/18

A handwritten signature in cursive script, appearing to read "N.M.", located below the typed name.

July 23, 2018

TO: Members of the Planning Commission and Interested Parties
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

FROM: Olivia Brown

RE: Environmental Impact Report Case No. 2014- 002541ENV: India Basin Mixed-Use Project

Dear Planning Commission:

I writing this letter because I'm concerned about the impact both for Archimedes Banya (at 748 Innes Ave) and also on the local environment, from the proposed plan for the India Basin Mixed-use project (the "Project"), which includes 700 Innes Ave., 900 Innes Ave., India Basin Shoreline Park, and India Basin Open Space locations.

The Bathhouse is unique to San Francisco, the specific cultural heritage and community it fosters and cultivates does not have another platform within the city. The proposed project would significantly impact the business, the community and the neighborhood in a negative way, and destroy the special environment that has been created here.

The Project would undoubtedly create large amounts of noise and construction dust, thus interfering with the Banya's currently peaceful space and the air quality, which in turn would affect the guests at the Banya and , most likely, discourage them from attending the Banya, a negative impact on the Banya business. In the longterm, the new buildings and businesses housed in significantly taller buildings would dwarf the Banya building and its view of the Bay, completely annihilating the unique San Francisco scenic views available here, in the only establishment of its kind.

Of great concern to me, as a long term resident (21 years) of San Francisco, where there are few areas left of natural Bay waterfront and wilderness, are the environmental implications of the proposed development and the message we send to the rest of the world about what kind of city San Francisco is, one that preserves its special wildlife habitats, or one that bulldozes them in favor of building expensive sky-rises favoring the increase of wealth creation, with no regard or attention for the environment or planet.

The construction in turn would literally un-earth and environmental hazard, specifically: almost all area of proposed construction is a low density landfill. The soil is contaminated with

petroleum hydrocarbon and heavy metals lead and chromium (both 10 times of the threshold level), see attached environmental study report. The landfill is very unstable for heavy construction and the water level is just 2 feet below surface. There are no utilities on the lot. The main sewer line (already over loaded) is 18 foot above the lot on Innes Ave., so to service about 1500 residential units a sewer treatment plant is required on the property to properly pump it up. It is not on the plans. Also the sewer pipes cannot be secured on the landfill and become a real danger in case of even a small earthquake.39274879441189.

Between the dangerous environmental risks and certain negative impact for local residents and businesses like the Banya, and the fact that we, San Francisco as a city, are prioritizing the creation of wealth over the protection and care of our diminishing wildlifes and habitats, i cannot support the proposed plans.

Sincerely,

Olivia Brown

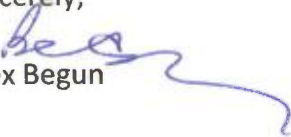
A handwritten signature in blue ink, appearing to be 'Olivia Brown', with a long horizontal flourish extending to the right.

To whom it may concern:

I am avid fan and frequent patron of the Archimedes Banya in San Francisco. It offers homeopathic healing via its various steam and dry saunas, pools and treatments. It is truly an oasis of healing, relaxation, and community. Banya hosts yoga and other classes on the rooftop.

Putting a building right in front of the banya would violate this space as well as the privacy we enjoy. The rooftop is clothing optional. This I am sure, will not go over well with whomever has windows overlooking the banya and especially, with banya guests who expect privacy and discretion.

Sincerely,


Alex Begun

To whom it may concern:

I am writing this on the subject of a new planned development in front of the San Francisco Archimedes Banya. I firmly believe that this development will be damaging to the natural SF Bay shoreline, will have an environmental impact because of needed water supply and drainage, and would put residents of this development in harm's way because of the contaminated land in the area.

I sincerely hope that the local government will make the wise choice and decide against allowing this development to move forward.

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. Jones', with a horizontal line extending to the right.

Andreas Jones

San Francisco Planning Commission
1650 Mission Street., Suite 400
San Francisco, CA 94103

Dear Planning Commission,

I am kindly asking you to consider Archimedes Banya in your assessment for the Indian Basin Mixed-Use Project. The Project would introduce a significant environmental impact to the Bay View along with interfering with a great portion of Archimedes' business. My relationship with Archimedes Banya has allowed me to develop an appreciation for old world traditions that create an escape from the harshness of city life. Archimedes is the only one of its kind in the Bay Area. It is a place for people to relax and recharge in order to be happier and more productive. In its brief existence it has become a place of refuge for San Franciscans. Please keep us in mind when deciding if rezoning in the area is more important than providing a place for all to escape to.

Sincerely,
Cash G.

A handwritten signature in dark ink, starting with a small loop and ending in a long, sweeping tail that curves downwards to the right.

7/22/2018

Dear SF Planning Commission Members,

Archimedes Banya is a jewel in the crown of San Francisco. The wellness, rest, and relaxation provided to so many of our cities citizens by Archimedes Banya make it a beautiful healing influence that we should all welcome and protect. San Francisco also has a world wide reputation for beautiful views and natural beauty that everyone in the city is able to enjoy. The Hunters Point waterfront is one of the most scenic areas in our city. The Hunters Point waterfront experienced from the views from Archimedes Banya a spectacular way to enjoy those views. Please take care to protect our wonderful banya and our beautiful and rapidly disappearing natural coasts.

Sincerely,
Timothy O'Donnell

A handwritten signature in black ink, appearing to read "Timothy O'Donnell". The signature is fluid and cursive, with a large initial "T" and "O".

July 20, 2018

TO: Members of the Planning Commission and Interested Parties
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

FROM: Christian Rozo San Francisco, CA 94121

RE: Environmental Impact Report Case No. 2014- 002541ENV: India Basin
Mixed-Use Project

Dear Planning Commission:

I come to you as an ambassador of our open spaces and long time loyal Banya patron. Archimedes Banya is one of the few remaining places in the City that offers a place one can find peaceful solace within its boundaries along the waterfront. The natural environment significantly enhances the effect of the bathhouse waters and saunas. As silly as that sounds, the combination of steam and nature have kept me consistently coming back here, to the communal baths of the Bayview, for over three years. Changing the zoning laws and height restrictions of the area will change the area. It will decimate what little natural wildlife is left of San Francisco.

San Francisco has always set a precedent and standard for environmentalism for other cities around the world. We must uphold the standards of our environment for those beyond the boundaries of our great city.

Sincerely,

Christian Rozo

A handwritten signature in black ink, appearing to be 'CR', with a long horizontal stroke extending to the left.

July 21, 2018

TO: Members of the Planning Commission and Interested Parties
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

FROM: Cassandra Blank

RE: Environmental Impact Report Case No. 2014- 002541ENV: India Basin
Mixed-Use Project

Dear Planning Commission,

Archimedes Banya provides a space for San Franciscans to enjoy the city, its surrounding beauty, and the natural landscape. Allowing the city to further develop the surrounding area would take away from the natural beauty, landscape and value of the surrounding areas. The Banya provides a welcoming and happy space for the diverse residents of the city, so we cannot allow for any necessary changes within the neighborhood. I work in the waste management industry and am familiar with the burdening pollution that accompanies unnecessary excessive construction. The rise in excessive building height and pollution must be stopped. Please keep this in mind when considering any possible changes to the current zoning laws in the Bayview.

Sincerely,

Cassandra Blank

A handwritten signature in black ink, appearing to read 'CBlank', with a long horizontal line extending to the right.

July 21, 2018

TO: Members of the Planning Commission and Interested Parties
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

FROM: *Melisa Wu, 94118*

RE: Environmental Impact Report Case No. 2014- 002541ENV: India Basin
Mixed-Use Project

Dear Planning Commission:

I am a San Francisco native and a customer of the community Banya. I am writing to you in protest of the possibility of the zoning changes in the Bayview district. It is important to me that we preserve the culture and natural beauty of the neighborhood as it is. San Francisco has always been a leader in environmental change and a place that the rest of the world looks to us as an example of how to initiate change. Therefore we cannot let this happen.

Sincerely,
Melisa Wu



Received at CPC Hearing 7/26/18
M. Snyder

July 16, 2018

TO: Members of the Planning Commission and Interested Parties
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

FROM: Mikhail Brodsky, PhD, ScD; President 748 Innes Ave. Home Owners Association (HOA);
Founder of Archimedes Banya SF

RE: Environmental Impact Report Case No. 2014- 002541ENV: India Basin Mixed-Use Project
(the "Project")

Dear Planning Commission:

The goal of this letter is to stop the environmental disaster that is going to be created by the Project proposed by Build Inc. The main part of the subject property was zoned Light Industrial originally for many reasons, that should be respected. Almost all area of proposed construction is a low density landfill. The soil is contaminated with petroleum hydrocarbon and heavy metals lead and chromium (both 10 times of the threshold level, see attached environmental study report). The landfill is very unstable for heavy construction and the water level is just 2 feet below surface. There are no utilities on the lot. The main sewer line (already over loaded) is 18 foot above the property on Innes Ave., so to service about 1500 residential units a sewer treatment plant is required on the property to properly pump it up. It is not on the plans. Also the sewer pipes cannot be secured on the landfill and become a real danger in case of even a small earthquake.

I writing this letter on behalf of 748 Innes Ave HOA and Archimedes Banya SF (the "Banya"), located at 748 Innes Ave and at the center of the proposed plan for the India Basin Mixed-use project, which includes 700 Innes Ave., 900 Innes Ave., India Basin Shoreline Park, and India Basin Open Space locations. We are committed to improving the quality of life for all that live in the community and the Banya is aligned with such interests. The Banya is a Russian bathhouse, the only one of its kind in the Bay Area. It is not only a place for people to experience Russian culture, it has quickly become a cultural institution and tourist destination in San Francisco. The Banya is a place where people of all ages, genders, ethnic and cultural backgrounds convene to relax, socialize, and improve their health. It uniquely attracts visitors to Hunters Point, a destination in San Francisco that was previously avoided by visitors and locals alike. Thus, the Banya has contributed to the vibrancy of the neighborhood that has been unprecedented by any other business. The Banya is the only descendant of the famous Sutro Bath it has a similar cultural value and represent specific features of San Francisco.

The roof deck in its current form provides a safe and private space for customers to relax, socialize, and sunbathe, often in full nudity. The patrons currently enjoy a safe and private space, shielded from the eyes of the public and anyone not in the Banya. The Project, which proposes buildings of up to 160 feet completely eliminates this enjoyment from Banya visitors. Rather than being shielded from public eyes, people can view Banya visitors from any level above the roof deck, presenting both a privacy and safety concern for visitors. Onlookers can not only see Banya visitors in their most vulnerable states, but can also ascertain their identities. Some visitors go to the Banya solely for the roof deck, as it is currently the only place in San Francisco for visitors to enjoy private and quiet Bay scenery.

The Project would introduce significant amount of noise to the Banya, thus interfering with the Banya's currently tranquil state. It would also introduce wind to the area and adversely affect the air quality of the area, thus negatively impacting the health benefits that the Banya can now provide to visitors, including fresh air. Thus, the Project would substantially interfere with a significant portion of the Banya's business.

The presented EIR was heavily criticized by many people during initial hearing on October 19, 2017 however the developers ignore all critics and continue to present inaccurate document where the Banya is not considered.

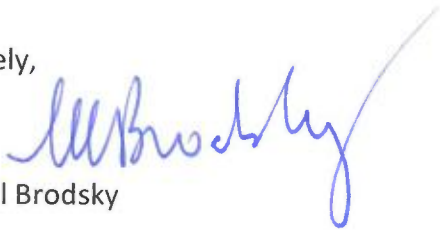
For example, Impact AE-2 provides that "The proposed project or variant would not degrade the existing visual character or quality of the site and its surroundings" is "less than significant." As a mitigation measure the EIR suggests the following, "As an improvement measure to further reduce impacts of project construction activities on the visual character/quality of the site, construction documents should require all construction contractors to provide for the cleanliness of construction equipment stored or driven outside of the limits of the construction work area. Construction equipment, including equipment used for staging, should be parked on the project site. Staging areas should be screened from view at street level with solid wood fencing or a green fence for areas under construction for extended periods of time. Before the issuance of building permits, the project sponsors (through the construction contractor[s]) should submit a construction staging, access, and parking plan to the San Francisco Department of Building Inspection for review and approval. Construction worker vehicles should not be parked at on-street parking spaces." However, this mitigation measure does not take the Banya's interest into account whatsoever. The mitigation measure only screens staging areas from the street level, meaning that the construction site would be in full view of Banya visitors making the impact to the Banya significant.

Impact-C-AE-1 provides, "The proposed project or variant, in combination with past, present, and reasonably foreseeable future projects in the vicinity of the project site, would substantially contribute to cumulative impacts related to aesthetics" and points to Mitigation Measure M-AE-3, which only provides for a lighting plan as mitigation. However, a mere lighting plan does not mitigate the aesthetic impacts to Banya visitors. Lighting does protect patron's privacy on the roof deck nor does it mitigate the aesthetic impacts to Banya visitors.

Further, the Banya is not considered in the assessment for the impact on recreation. The draft EIR provides that "[t]he proposed project or variant would not physically degrade existing recreational facilities" and " in combination with past, present, and reasonably foreseeable future projects in the vicinity of the project site, would not substantially contribute to cumulative impacts related to recreation." (Impact RE-3 and Impact-C-RE-1). The Banya and 748 Innes Ave. HOA respectfully disagree with this assessment as the Project does substantially degrade the Banya in that it eliminates the ability for patrons and tenants to fully enjoy the complete facilities. In addition, those patrons who visit solely because of the roof deck will be disincentivized from doing so.

We respectfully request that the Banya's and tenants of 748 Innes Ave. interests be fully considered.

Sincerely,



Mikhail Brodsky

Received at CPC Hearing

7/26/18

M. Snyder

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

445 GRANT AVENUE, SUITE 403, SAN FRANCISCO, CALIFORNIA 94108-3249
TELEPHONE: (415) 788-8627 FAX: (415) 788-3121

REPORT
SOIL SAMPLING AND CHEMICAL TESTING
PROPOSED RUSSIAN SPA
ASSESSOR'S BLOCK 4644, LOT 5A
INNES AVENUE
SAN FRANCISCO, CALIFORNIA

OUR JOB NO. 1535-001

JUNE 28, 1999

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

445 GRANT AVENUE, SUITE 403, SAN FRANCISCO, CALIFORNIA 94108-3249
TELEPHONE: (415) 788-8627 FAX: (415) 788-3121

June 28, 1999

Our Job No. 1535-001

Banya 2000
1600 Shattuck Avenue, #214-II
Berkeley, California 94709

Attention: Mr. Reinhard Imhof

Ladies and Gentlemen:

Report
Soil Sampling and Chemical Testing
Proposed Russian Spa
Assessor's Block 4644, Lot 5A
Innes Avenue
San Francisco, California

This report presents the results of our soil sampling and chemical testing for the site of the proposed Russian spa in San Francisco, California. The site, known as Lot 5A of Assessor's Block 4644, is located on the north side of Innes Avenue between Earl Street and Fitch Street as shown on the Vicinity Map, Plate 1.

PROPOSED CONSTRUCTION

Present plans call for construction of a three-story building with a basement. The building will house an in-door swimming pool, hot tubs, exercise rooms, weight rooms, and a restaurant, among others. The basement will be used for parking and a mechanical room. Details of the proposed development have not been finalized and details of the loading information are not available at this time.

PURPOSE AND SCOPE OF SERVICES

The purpose of our service was to explore the subsurface soil and rock conditions at the site and to collect soil samples for analytical chemical testing. Our service was performed substantially in accordance with our proposal dated May 13, 1999. The scope of our services included a field exploration program of excavating two test pits and performance of analytical chemical testing.

FIELD EXPLORATION

The subsurface conditions were explored on June 4, 1999, by excavating two test pits with a backhoe at the locations shown on the Plot Plan, Plate 2. The test pits were excavated to depths of about 11 feet to 14 feet below the existing ground surface. The field exploration was performed under the technical direction of one of our geologists who examined and visually classified the soil encountered, maintained a log of test pits, and obtained samples for visual examination and analytical chemical testing. Graphical presentation of the soils encountered is presented on the Log of Exploratory Pit, Plates 3A through 3B. An explanation of the nomenclature and symbols used on the Log of Exploratory Pits is shown on Plate 4, Soil Classification Chart and Key to Test Data. The

logs of test pits show subsurface conditions on the date and at the locations indicated, and it is not warranted that they are representative of subsurface conditions at other times or locations. After completion of the excavation operation, the test pits were loosely backfilled with the excavated soils and randomly rolled with the rubber-tired wheels.

The soil samples were collected with appropriate sampling protocol. These samples were initially stored in an ice chest and subsequently refrigerated for proper storage and eventual transport to the analytical laboratory. A chain of custody of these samples was maintained.

DISCUSSION

Soil samples were hand delivered to the premise of Caltest Analytical Laboratory in Napa, California on June 7, 1999. We were directed by Mr. R. Imhof to hold the testing of soil samples obtained in Test Pit 1 in abeyance; therefore, analytical testing was assigned only on soil samples obtained in Test Pit 2. These tests included testing for heavy metals, asbestos, total petroleum hydrocarbons as gas and total petroleum hydrocarbons as diesel and polychlorinated biphenyls (PCB).

The results of the analytical testing, as presented by Caltest Analytical Laboratory, are presented in the Appendix.

CLOSURE

Our services have been performed with the usual thoroughness and competence of the engineering profession. No other warranty or representation, either expressed or implied, is included or intended.

If you have any questions regarding this report or require additional information, please contact us. The following plates and appendix are attached and complete this report.

- | | |
|------------------|--|
| Plate 1 | Vicinity Map |
| Plate 2 | Plot Plan |
| Plates 3A and 3B | Log Of Exploratory Pit |
| Plate 4 | Soil Classification Chart and Key to Test Data |
| Appendix | Report prepared by Caltest Analytical Laboratory and dated June 25, 1999 |



Yours very truly,
Trans Pacific Geotechnical Consultants, Inc.

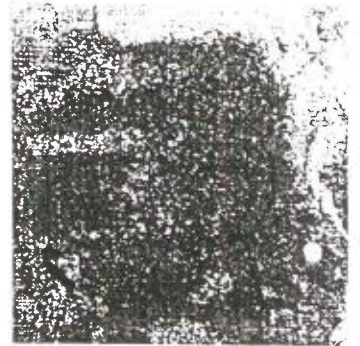
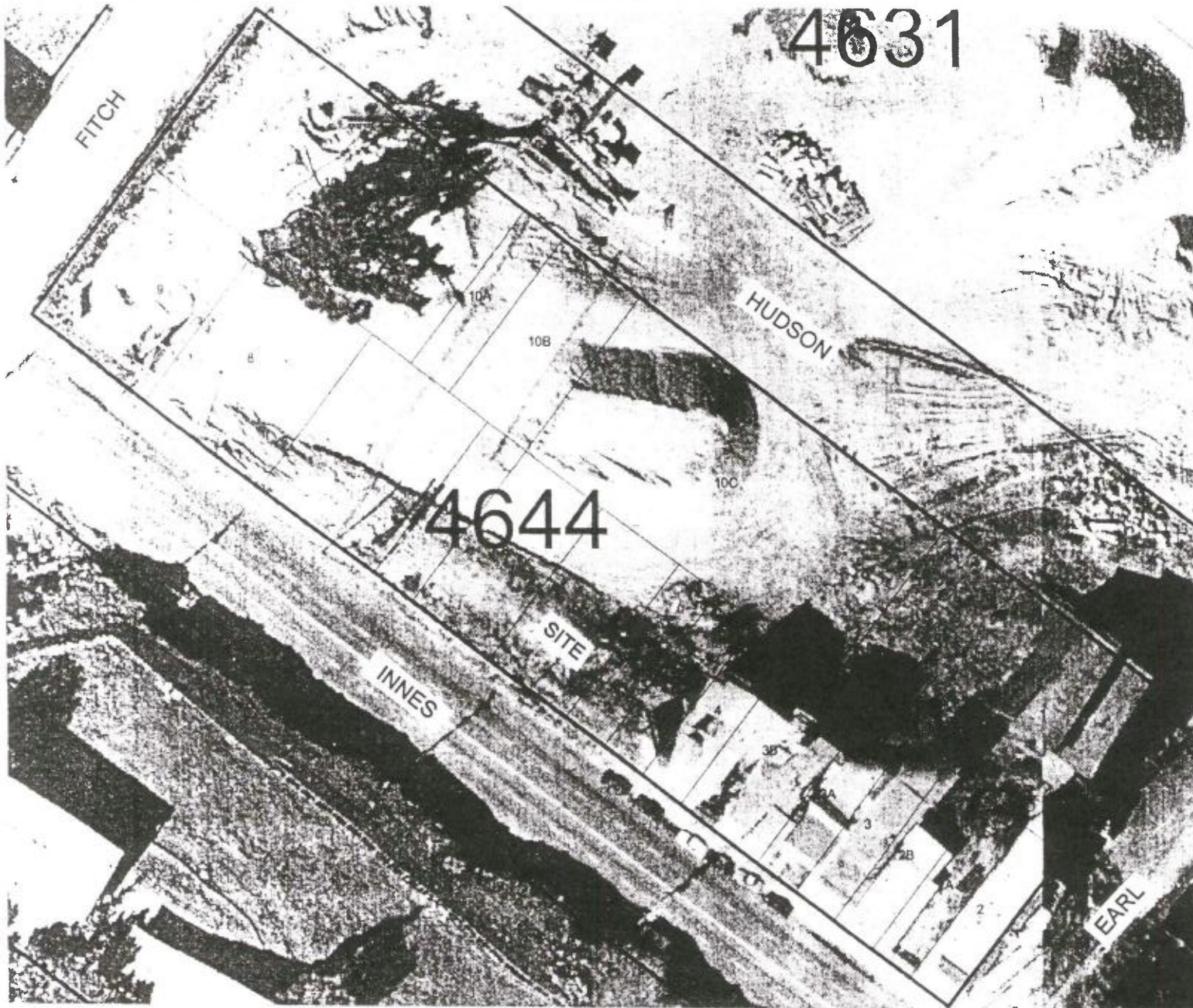
Eddy T. Lau P.E.
Reg. Civil Engineer 019897
Reg. Geotechnical Engineer 506
Expiration 9/30/2001

(Six copies submitted)

cc: ARCUS Architecture and Planning (2)
445 Grant Avenue, Suite 404
San Francisco, California 94108
Attention: Mr. Samuel Kwong

SF Digital Basemap

1535-001 Proposed Russian Spa, Innes Avenue, San Francisco, California



VICINITY MAP

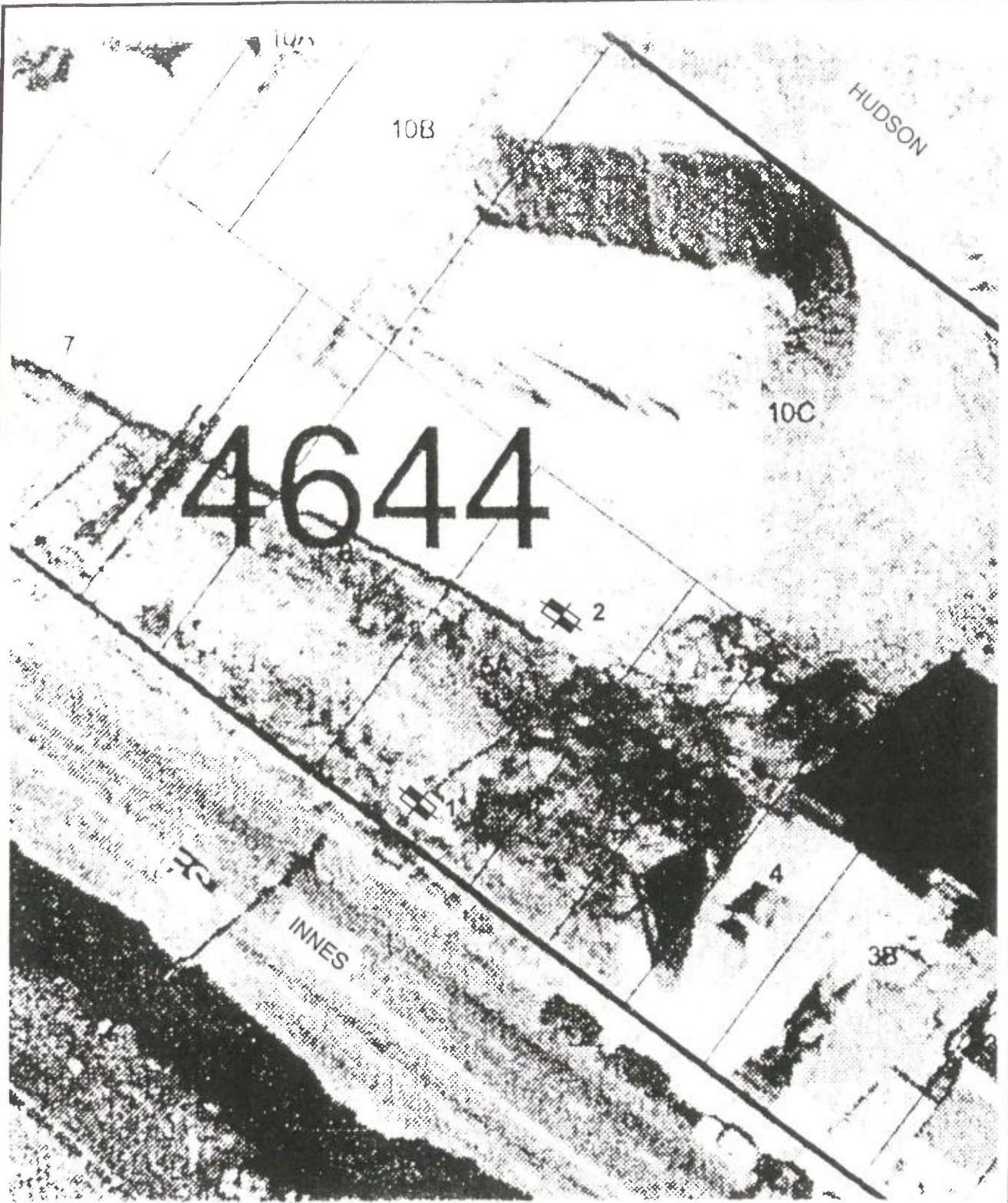
Source: Department of
Public Works
Copyright, 1996

30 0 30 60 Feet

Trans Pacific Geotechnical Consultants, Inc.

PLATE 1

1535-001 Proposed Russian Spa, Innes Avenue, San Francisco, California



Test Pit Location



SCALE IN FEET

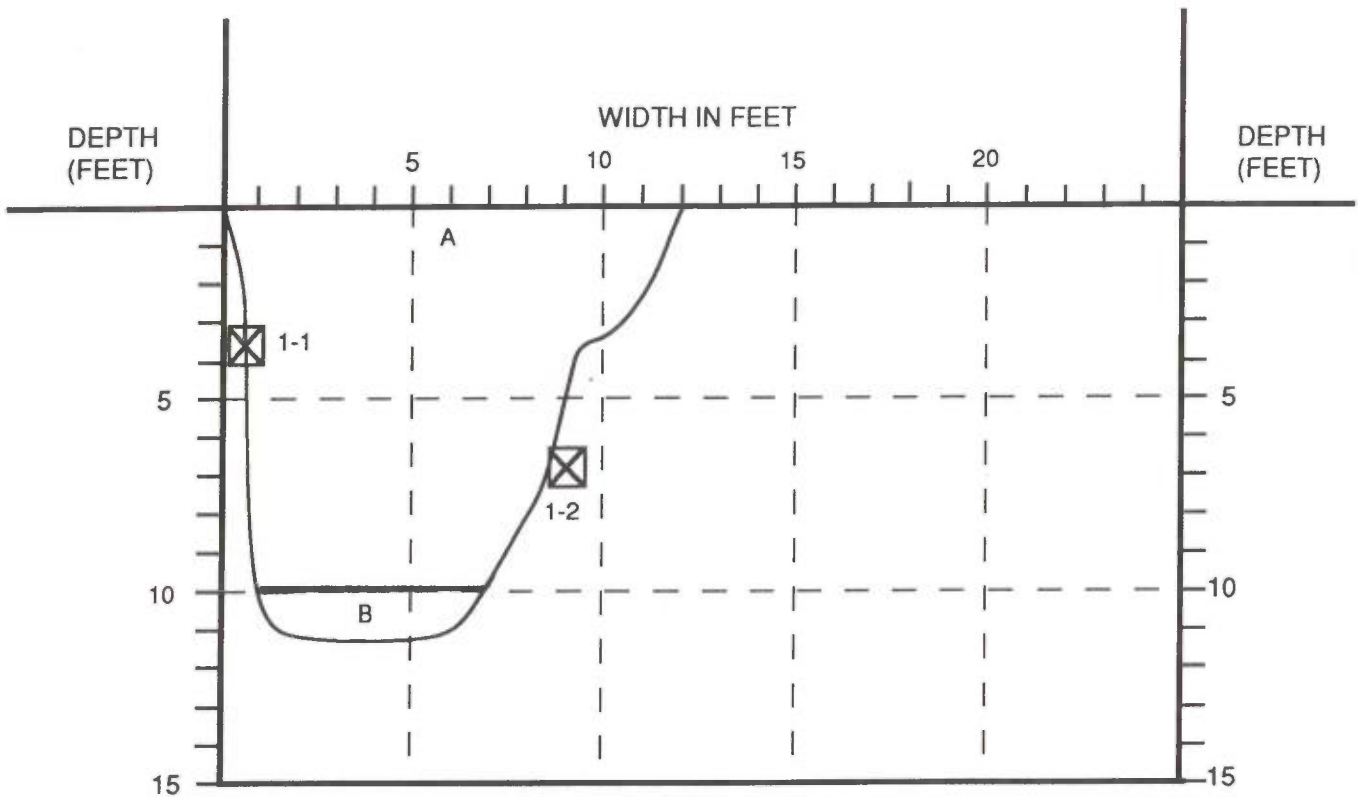
PLOT PLAN

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

TEST PIT 1

SURFACE ELEVATION: _____ DATE EXCAVATED: 6/4/99

LOGGED BY: DRF EQUIPMENT: backhoe DATE BACKFILLED: 6/4/99



■ INDICATES DEPTH OF UNDISTURBED SAMPLE

⊠ INDICATES DEPTH OF DISTURBED SAMPLE

- A. GC, Sandy GRAVEL with trace clay and serpentine rock fragments, occasional cobbles, dry to damp, (loose), [FILL].
- B. CL, Brown silty CLAY with rock fragments, moist.

1535-06, Proposed Russian Spa, Innes Avenue, San Francisco, California

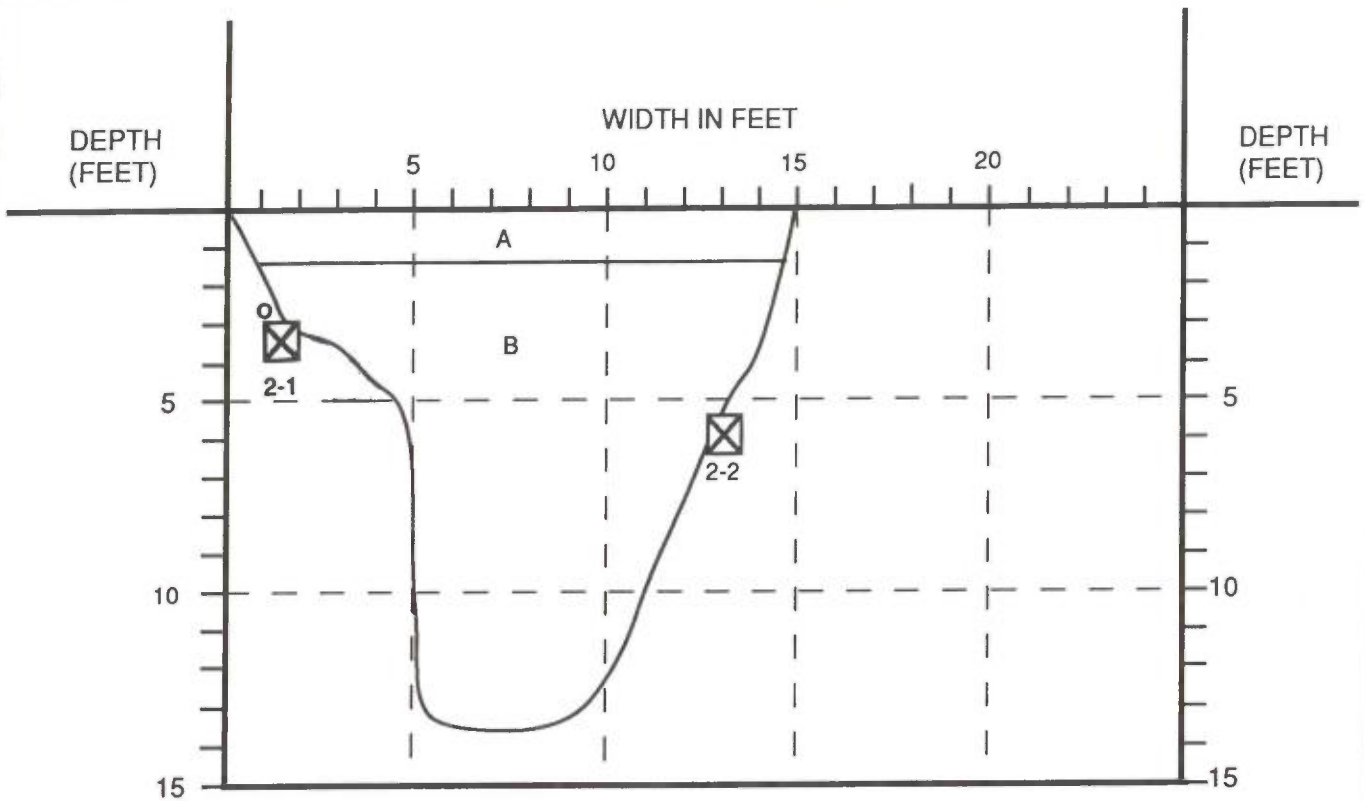
LOG OF EXPLORATORY PIT

Trans Pacific Geotechnical Consultants, Inc.

TEST PIT 2

SURFACE ELEVATION: _____ DATE EXCAVATED: 6/4/99

LOGGED BY: DRF EQUIPMENT: backhoe DATE BACKFILLED: 6/4/99



- INDICATES DEPTH OF UNDISTURBED SAMPLE
- ⊠ INDICATES DEPTH OF DISTURBED SAMPLE
- PIPE

- A. GW, Sandy GRAVEL, dry, (loose), [FILL].
- B. CL/GC, Dark brown and black layered sandy CLAY with wood, brick, reinforcing steel, large rock fragments, and a block of granite, moist, (loose and soft), [FILL]. Grading to yellowish brown clayey GRAVEL at around 11 feet to 12 feet, moist, (loose), [FILL].

LOG OF EXPLORATORY PIT

Trans Pacific Geotechnical Consultants, Inc.

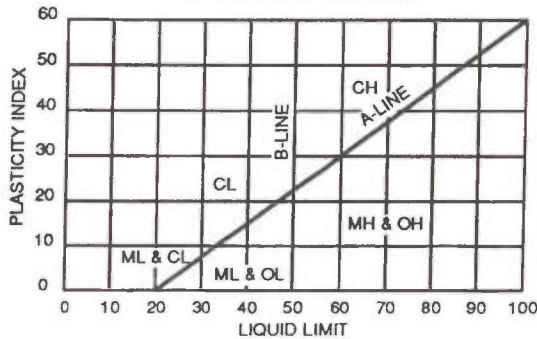
UNIFIED SOIL CLASSIFICATION SYSTEM

SYMBOL	LETTER	DESCRIPTION	MAJOR DIVISIONS		
	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	CLEAN GRAVELS (LITTLE OR NO FINES)	GRAVELS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	COARSE-GRAINED SOILS MORE THAN 50% OF MATERIAL IS RETAINED ON NO. 200 SIEVE
	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES			
	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		
	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES			
	SW	WELL-GRADED SAND, GRAVELLY SANDS, LITTLE OR NO FINES	CLEAN SANDS (LITTLE OR NO FINES)	SANDS 50% OR MORE OF COARSE FRACTION PASSES NO. 4 SIEVE	
	SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES			
	SM	SILTY SANDS, SAND-SILT MIXTURES	SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		
	SC	CLAYEY SANDS, SAND-CLAY MIXTURES			
	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY	SILTS & CLAYS (LIQUID LIMIT LESS THAN 50)		
	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS			
	OL	ORGANIC SILTS AND ORGANIC SILT-CLAYS OF LOW PLASTICITY			
	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	SILTS & CLAYS (LIQUID LIMIT 50 OR MORE)		
	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS			
	OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS			
	PT	PEAT AND OTHER HIGHLY ORGANIC SOILS	HIGHLY ORGANIC SOILS		

FOR VISUAL CLASSIFICATION, THE 1/4" SIZE MAY BE USED AS EQUIVALENT TO THE NO. 4 SIEVE SIZE

THE NO. 200 U.S. STANDARD SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE

PLASTICITY CHART



TYPES OF SOIL SAMPLERS

- MC - MODIFIED CALIFORNIA SAMPLER
- NX - ROCK CORING
- P - PISTON SAMPLER
- PT - PITCHER BARREL SAMPLER
- S - SHELBY SAMPLER
- SPT - STANDARD PENETRATION TEST SAMPLER
- U - UNDERWATER SAMPLER

KEY TO SAMPLES

- INDICATES DEPTH OF UNDISTURBED SAMPLE
- INDICATES DEPTH OF DISTURBED SAMPLE
- INDICATES DEPTH OF SAMPLING ATTEMPT WITH NO RECOVERY
- INDICATES DEPTH OF STANDARD PENETRATION TEST
- INDICATES DEPTH OF UNDISTURBED "S" (SHELBY) TYPE SAMPLE

KEY TO TEST DATA

- GS - GRAIN-SIZE DISTRIBUTION
- DCSU - DIRECT SHEAR TEST, CONSOLIDATED - UNDRAINED
- DSUU - DIRECT SHEAR TEST, UNCONSOLIDATED - UNDRAINED
- TXUU - TRIAXIAL COMPRESSION TEST, UNCONSOLIDATED - UNDRAINED

**SOIL CLASSIFICATION CHART
AND KEY TO TEST DATA**

Trans Pacific Geotechnical Consultants, Inc.

APPENDIX

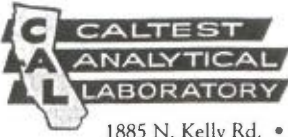
Report

Prepared By

CALTEST ANALYTICAL LABORATORY

Laboratory No. 9906-181

June 25, 1999



1885 N. Kelly Rd. • Napa, California 94558

CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

(707) 258-4000 • Fax: (707) 226-1001

June 25, 1999

Mr. Eddy T. Lau, P.E.
Trans Pacific GeoTechnical
445 Grant Avenue, Suite 403
San Francisco, CA 94108

Dear Mr. Lau:

On June 7, 1999, Caltest received four soil samples which were logged into our system as lab order number 9906181. Per your request, two of the four samples were analyzed for California Assessment Manual (CAM) Metals, Asbestos, Total Petroleum Hydrocarbons (TPH) as Gas, Total Petroleum Hydrocarbons (TPH) as Diesel, and Polychlorinated Biphenyls (PCB).

The following analytical report indicates a detection on both soil samples for an unidentified petroleum hydrocarbon pattern which was quantitated as Diesel # 2. All metals were below the Total Threshold Limit Concentration (TTLC) Limits, however, Chromium and Lead were detected above 10 times the Soluble Threshold Limit Concentration (STLC) Limit. This is an indication that an STLC Extraction and analysis needs to be performed on both soil samples for Chromium, and Lead.

Please do not hesitate to call me at the laboratory if you have any questions regarding this report.

Sincerely,
Caltest Analytical Laboratory

A handwritten signature in black ink, appearing to read 'Todd M. Albertson', is written over the typed name.

Todd M. Albertson
Project Manager

Enclosure(s):
Caltest Lab Order # 9906181



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CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

LAB ORDER No.: 9906-181
Page 1 of 6

Report Date: 25 JUN 1999
Received Date: 07 JUN 1999

REPORT of ANALYTICAL RESULTS

Client: Eddy T. Lau, P.E.
Trans Pacific GeoTechnical
445 Grant Avenue, Suite 403
San Francisco, CA 94108

Project: 1535-001 RUSSIAN SPA

Sampled by: DON FOWLER

<u>Lab Number</u>	<u>Sample Identification</u>	<u>Matrix</u>	<u>Sampled Date/Time</u>
9906181-1	2-1 (A & B) 3'6"	SOIL	04 JUN 99 09:20
9906181-2	2-2 (A & B) 5'6"	SOIL	04 JUN 99 09:40
9906181-3	1-1 (A & B) 3'3"	SOIL	04 JUN 99 08:30
9906181-4	1-2 (A & B) 6'6"	SOIL	04 JUN 99 08:40

Todd M. Albertson
Project Manager

Christine Horn
Laboratory Director

CALTEST authorizes this report to be reproduced only in its entirety.
Results are specific to the sample as submitted and only to the parameters reported.
All analyses performed by EPA Methods or Standard Methods (SM) 18th Ed. except where noted.
Results of 'ND' mean not detected at or above the listed Reporting Limit (R.L.).
'D.F.' means Dilution Factor and has been used to adjust the listed Reporting Limit (R.L.).
Acceptance Criteria for all Surrogate recoveries are defined in the QC Spike Data Reports.



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CALIFORNIA ELAP #1664

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LAB ORDER No.:

9906-181

INORGANIC ANALYTICAL RESULTS

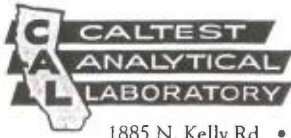
Page 2 of 6

ANALYTE	RESULT	R.L.	UNITS	D.F.	METHOD	ANALYZED	QC BATCH	NOTES
LAB NUMBER: 9906181-1								
SAMPLE ID: 2-1 (A & B) 3'6"								
SAMPLED: 04 JUN 99 09:20								
Antimony	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2
Arsenic	6.7	0.8	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Barium	110.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Beryllium	ND	1.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2,3
Cadmium	ND	0.2	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Chromium	57.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Cobalt	11.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Copper	56.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Lead	210.	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Mercury	0.6	0.1	mg/kg	5	7471A	06.16.99	A990428MER	2,4
Molybdenum	ND	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Nickel	80.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Selenium	ND	2.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Silver	ND	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Thallium	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2
Vanadium	42.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Zinc	150.	4.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Asbestos	RR		%	1	PLM			5,6

LAB NUMBER: 9906181-2
 SAMPLE ID: 2-2 (A & B) 5'6"
 SAMPLED: 04 JUN 99 09:40

Antimony	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2
Arsenic	4.7	0.8	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Barium	84.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Beryllium	ND	1.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2,3
Cadmium	ND	0.2	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Chromium	51.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Cobalt	10.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Copper	41.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Lead	89.	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Mercury	1.2	0.2	mg/kg	10	7471A	06.16.99	A990428MER	2,4
Molybdenum	ND	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Nickel	55.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Selenium	ND	2.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2

- 1) Sample Preparation on 06-14-99 using 3050B
- 2) Result expressed as wet weight of sample.
- 3) The Reporting Limit (R.L.) was raised due to background interference noted in the sample.
- 4) Sample Preparation on 06-15-99 using 7471A
- 5) Analysis performed by EMSL Analytical, ELAP certification # 1620.
- 6) Refer to the attached reference laboratory report for the original certificate of analysis and supporting Quality Control data.



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CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

LAB ORDER No.:

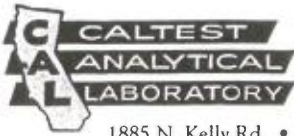
9906-181

INORGANIC ANALYTICAL RESULTS

Page 3 of 6

<u>ANALYTE</u>	<u>RESULT</u>	<u>R.L.</u>	<u>UNITS</u>	<u>D.F.</u>	<u>METHOD</u>	<u>ANALYZED</u>	<u>QC BATCH</u>	<u>NOTES</u>
LAB NUMBER: 9906181-2 (continued)								
Silver	ND	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Thallium	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1.2
Vanadium	45.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Zinc	100.	4.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Asbestos	RR		%	1	PLM			3.4

- 1) Sample Preparation on 06-14-99 using 3050B
- 2) Result expressed as wet weight of sample.
- 3) Analysis performed by EMSL Analytical, ELAP certification # 1620.
- 4) Refer to the attached reference laboratory report for the original certificate of analysis and supporting Quality Control data.



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CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

(707) 258-4000 • Fax: (707) 226-1001

LAB ORDER No.:

9906-181

ORGANIC ANALYTICAL RESULTS

Page 4 of 6

ANALYTE	RESULT	R.L.	UNITS	D.F.	ANALYZED	QC BATCH	NOTES
LAB NUMBER: 9906181-1							
SAMPLE ID: 2-1 (A & B) 3'6"							
SAMPLED: 04 JUN 99 09:20							
METHOD: EPA 8082							
POLYCHLORINATED BIPHENYLS (PCBS)				1	06.19.99	T9901510CP	1,2,3
PCB 1016	ND	0.1	mg/kg				
PCB 1221	ND	0.1	mg/kg				
PCB 1232	ND	0.1	mg/kg				
PCB 1242	ND	0.1	mg/kg				
PCB 1248	ND	0.1	mg/kg				
PCB 1254	ND	0.1	mg/kg				
PCB 1260	ND	0.1	mg/kg				
Surrogate TCMX	94.		%				
Surrogate Decachlorobiphenyl	103.		%				

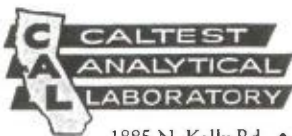
LAB NUMBER: 9906181-1 (continued)
 SAMPLE ID: 2-1 (A & B) 3'6"
 SAMPLED: 04 JUN 99 09:20
 METHOD: EPA 8015M

TOTAL SEMI-VOLATILE PETROLEUM HYDROCARBONS				1	06.18.99	T990148TPH	2,4,5
Diesel Fuel	ND	4.	mg/Kg				
TPH-Extractable, quantitated as diesel	14.	4.	mg/Kg				
Surrogate o-Terphenyl	85.		%				

LAB NUMBER: 9906181-1 (continued)
 SAMPLE ID: 2-1 (A & B) 3'6"
 SAMPLED: 04 JUN 99 09:20
 METHOD: EPA 8020A

AROMATIC HYDROCARBONS				1	06.09.99	V990064G9A	2,6
Benzene	ND	0.0025	mg/kg				
Toluene	ND	0.0025	mg/kg				
Ethylbenzene	ND	0.0025	mg/kg				
Xylenes (Total)	ND	0.0025	mg/kg				

- 1) Sample Preparation on 06-15-99 using EPA 3550
- 2) Result expressed as wet weight of sample.
- 3) The final volume of the sample extract was higher than the nominal amount, resulting in (a) higher reporting limit(s).
- 4) Sample Preparation on 06-11-99 using EPA 3550
- 5) An unidentified petroleum hydrocarbon was present in the sample. An approximate concentration has been calculated based on Diesel #2 standards.
- 6) Sample Preparation on 06-09-99 using EPA 5030



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CERTIFIED ENVIRONMENTAL SERVICES
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9906-181

ORGANIC ANALYTICAL RESULTS

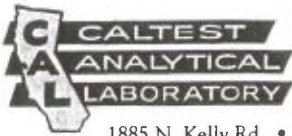
Page 5 of 6

ANALYTE	RESULT	R.L.	UNITS	D.F.	ANALYZED	QC BATCH	NOTES
LAB NUMBER: 9906181-1 (continued)							
SAMPLE ID: 2-1 (A & B) 3'6"							
SAMPLED: 04 JUN 99 09:20							
METHOD: EPA 8020A							
AROMATIC HYDROCARBONS (continued)					1	06.09.99	V990064G9A
Surrogate 4-Bromofluorobenzene [PID]	106.		%				

LAB NUMBER: 9906181-2							
SAMPLE ID: 2-2 (A & B) 5'6"							
SAMPLED: 04 JUN 99 09:40							
METHOD: EPA 8082							
POLYCHLORINATED BIPHENYLS (PCBS)					1	06.19.99	T9901510CP 1,2
PCB 1016	ND	0.02	mg/kg				
PCB 1221	ND	0.02	mg/kg				
PCB 1232	ND	0.02	mg/kg				
PCB 1242	ND	0.02	mg/kg				
PCB 1248	ND	0.02	mg/kg				
PCB 1254	ND	0.02	mg/kg				
PCB 1260	ND	0.02	mg/kg				
Surrogate TCMX	87.		%				
Surrogate Decachlorobiphenyl	100.		%				

LAB NUMBER: 9906181-2 (continued)							
SAMPLE ID: 2-2 (A & B) 5'6"							
SAMPLED: 04 JUN 99 09:40							
METHOD: EPA 8015M							
TOTAL SEMI-VOLATILE PETROLEUM HYDROCARBONS					1	06.18.99	T990148TPH 2,3,4
Diesel Fuel	ND	4.	mg/Kg				
TPH-Extractable, quantitated as diesel	59.	4.	mg/Kg				
Surrogate o-Terphenyl	94.		%				

- 1) Sample Preparation on 06-15-99 using EPA 3550
- 2) Result expressed as wet weight of sample.
- 3) Sample Preparation on 06-11-99 using EPA 3550
- 4) An unidentified petroleum hydrocarbon was present in the sample. An approximate concentration has been calculated based on Diesel #2 standards.



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CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

LAB ORDER No.:

9906-181

ORGANIC ANALYTICAL RESULTS

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<u>ANALYTE</u>	<u>RESULT</u>	<u>R.L.</u>	<u>UNITS</u>	<u>D.F.</u>	<u>ANALYZED</u>	<u>QC BATCH</u>	<u>NOTES</u>
LAB NUMBER: 9906181-2 (continued)							
SAMPLE ID: 2-2 (A & B) 5'6"							
SAMPLED: 04 JUN 99 09:40							
METHOD: EPA 8020A							
AROMATIC HYDROCARBONS							
Benzene	ND	0.0025	mg/kg	1	06.09.99	V990064G9A	1.2
Toluene	ND	0.0025	mg/kg				
Ethylbenzene	ND	0.0025	mg/kg				
Xylenes (Total)	ND	0.0025	mg/kg				
Surrogate 4-Bromofluorobenzene [PID]	110.		%				

- 1) Sample Preparation on 06-09-99 using EPA 5030
- 2) Result expressed as wet weight of sample.



Attn.: Todd Albertson

Caltest Analytical Laboratory

1885 N. Kelly Road

Napa, CA 94558

Tuesday, June 15, 1999

Ref Number: CA993492

POLARIZED LIGHT MICROSCOPY (PLM)

Performed by EPA 600/R-93/116 Method*

Project: 9906181

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	% Fibrous	% Non-Fibrous
9906181-1	2-1 (A & B) 3' 6"	Black Non-Fibrous Homogeneous	Crushed		None Detected		25% Quartz 75% Other
9906181-2	2-2 (A & B) 3' 6"	Black Non-Fibrous Homogeneous	Crushed		None Detected		25% Quartz 75% Other

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

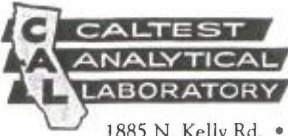
* NY samples analyzed by ELAP 198.1 Method.

Nonette Patron
Analyst

Approved
Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.

Analysis performed by: EMSL Milpitas (NVLAP Air and Bulk #101640-8, ELAP #1020)



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CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

LAB ORDER No.: 9906-181
Page 1 of 6

Report Date: 25 JUN 1999
Received Date: 07 JUN 1999


SUPPLEMENTAL QUALITY CONTROL (QC) DATA REPORT

Client: Eddy T. Lau, P.E.
Trans Pacific GeoTechnical
445 Grant Avenue, Suite 403
San Francisco, CA 94108

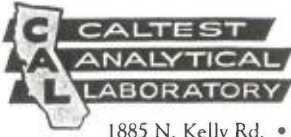
Project: 1535-001 RUSSIAN SPA

<u>QC Batch ID</u>	<u>Method</u>	<u>Matrix</u>
A990421ICP	6010B	SOIL
A990428MER	7471A	SOIL
T990148TPH	8015M	SOIL
T9901510CP	8082	SOIL
V990064G9A	8020A	SOIL


Todd M. Albertson
Project Manager


Christine Horn
Laboratory Director

CALTEST authorizes this report to be reproduced only in its entirety.
Results are specific to the sample as submitted and only to the parameters reported.
All analyses performed by EPA Methods or Standard Methods (SM) 18th Ed. except where noted.
Results of 'ND' mean not detected at or above the listed Reporting Limit (R.L.).
Analyte Spike Amounts reported as 'NS' mean not spiked and will not have recoveries reported.
'RPD' means Relative Percent Difference and RPD Acceptance Criteria is stated as a maximum.
'NC' means not calculated for RPD or Spike Recoveries.



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LAB ORDER No. :

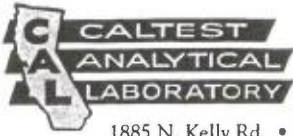
9906-181

METHOD BLANK ANALYTICAL RESULTS

Page 2 of 6

<u>ANALYTE</u>	<u>RESULT</u>	<u>R.L.</u>	<u>UNITS</u>	<u>ANALYZED</u>	<u>NOTES</u>
QC BATCH: A990421ICP					
Antimony	ND	2.	mg/kg	06.16.99	
Arsenic	ND	0.8	mg/kg	06.15.99	
Barium	ND	1.	mg/kg	06.15.99	
Beryllium	ND	0.2	mg/kg	06.16.99	
Cadmium	ND	0.2	mg/kg	06.15.99	
Chromium	ND	1.	mg/kg	06.15.99	
Cobalt	ND	0.4	mg/kg	06.15.99	
Copper	ND	1.	mg/kg	06.15.99	
Lead	ND	0.6	mg/kg	06.15.99	
Molybdenum	ND	1.	mg/kg	06.15.99	
Nickel	ND	1.	mg/kg	06.15.99	
Selenium	ND	2.	mg/kg	06.15.99	
Silver	ND	0.6	mg/kg	06.15.99	
Thallium	ND	2.	mg/kg	06.16.99	
Vanadium	ND	0.4	mg/kg	06.15.99	
Zinc	4.45	4.	mg/kg	06.15.99	1
QC BATCH: A990428MER					
Mercury, TTLC	ND	0.01	mg/kg	06.16.99	
QC BATCH: T990148TPH					
TOTAL SEMI-VOLATILE PETROLEUM HYDROCARBONS				06.18.99	
Diesel Fuel	ND	4.	mg/Kg		
TPH-Extractable, quantitated as diesel	ND	4.	mg/Kg		
Surrogate o-Terphenyl	97.		%		
QC BATCH: T9901510CP					
POLYCHLORINATED BIPHENYLS (PCBS)				06.19.99	
PCB 1016	ND	0.02	mg/kg		
PCB 1221	ND	0.02	mg/kg		
PCB 1232	ND	0.02	mg/kg		
PCB 1242	ND	0.02	mg/kg		
PCB 1248	ND	0.02	mg/kg		
PCB 1254	ND	0.02	mg/kg		
PCB 1260	ND	0.02	mg/kg		
Surrogate TCMX	59.		%		
Surrogate Decachlorobiphenyl	142.		%		

1) Low level contamination noted in the Method Blank; sample results less than the RL or greater than 10 times the contamination level are reported.



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LAB ORDER No.:

9906-181

METHOD BLANK ANALYTICAL RESULTS

Page 3 of 6

<u>ANALYTE</u>	<u>RESULT</u>	<u>R.L.</u>	<u>UNITS</u>	<u>ANALYZED</u>	<u>NOTES</u>
QC BATCH: V990064G9A					
AROMATIC HYDROCARBONS					
Benzene	ND	0.0025	mg/kg	06.09.99	
Toluene	ND	0.0025	mg/kg		
Ethylbenzene	ND	0.0025	mg/kg		
Xylenes (Total)	ND	0.0025	mg/kg		
Methyl tert-Butyl Ether (MTBE)	ND	.125	mg/kg		
Surrogate 4-Bromofluorobenzene [PID]	112.		%		



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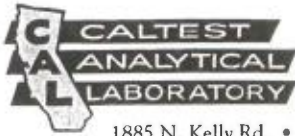
9906-181

LABORATORY CONTROL SAMPLE ANALYTICAL RESULTS

Page 4 of 6

<u>ANALYTE</u>	<u>SPIKE AMOUNT</u>	<u>SPIKE\DUP RESULT</u>	<u>SPK\DUP %REC</u>	<u>ACCEPTANCE %REC \RPD</u>	<u>RELX DIFF</u>	<u>ANALYZED</u>	<u>NOTES</u>
QC BATCH: A990421ICP							
Antimony	19.8	20.9\	106\	75-125\35		06.16.99	
Arsenic	19.9	21.2\	107\	75-125\35		06.15.99	
Barium	99.6	105.\	105\	75-125\35		06.15.99	
Beryllium	19.8	21.6\	109\	75-125\35		06.16.99	
Cadmium	9.96	10.6\	106\	75-125\35		06.15.99	
Chromium	19.9	21.2\	107\	75-125\35		06.15.99	
Cobalt	19.9	20.4\	103\	75-125\35		06.15.99	
Copper	19.9	20.8\	105\	75-125\35		06.15.99	
Lead	99.6	106.\	106\	75-125\35		06.15.99	
Molybdenum	19.9	21.1\	106\	75-125\35		06.15.99	
Nickel	19.9	20.3\	102\	75-125\35		06.15.99	
Selenium	19.9	20.7\	104\	75-125\35		06.15.99	
Silver	19.9	20.3\	102\	75-125\35		06.15.99	
Thallium	99.2	104.\	105\	75-125\35		06.16.99	
Vanadium	19.9	20.8\	105\	75-125\35		06.15.99	
Zinc	99.6	108.\	108\	75-125\35		06.15.99	
QC BATCH: A990428MER							
Mercury, TTLC	0.200	0.229\	114\	75-125\35		06.16.99	
QC BATCH: T990148TPH							
TOTAL SEMI-VOLATILE PETROLEUM HYDROCARBONS						06.18.99	
Diesel Fuel	66.7	58.6\	88\	59-134\			
Surrogate o-Terphenyl	6.7	7.40\	110\	60-111\			
QC BATCH: T9901510CP							
POLYCHLORINATED BIPHENYLS (PCBS)						06.25.99	
PCB 1260	0.133	0.166\	125\	70-130\			
Surrogate TCMX	0.0133	0.0125\	94\	13-147\			
Surrogate Decachlorobiphenyl	0.0133	0.0158\	119\	23-167\			
QC BATCH: V990064G9A							
AROMATIC HYDROCARBONS						06.09.99	
Benzene	0.033	0.0450\	136\	79-134\			
Toluene	0.195	0.227\	116\	56-140\			
Surrogate 4-Bromofluorobenzene [PID]	0.100	0.113\	113\	72-123\			





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LAB ORDER No.:

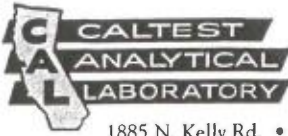
9906-181

MATRIX SPIKE ANALYTICAL RESULTS

Page 5 of 6

ANALYTE	ORIGINAL RESULT	SPIKE AMOUNT	SPIKE\DUP RESULT	SPK\DUP %REC	ACCEPTANCE %REC \RPD	REL% DIFF	ANALYZED	NOTES
QC BATCH: A990421ICP QC SAMPLE LAB NUMBER: 9906181-1								
Antimony	ND	19.8	18.0\19.0	91\96	75-125\35	5.4	06.16.99	
QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1								
Arsenic	6.67	19.9	26.3\25.9	98\96	75-125\35	1.5	06.15.99	
QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1								
Barium	111.	99.6	207.\209.	96\98	75-125\35	1	06.15.99	
QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1								
Beryllium	ND	19.8	19.2\19.1	97\96	75-125\35	0.5	06.16.99	
QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1								
Cadmium	ND	9.96	9.61\9.53	96\96	75-125\35	0.8	06.15.99	
QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1								
Chromium	57.2	19.9	67.8\64.5	53\37	75-125\35	5.0	06.15.99	1
QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1								
Cobalt	10.9	19.9	28.8\28.7	90\89	75-125\35	0.4	06.15.99	
QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1								
Copper	55.8	19.9	72.0\66.5	81\54	75-125\35	7.9	06.15.99	1
QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1								
Lead	211.	99.6	289.\329.	78\118	75-125\35	13.	06.15.99	
QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1								
Molybdenum	ND	19.9	20.4\20.3	103\102	75-125\35	0.5	06.15.99	
QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1								
Nickel	80.3	19.9	83.6\91.5	17\56	75-125\35	9.0	06.15.99	1

1) Spike recovery outside control limits. Spike added less than one half sample concentration. LCS/LCSD and Method Blank are in control.



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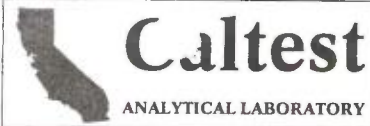
9906-181

MATRIX SPIKE ANALYTICAL RESULTS

Page 6 of 6

ANALYTE	ORIGINAL RESULT	SPIKE AMOUNT	SPIKE\DUP RESULT	SPK\DUP %REC	ACCEPTANCE %REC \RPD	REL% DIFF	ANALYZED	NOTES
QC BATCH: A990421ICP (continued)								
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Selenium	ND	19.9	20.3\20.1	102\101	75-125\35	1	06.15.99	
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Silver	ND	19.9	19.5\19.4	98\97	75-125\35	0.5	06.15.99	
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Thallium	ND	99.2	97.3\97.2	98\98	75-125\35	0.1	06.16.99	
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Vanadium	42.1	19.9	61.8\58.8	99\84	75-125\35	5.0	06.15.99	
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Zinc	154.	99.6	268.\245.	114\91	75-125\35	9.0	06.15.99	
QC BATCH: A990428MER								
QC SAMPLE LAB NUMBER: 9906289-1								
Mercury, TTLC	0.0569	0.200	0.268\0.254	106\98	75-125\35	5.4	06.16.99	
QC BATCH: T9901510CP								
QC SAMPLE LAB NUMBER: 9906181-1								
POLYCHLORINATED BIPHENYLS (PCBS)							06.19.99	
PCB 1260	ND	0.133	0.121\0.124	91\93	70-130\20	2.4		
Surrogate TCMX	94.%	0.0133	0.0112\0.0119	84\89	56-129\			
Surrogate Decachlorobiphenyl	103.%	0.0133	0.0133\0.0135	100\102	19-185\			
QC BATCH: V990064G9A								
QC SAMPLE LAB NUMBER: 9906181-2								
AROMATIC HYDROCARBONS							06.09.99	
Benzene	ND	0.033	0.0280\0.0130	85\39	10-179\31	73.		
Toluene	ND	0.195	0.161\0.185	83\95	10-188\14	14.		
Surrogate 4-Bromofluorobenzene [PID]	110.%	0.100	0.106\0.115	106\115	58-143\			





SAMPLE CHAIN OF CUSTODY

CLIENT: **TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC. EDDY T. LAU**
 ADDRESS: **445 GRANT AVENUE, SUITE 403, SAN FRANCISCO, CA 94108**
 BILLING ADDRESS: **SAA**
 PHONE #: **(415) 788-8627** FAX PHONE: **(415) 788-321**
 REPORT TO: **EDDY T. LAU**
 PROJECT #/PROJECT NAME: **1535-001 Russian Spa**
 P.O. # _____
 ANALYSES REQUESTED: _____
 TURN-AROUND TIME: STANDARD RUSH
 DUE DATE: _____

CALTEST #	DATE SAMPLED	TIME SAMPLED	MATRIX	CONTAINER AMOUNT/TYPE	PRESERVATIVE	SAMPLE IDENTIFICATION SITE	CLIENT LAB #	COMP. or GRAB	REMARKS
-3	6-4-99	8:30	SOIL	brass tube	ICE	1-1a 3'3"			
↓	6-4-99	8:30		glass jar		1-1b 3'3"			
-4	6-4-99	8:40		brass tube		1-2a 6'6"			
↓	6-4-99	8:40		glass jar		1-2b 6'6"			
-1	6-4-99	9:20		brass tube		2-1a 3'6"			
↓	6-4-99	9:20		glass jar		2-1b 3'6"			
-2	6-4-99	9:40		brass tube		2-2a 5'6"			
↓	6-4-99	9:40		glass jar		2-2b 5'6"			

Hold until further notice per client with [initials]

SOILS, DIESEL, PCB, BTEX, CANNET (17), ASBESTOS

By submittal of sample(s), client agrees to abide by the Terms and Conditions set forth on the reverse of this document.

RELINQUISHED BY <i>Don Fowler</i>	DATE/TIME <i>6-4-99 11:00</i>	RECEIVED BY <i>E. Lau</i>	RELINQUISHED BY <i>E. Lau</i>	DATE/TIME <i>6/4/99 12 NOON</i>	RECEIVED BY <i>LABORATORY/REFRIG</i>
LABORATORY/REFRIG	<i>6/7/99 9:30 AM</i>	<i>E. Lau</i>	<i>G. Lau</i>	<i>6/7/99 1106</i>	<i>Took all soils</i>

Samples: WC _____ MICRO _____ BIO _____ AA _____ SV _____ VOA _____ pH? Y/N _____ TEMP: *ICE* SEALED INTACT

BD: BIO _____ WC _____ AA _____

CC: AA _____ SV _____ VOA _____

SIL: HP _____ PT _____ QT _____ VOA _____

W: HNO₃ _____ H₂SO₄ _____ NaOH _____

FIL: HNO₃ _____ H₂SO₄ _____ NaOH _____ HCL _____

MATRIX: AQ = Aqueous Nondrinking Water, Digested Metals; FE = Low R.L.s, Aqueous Nondrinking Water, Digested Metals; DW = Drinking Water; SL = Soil, Sludge, Solid; FP = Free Product

CONTAINER TYPES: AL = Amber Litter; AHL = 500 ml Amber; PT = Pint (Plastic); QT=Quart (Plastic); HG = Half Gallon (Plastic); SJ = Soil Jar; B4 = 4 oz. BACT; BT = Brass Tube; VOA = 40 mL.VOA; OTC = Other Type Container

FOR LAB USE ONLY

YELLOW - CLIENT COPY TO ACCOMPANY FINAL REPORT
 PINK - CLIENT COPY AS RECEIPT
 WHITE - LABORATORY

Dear Planning Commission and Planning Department,

I am writing to express grave concern and objection about the plans proposed for development around India Basin by BUILD Inc. Although I welcome positive development in southeast San Francisco, the proposed project overdevelops the shoreline and will undercut the livability benefits for existing communities. A development project for India Basin is worthwhile, but it should be scaled to something closer to half the density and height in the proposed project to garner the support of the surrounding neighborhood.

In this letter I want to (1) summarize why this project fails, (2) describe problems in this project in more detail, (3) point out positive characteristics of the design, and (4) recommend features that could help it win support from residents, voters, neighbors, concerned onlookers, and anyone interested in preserving the shoreline beauty and outdoor livability of southeast San Francisco by setting an appropriate precedent for development.

(1) To start at a high level, this project fails in the following top-level ways:

- **It fails to justify why anything more than a four-story building is desirable or necessary for development on this site.** Surely it is possible to reimagine this parcel and to develop it profitably with four-story buildings. One only need look one block away to the Shipyard, where buildings respect the existing zoning. One only need look around the neighborhood to find many areas where density could be increased rather than overdeveloping one site. If BUILD Inc is not able to see these opportunities or to build a business model that can develop at an appropriate scale, it may be an indication that it is time for the City to look for a different business partner for this development project.
- **It has failed to win the consent of its neighbors.** There are many voices – from local businesses to homeowners associations to a neighborhood association – who oppose this project as an unwelcome wall of waterfront development. If so many are opposed, the project needs revision, and the obvious revision is a more prudent amount of building.
- **It has failed to demonstrate itself as a concerted effort to win the consent of its neighbors.** BUILD Inc offers claims of a large number of meetings, but the neighbors directly impacted by the construction and buildings have erratically received notices, if they have received notices at all. Build Inc has produced 3D renderings of the site, but they never show the aesthetic impacts from the vantage of any of the existing developments. Instead, it shows an extreme densification of a relatively small parcel from an angle that makes it look shorter than existing buildings rather than sticking out and looming in front of them. The current zoning plan was created to empower development and prevent overdevelopment. BUILD Inc is not respecting this community-based plan. Instead, it is asking for a special district designation to circumvent current zoning. The hubris is remarkable.

(2) The following statements provide a more specific summary of the problems with this project:

- **An adversely dense overdevelopment in a sensitive area.** The density and clustering of buildings exceeds everything in the area without just cause. The plan would easily double the density used in the brand new Shipyard and would triple, quadruple, or quintuple the residential density of other existing developments. There is no reasonable justification for this increase. Nowhere else in the City has there been such a rapid densification of what has been a relatively quiet, residential area. We would prefer to see BUILD Inc go back to the drawing board and develop a business model that enhances the look

and feel for this shoreline community rather than supplant it with an urban neighborhood out of nowhere. Quite simply, this project proposes far too many units in too small of an area. Its number of built units should be scaled back to something more like half its current number.

- **Building heights incompatible with the rest of the neighborhood.** Even the brand new Shipyard tops out a four-story buildings. The other buildings in the area are one-, two-, and three-story projects. Yet half of the buildings in the BUILD Inc proposal would cluster five, six, or seven stories and loom over everything around it. Such aggressive development is unnecessary and detrimental to the fabric of the existing community. Just as importantly, the rezoning (for buildings above 40 feet) necessary to enable this level of building sets an unsustainable and bad precedent for future development in southeast San Francisco. While redevelopment on this land makes sense, this level of density does not, and a special use district for such a small parcel is also without cause. People worked for the better part of two decades to develop a zoning plan for this area, and this plan upends it unjustly.
- **Two inappropriately tall and unnecessary mid-rise towers.** The new plans from BUILD Inc include two 14-story residential towers. Nowhere outside of the high-rises in SoMa are we seeing this intensity of development. (Not even Mission Bay has buildings that tall, and it was a brownfield without residential neighbors.) These towers are not proposed as architectural marvels for the community to enjoy, but two large pillars of concrete sticking up out of nowhere and visually distracting from the shoreline and the basin. Elsewhere the plans imagine a naturalized perched beach, but the building model looks more like South Beach. That is wrong and will balkanize the community. Again, it sets an unsustainable and bad precedent for development in southeast San Francisco.
- **Densification without appropriate transportation infrastructure.** Innes Avenue is the only clear roadway into and out of Hunters Point. It is not a commercial transportation corridor and not well enough equipped to handle the number of residents planned for this project. The Final EIR for this project proposal an additional 500 residential units, reduces commercial space and schools, yet assumes that these changes will result in a net decrease in trips and vehicle miles traveled. It is hard to accept these conclusions as anything other than rosy.
- **Insufficient aesthetic consultation with the neighborhood.** BUILD Inc has held public meetings on this project, but these meetings have offered insufficient aesthetic consultation with existing residents. Although the CEQA process includes aesthetic analyses, they are not a complete view of the scenic and aesthetic impact that the community will feel. For example, why has BUILD Inc not created a 3D rendering of the project that simulates views from the housing on the hillside above Innes Street? The obvious answer is that it would demonstrate precisely what many concerned residents – from the India Basin Neighborhood Association to Archimedes Banya – have been pointing out in their public comments to date: the plans will drop a disproportionately tall set of buildings into what is otherwise a shoreline community that enjoys a fluid relationship to the Bay and India Basin. The absence of these analyses is telling. All 3D renderings of the project conveniently look from the northeast, thereby using a vanishing point behind the tall buildings to minimize the apparent visual impact on the existing neighborhood. This is all part of a larger pattern of neighborhood consultation. There has not been timely, adequate, nor widespread enough notice to the neighborhood about design review meetings, including this one before the Planning Commission. All neighbors were supposed to receive notice. We did not. As a result, too few of the residents are present to give voice to these concerns.
- **Insufficient thought about community adjacencies.** The current plan does not contemplate economic marginalization in the neighborhood. The project needs features that will bring commercial access to all members of the area, not just people who can afford to buy into new condos. By supplanting a community-led zoning plan and densifying this site to the detriment of its neighbors, it shows little regard for the existing community and the overall compatibility of this project with its surroundings.

- **Too little respect for an ecologically sensitive area.** The wetlands that line the shoreline are home to a large number of nesting animals, who are part of the attraction. Overdevelopment will bring too many habitat disruptions, and too much density will undermine the vitality and environmental function of the shoreline's many ecological communities. The need for mitigation measures in the environmental impact report only underscore my points so far: this is too much in too small of an area.
- **Unwisely Merged Environmental Impact Review.** The environmental review for this project has been combined with an initial study for the parklands around India Basin, rather than being viewed as a separate project under CEQA. This approach is contrary to the sensibilities of CEQA, and it is likely to provoke a court challenge. To avoid a lengthy legal fight, we encourage the Planning Commission to insist on separate initial studies and environmental impact determination for each project.

(3) The project includes many wonderful ideas that deserve recognition:

- **Awareness of the natural beauty of the area as an asset.** The plan includes open space and landscaping that can create visual, recreational, and economic benefits. Such features include an open meadow, endemic plants, boat launch, perched beach, and shoreline walk. These features should be aesthetically available to the maximum number of people.
- **Inclusion of the Bay Trail to create regional connectivity** and to draw people visually, recreationally, and economically into southeastern San Francisco.
- **A mixed-use plan that provides much-needed commercial venues and economic opportunities.** This plan may empower at least some people to live, shop, and potentially work in the same neighborhood.
- **Attractive pedestrian and bike opportunities.** This approach support San Francisco's urban planning requirements under SB 375 (Sustainable Communities Strategy). More importantly, it supports the outdoor livability of the Bay Area that motivate many of us to live here.
- **Cascading building heights to avoid overdevelopment of the Bay's edge.** The creation of sight lines to the Bay across the acreage and beyond is an important part of empowering and activating the entire area, not just one master planner's development. A maximum of four-stories and a decrease to three- and two-story buildings as development approaches the shoreline is a welcome and ecologically smart.

Without attention to ways that this development blocks the rest of the neighborhood, this project will hoard the area's best features for newcomers. While this project may avoid residential displacement through the creation of a large number of new housing units, the current plan will result in an environmental displacement of existing residents because of its overly dense, overly tall, aesthetically disruptive overdevelopment. It needs to be scaled back to a size appropriate for the area.

Like other members of the sixty-three household Morgan Heights Homeowners Association, my current position about this project is "oppose." In the strongest possible terms, I encourage the Planning Commission to oppose the current version of the project and send it back for redesign.

(4) However, I could imagine supporting this project if the Planning Commission instructed BUILD Inc to revise their plans in the following ways:

- Reject the special district zoning and retain the existing zoning of NC-2, M1, M2, and P/40-X to bring the scale and scope of this project into line with the shoreline neighborhood and the decades-long zoning and planning efforts from the community;

- Respect existing development by restricting maximum building heights to those less than or equal to the four-story buildings already along Innes Street, per that zoning;
- Construct three-dimensional diagrams of the buildings to evaluate how they will visually, aesthetically, and economically impact the existing neighborhood;
- Continue, as in current plans, to cascade building heights to maximize the primary asset in the area, the Bay shoreline and India Basin;
- Respect the wetland and maintain the Basin and its shoreline as an accessible feature for the entire neighborhood;
- Design for a density that offers the neighborhood and City a step forward without a 2-5x increase in density of developing on one small parcel adjacent to a wetland;
- Maintain the following features: Bay Trail connection, open space abutting India Basin, commercial development, ample bike and walk lanes, and infrastructure that boosts the attractiveness of mass transit connectivity and utility for people who live here; and
- Conduct an environmental impact review specific to this project (i.e., not combined with a recreational project) that includes 3D renderings of building heights from all sides in its aesthetic analysis.

The current plan includes many amenities, whose funding may be tied to the density in this broken plan. We existing residents would understand if an appropriately-sized project necessitates a scaling back or delay of some nice-to-have features. (For example, the perched beach is a nice feature to have, but not at the expense of overdevelopment.) The most important decision that you make today is to sustain the beauty of India Basin and the livability of the existing community. Doing so means cutting in half the density and height of development in this project.

This greenfield conversion is part of a larger effort to reimagine the waterfront from Islais Creek down to Candlestick Point. The design choices made today will not only affect generations to come, but will likely permanently reshape the ecology of the shoreline. The Planning Commission should support development, but it should assure that it does not overbuild. We implore you to think beyond this individual development project and toward the longer-term vitality of the shoreline and the compatibility with the surrounding neighborhood that is also trying to rise.

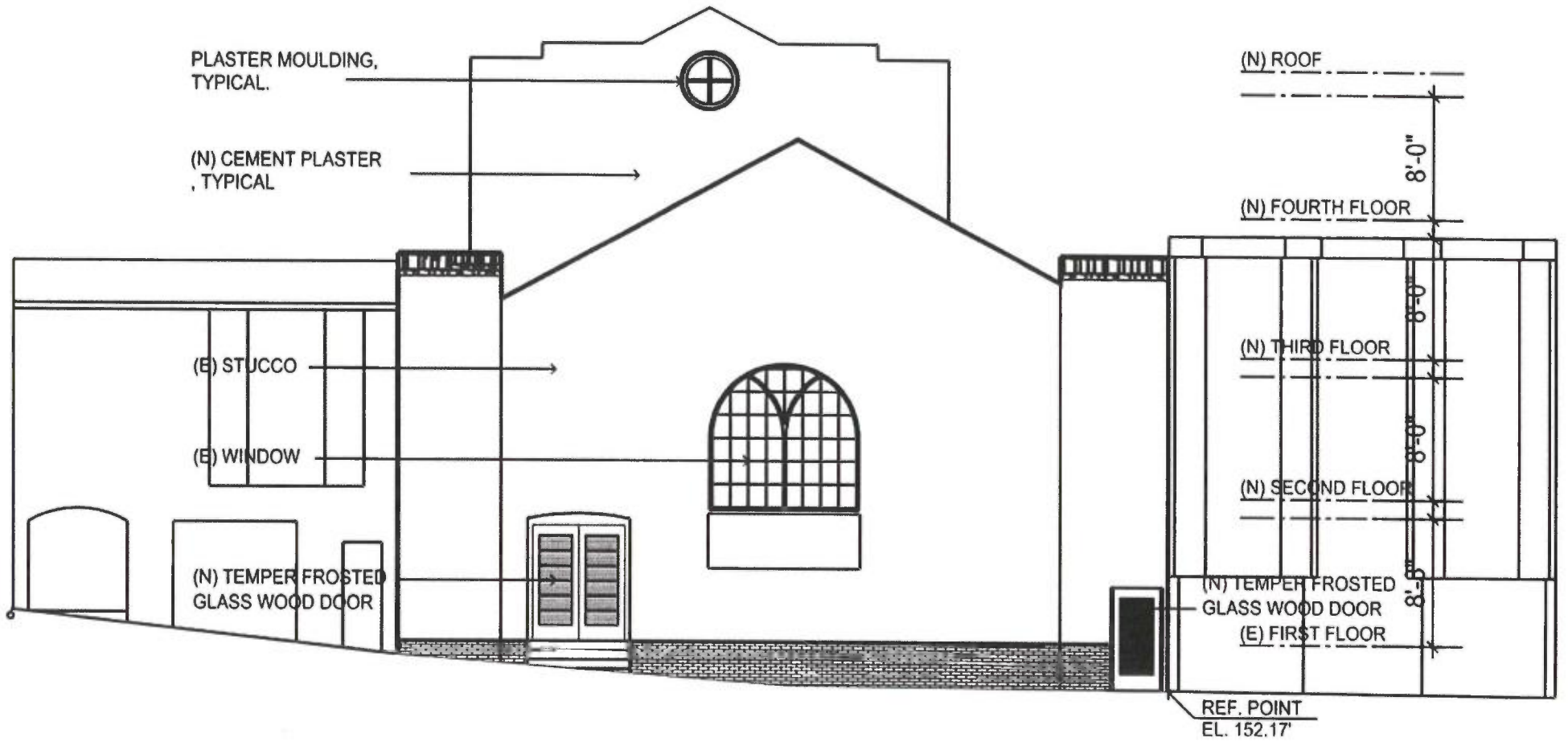
Please help us help scale this back and build it right.

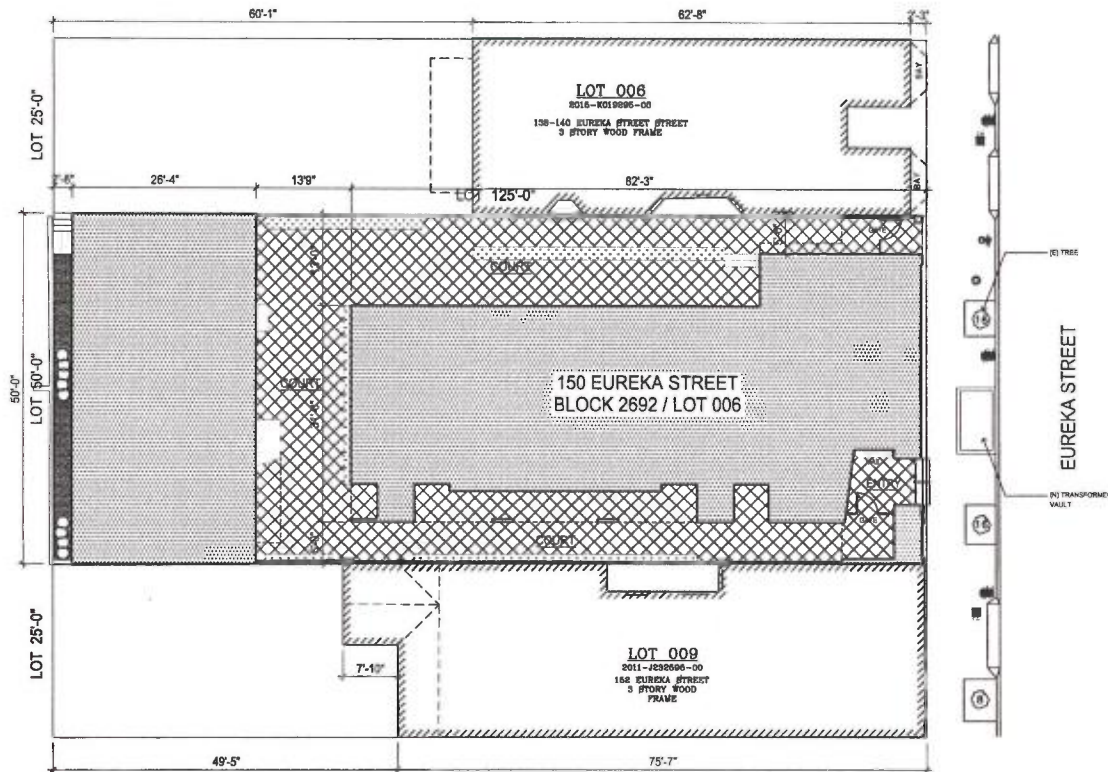
Thank you for your consideration.

Sincerely,
 Chad White, PhD
 Environmental Planner
 Member of Morgan Heights Homeowners Association
 Member of India Basin Neighborhood Association

contact email: charlesdavidwhite@gmail.com

contact phone number: 415-378-9954





SITE PLAN

SCALE: 1/8" = 1'-0"



VICINITY MAP



150 Eureka Street

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PROJECT INFORMATION

PROJECT ADDRESS: 150 EUREKA STREET, SAN FRANCISCO, CA
PROJECT DESCRIPTION: 18 UNITS
BLOCK / LOT: BLOCK 2692 / LOT 006

Project No: 15-015 Date: 03.27.15

Revisions

No.	Issue / Date
1	ISSUED FOR REVIEW 01.12.17
2	ISSUED FOR REVIEW 01.24.17
3	ISSUED FOR REVIEW 02.08.17
4	ISSUED FOR REVIEW 03.30.17
5	ISSUED FOR REVIEW 03.30.17
6	ISSUED FOR REVIEW 06.08.17
7	ISSUED FOR REVIEW 08.18.17
8	ISSUED FOR REVIEW 08.03.18
9	ISSUED FOR REVIEW 07.28.18

PLANNING DEPARTMENT NOTES

OCCUPANCY: R-2
CONSTRUCTION TYPE: TYPE V-A
NUMBER OF STORIES: 4
ZONING: RM-4 EQUIVALENT
45-X HEIGHT AND HLX DISTRICT
HEIGHT: 29'-4" EXISTING
47'-0" NEW BUILDING
SETBACK: FRONT - EXISTING VARIES
REAR - EXISTING VARIES
PARKING: NONE REQUIRED
NONE PROVIDED
BICYCLE PARKING: REQUIRED: 1 BICYCLE PARKING SPACE / UNIT
18 BICYCLE PARKING SPACES REQUIRED, 18 PROVIDED
OPEN SPACE: REQUIRED: MINIMUM 36 S.F. / UNIT REQUIRED IF PRIVATE
(X 1.33 IF COMMON)
892 S.F. COMMON OPEN SPACE REQUIRED, 1,340 S.F. PROVIDED (COURTS)

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH 2014 CALIFORNIA BUILDING CODE (CBC) AND SAN FRANCISCO AMENDMENTS, APPLICABLE PORTIONS OF CALIFORNIA TITLE 24 AND ALL STATE AND FEDERAL LAWS, REGULATIONS AND BUILDING CODES.

DRAWING INDEX

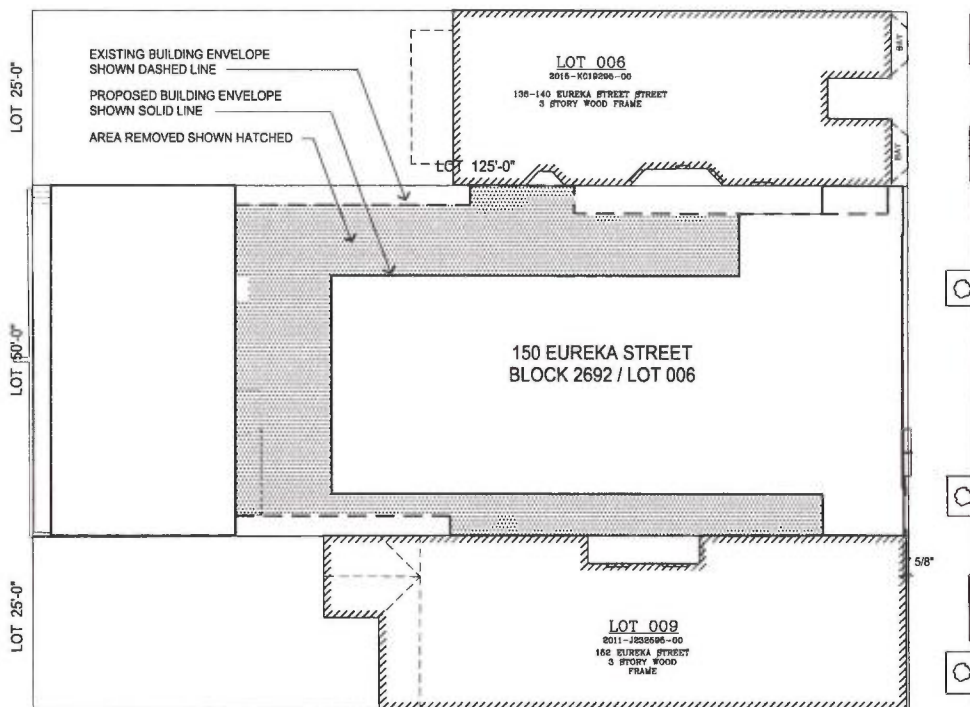
- A1.0 VICINITY MAP, PROJECT INFORMATION, SCOPE OF WORK, DRAWING INDEX
- A1.1 EXISTING AND PROPOSED BUILDING COVERAGE
- A2.0 FLOOR PLAN
- A2.1 FLOOR PLAN
- A2.2 FLOOR PLAN
- A2.3 FLOOR PLAN
- A2.4 ROOF PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A4.0 SECTIONS

Site Plan
General Notes

Scale: 1/8" = 1'-0"

A1.0

18 UNIT SCHEME



SITE PLAN EXISTING AND PROPOSED BUILDING COVERAGE

SCALE: 1/8" = 1'-0"



EUREKA STREET

150 Eureka Street

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NO.	REVISION / DATE
15-015	03.27.15

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	ISSUED FOR REVIEW 03.08.17
	ISSUED FOR REVIEW 03.30.17
	ISSUED FOR REVIEW 05.04.17
	ISSUED FOR REVIEW 06.08.17
	ISSUED FOR REVIEW 06.13.17
	ISSUED FOR REVIEW 03.03.18
	ISSUED FOR REVIEW 07.23.18

Site Plan - Existing Building Coverage & Proposed Coverage

Scale: 1/8" = 1'-0"

A1.1

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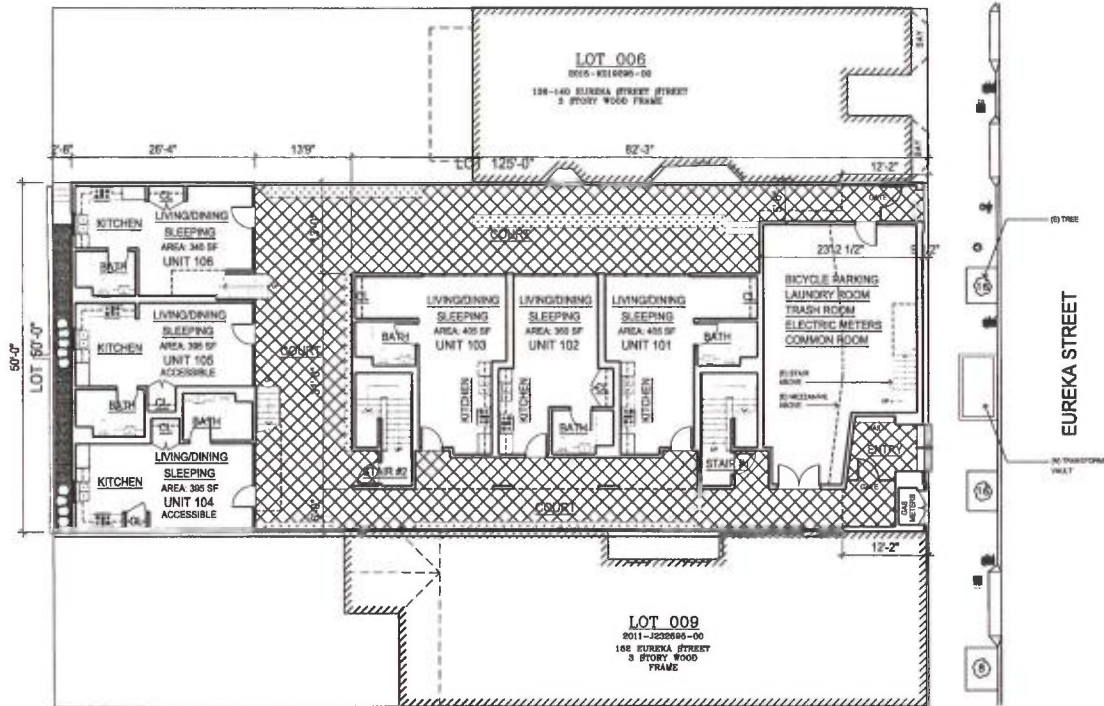
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Project No: 15-015 Date: 03.27.15

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	ISSUED FOR REVIEW 02.08.17
	ISSUED FOR REVIEW 03.30.17
	ISSUED FOR REVIEW 05.24.17
	ISSUED FOR REVIEW 05.26.17
	ISSUED FOR REVIEW 06.15.17
	ISSUED FOR REVIEW 02.03.18
	ISSUED FOR REVIEW 07.03.18



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



Proposed Floor Plan

Scale: 1/8" = 1'-0"

A2.0

18 UNIT SCHEME

150 Eureka Street

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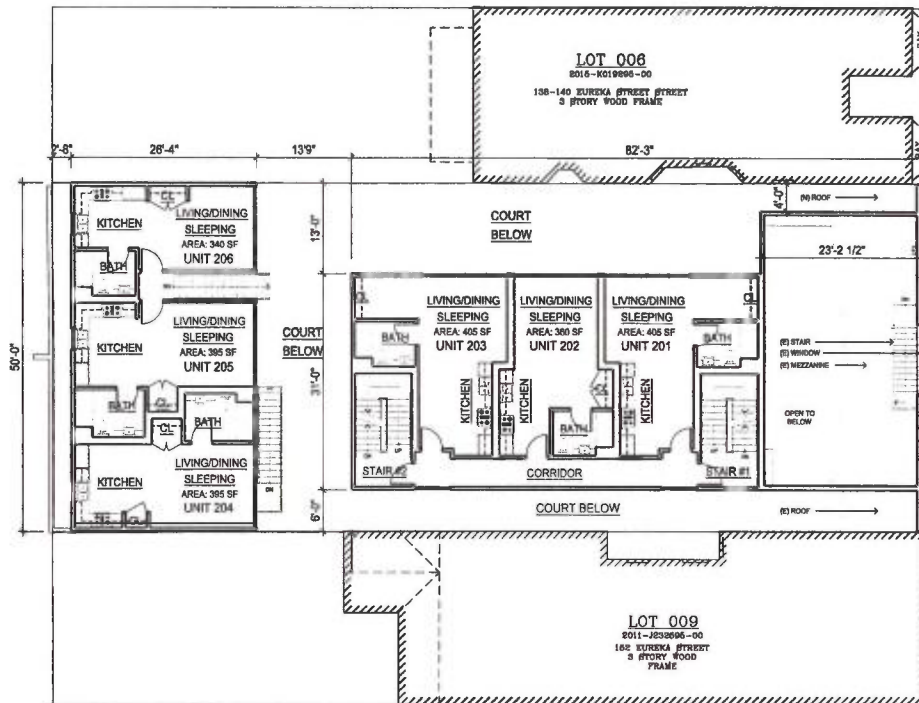
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Project No. 15-015 Date 03.27.15

Revisions

No.	Revised	Date
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	ISSUED FOR REVIEW	01.24.17
	ISSUED FOR REVIEW	03.08.17
	ISSUED FOR REVIEW	03.30.17
	ISSUED FOR REVIEW	05.04.17
	ISSUED FOR REVIEW	05.08.17
	ISSUED FOR REVIEW	05.15.17
	ISSUED FOR REVIEW	07.20.18



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



Proposed Floor Plan

Scale: 1/8" = 1'-0"

A2.1

18 UNIT SCHEME

150 Eureka Street

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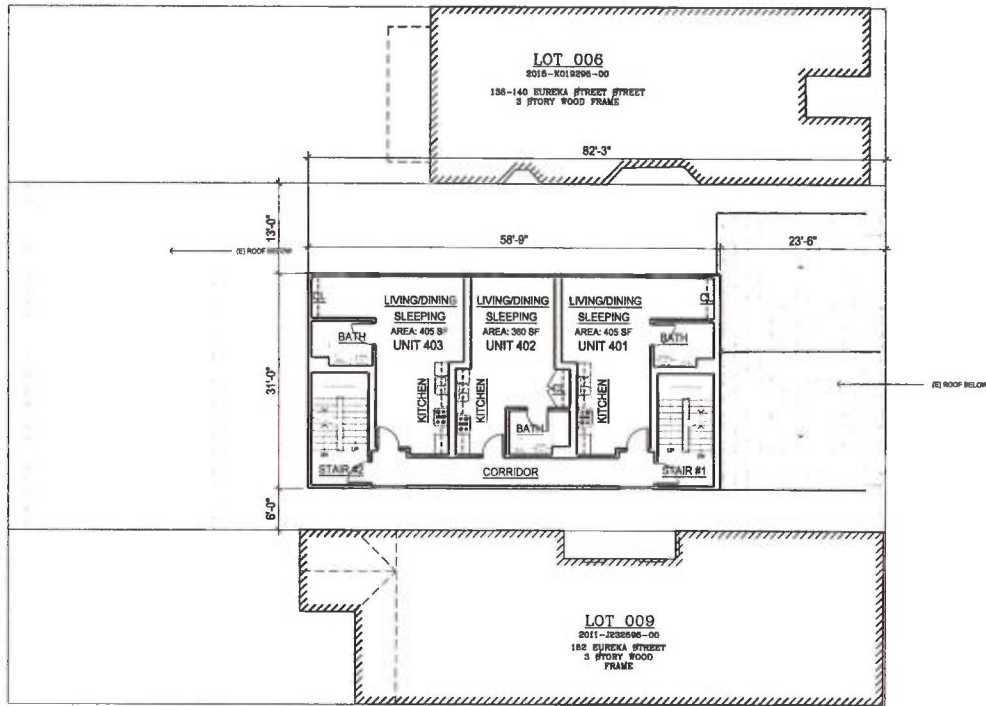
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Project No: 15-015 Date: 03.27.15

Revisions

No.	Issue / Date
1	ISSUED FOR REVIEW 01.22.15
2	ISSUED FOR REVIEW 01.26.15
3	ISSUED FOR REVIEW 02.03.15
4	ISSUED FOR REVIEW 03.26.15
5	ISSUED FOR REVIEW 05.28.15
6	ISSUED FOR REVIEW 06.15.15
7	ISSUED FOR REVIEW 02.03.16
8	ISSUED FOR REVIEW 07.25.16



FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"

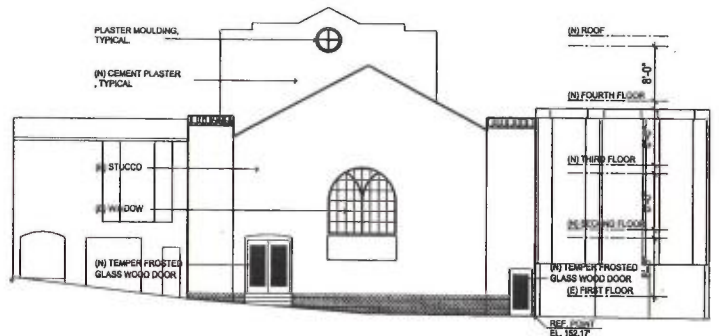


Proposed
Floor Plan

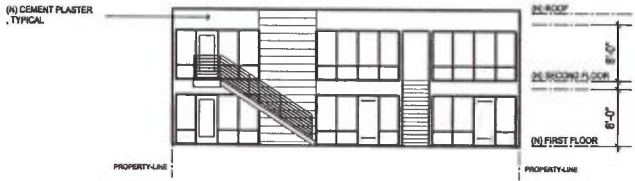
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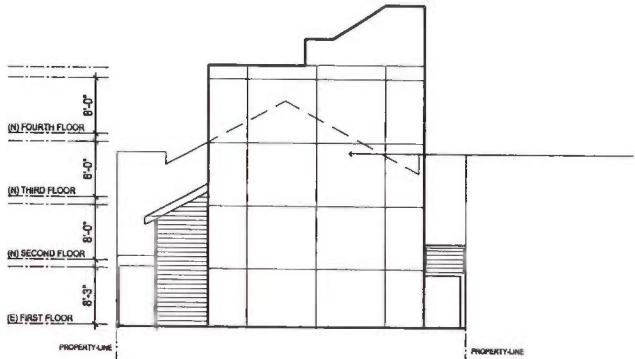
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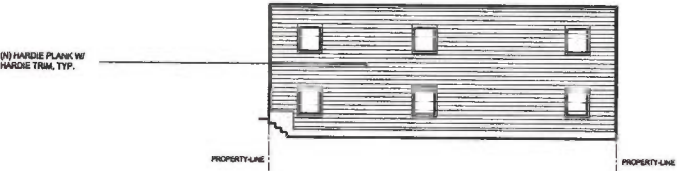
EXISTING / PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED REAR EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING / PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED REAR WEST ELEVATION
SCALE: 1/8" = 1'-0"

**150
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15-015	03.27.16

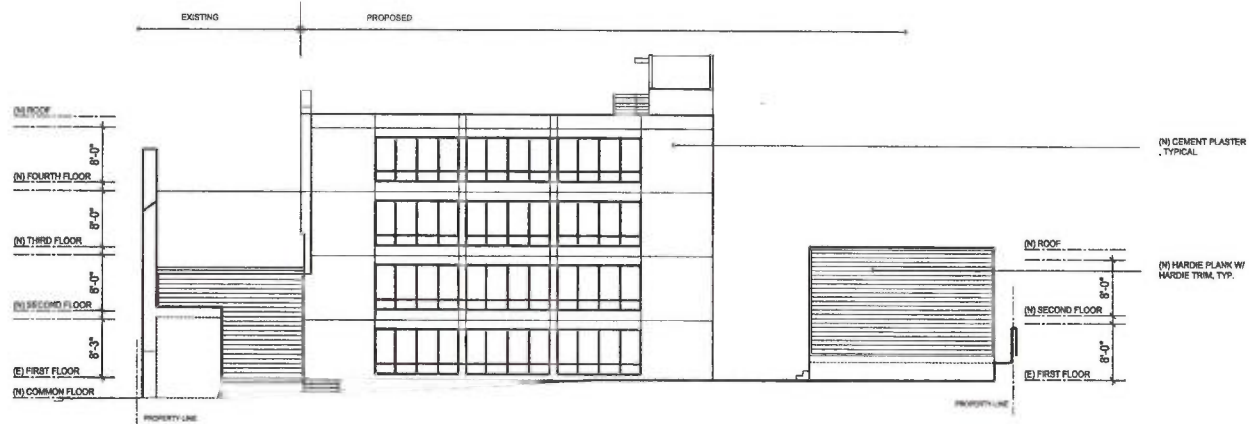
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No.	Issue / Date
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	ISSUED FOR REVIEW 06.16.17
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	ISSUED FOR REVIEW 09.03.18
	ISSUED FOR REVIEW 07.26.18

**Proposed
Elevation**

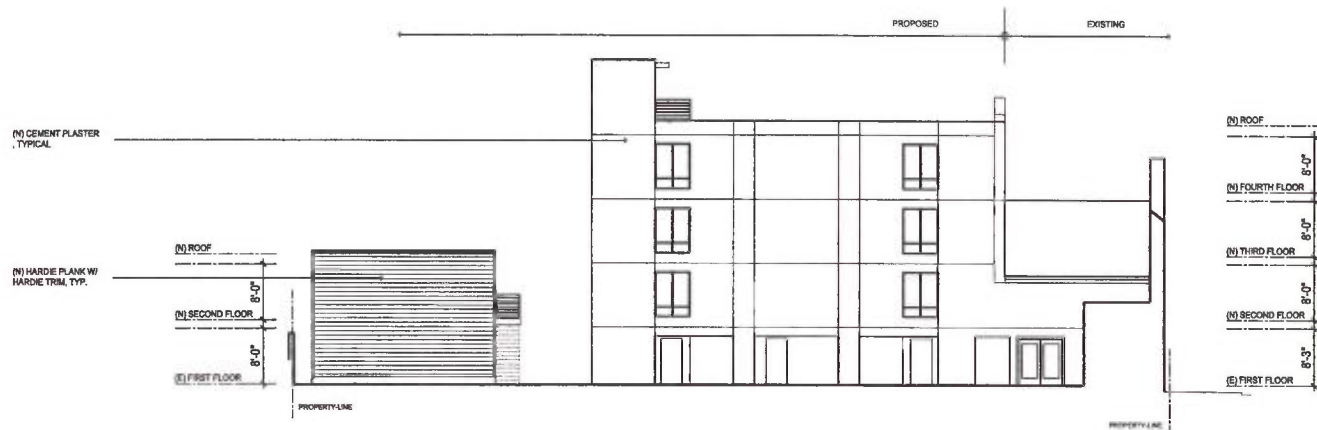
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A3.0



EXISTING / PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING / PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

142-150
Eureka
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Project No. 15-015 Date 03.27.15

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	ISSUED FOR REVIEW 06.08.17
	ISSUED FOR REVIEW 06.15.17
	ISSUED FOR REVIEW 02.03.15
	ISSUED FOR REVIEW 07.22.15

Elevations

Scale: 1/8" = 1'-0"

A3.1

142-150

Eureka Street

A Condominium Project

San Francisco - California

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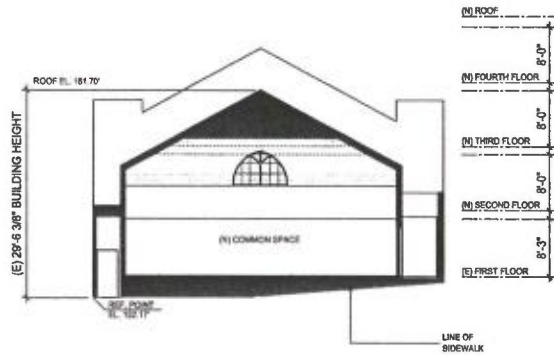
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Project No: 15-015 Date: 03.27.15

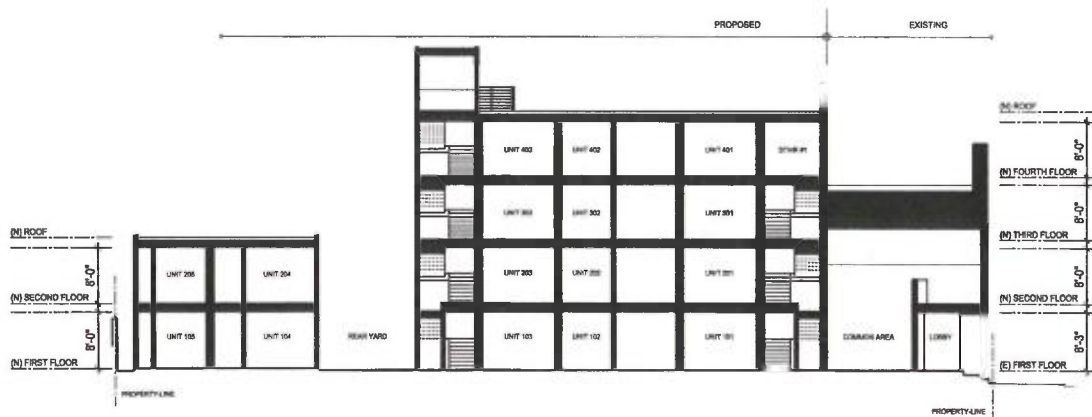
Revisions

No.	Issue / Date
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	ISSUED FOR REVIEW 01.24.17
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	ISSUED FOR REVIEW 05.04.17
	ISSUED FOR REVIEW 06.08.17
	ISSUED FOR REVIEW 06.15.17
	ISSUED FOR REVIEW 06.03.18
	ISSUED FOR REVIEW 07.20.18



SECTION A-A

SCALE: 1/8" = 1'-0"



SECTION B-B

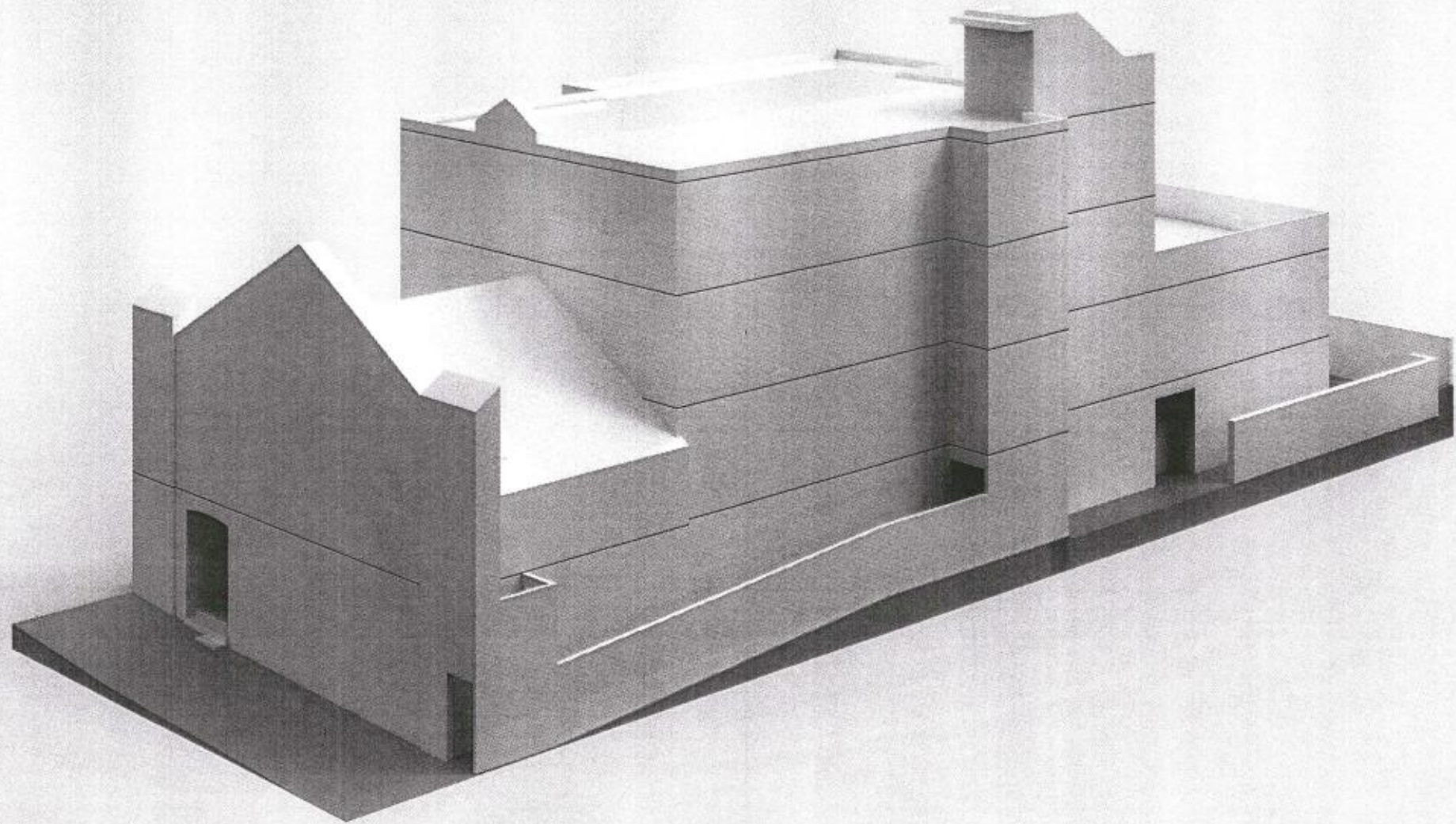
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SECTION

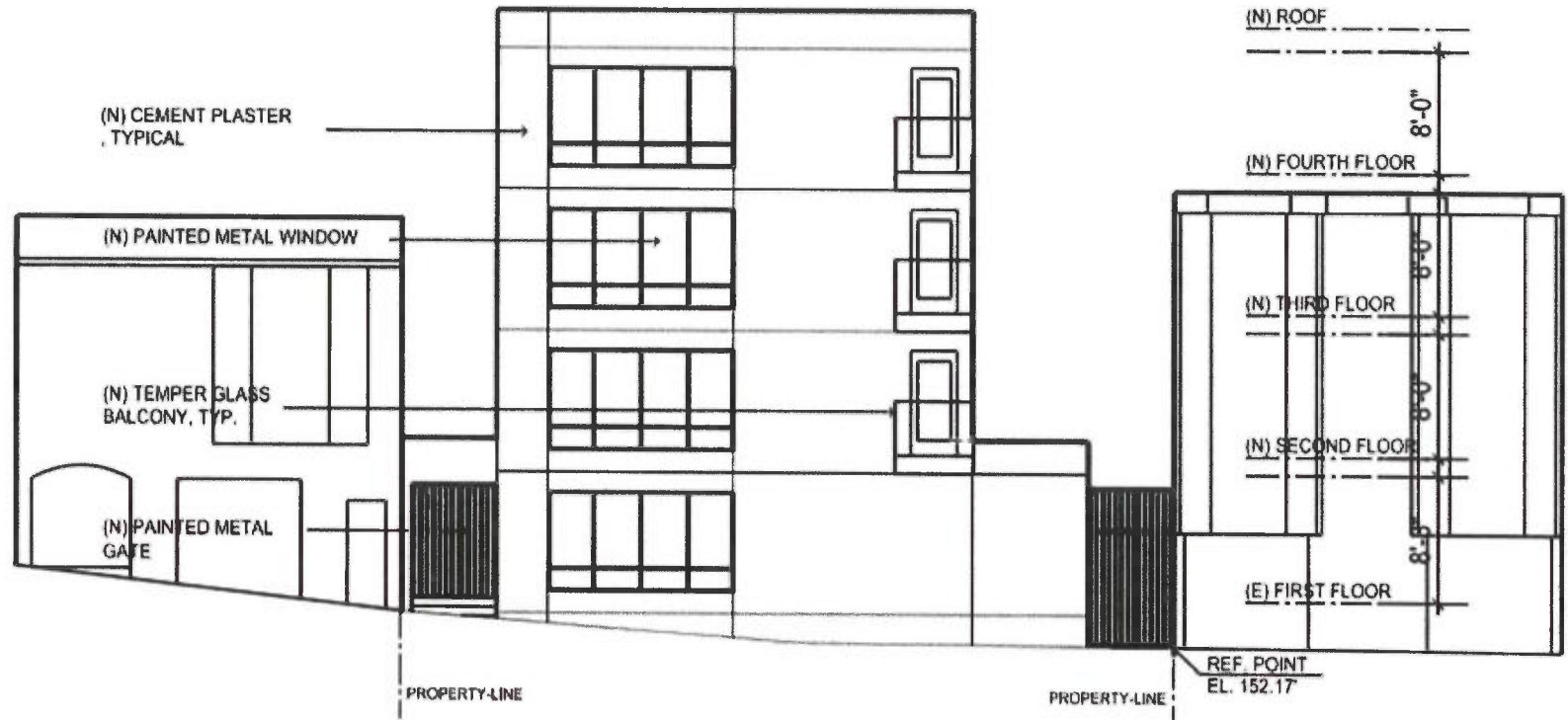
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18 UNIT SCHEME

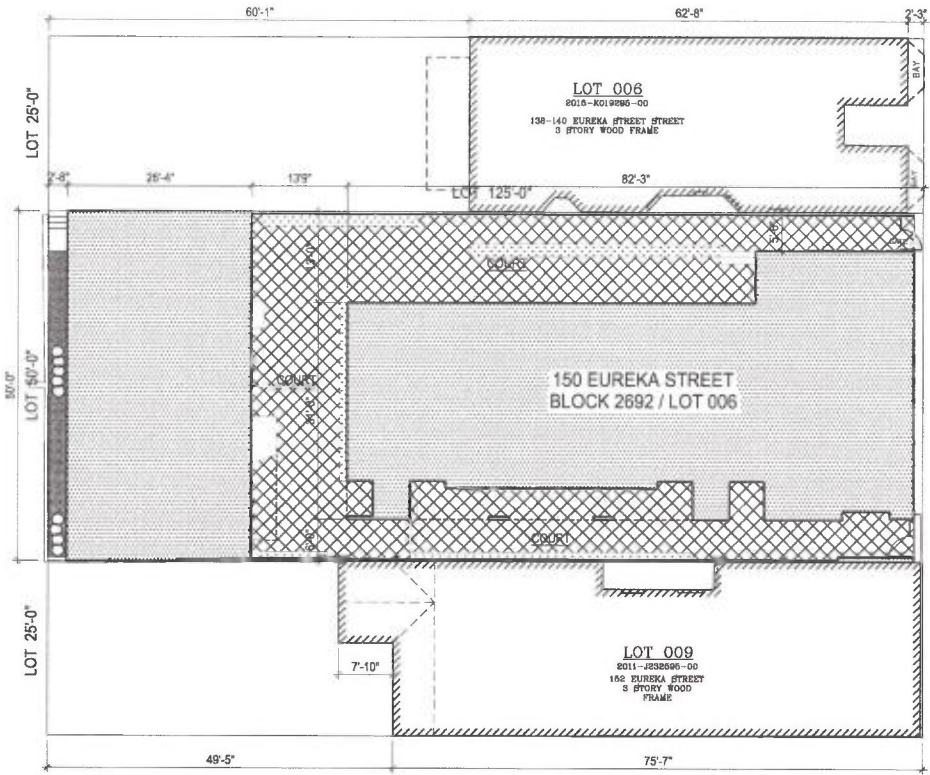


Received at CPC Hearing 7/26/18
J. Narasimha



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

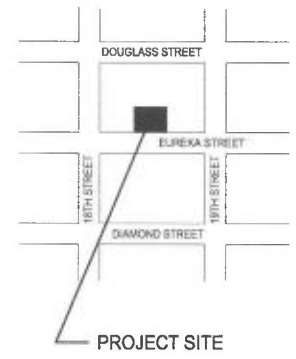


SITE PLAN

SCALE: 1/8" = 1'-0"



VICINITY MAP



PROJECT INFORMATION

PROJECT ADDRESS: 150 EUREKA STREET, SAN FRANCISCO, CA
 PROJECT DESCRIPTION: 16 UNITS
 BLOCK / LOT: BLOCK 2892 / LOT 006

PLANNING DEPARTMENT NOTES

OCCUPANCY: R-2
 CONSTRUCTION TYPE: TYPE V-A
 NUMBER OF STORIES: 4
 ZONING: RM-4 EQUIVALENT 40'-X HEIGHT AND BULK DISTRICT
 HEIGHT: 35'-4" EXISTING 40'-0" NEW BUILDING
 SETBACK: FRONT - EXISTING VARIES REAR - EXISTING VARIES
 PARKING: NONE REQUIRED NONE PROVIDED
 BICYCLE PARKING: REQUIRED: 1 BICYCLE PARKING SPACE / UNIT 2" BICYCLE PARKING SPACES REQUIRED, 21 PROVIDED
 OPEN SPACE: REQUIRED: MINIMUM 36 S.F. / UNIT REQUIRED IF PRIVATE (2' X 33' IF COMMON) 1,000 S.F. COMMON OPEN SPACE REQUIRED, 1,340 S.F. PROVIDED (COURTS)

GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH 2018 CALIFORNIA BUILDING CODE (CBC) AND SAN FRANCISCO AMENDMENTS, APPLICABLE PORTIONS OF CALIFORNIA TITLE 24 AND ALL STATE AND FEDERAL LAWS, REGULATIONS AND BUILDING CODES.

DRAWING INDEX

- A1.0 VICINITY MAP, PROJECT INFORMATION, SCOPE OF WORK, DRAWING INDEX
- A1.1 EXISTING AND PROPOSED BUILDING COVERAGE
- A2.0 FLOOR PLAN
- A2.1 FLOOR PLAN
- A2.2 FLOOR PLAN
- A2.3 FLOOR PLAN
- A2.4 ROOF PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A4.0 SECTIONS

150 Eureka Street
 A Condominium Project
 San Francisco California

GARY GEE ARCHITECTS, INC.
 98 Brady Street, #6
 San Francisco, CA 94103
 Tel: 415.663.8881
 Fax: 415.663.8879

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Project No: 15-015 Date: 03.27.15

Revisions

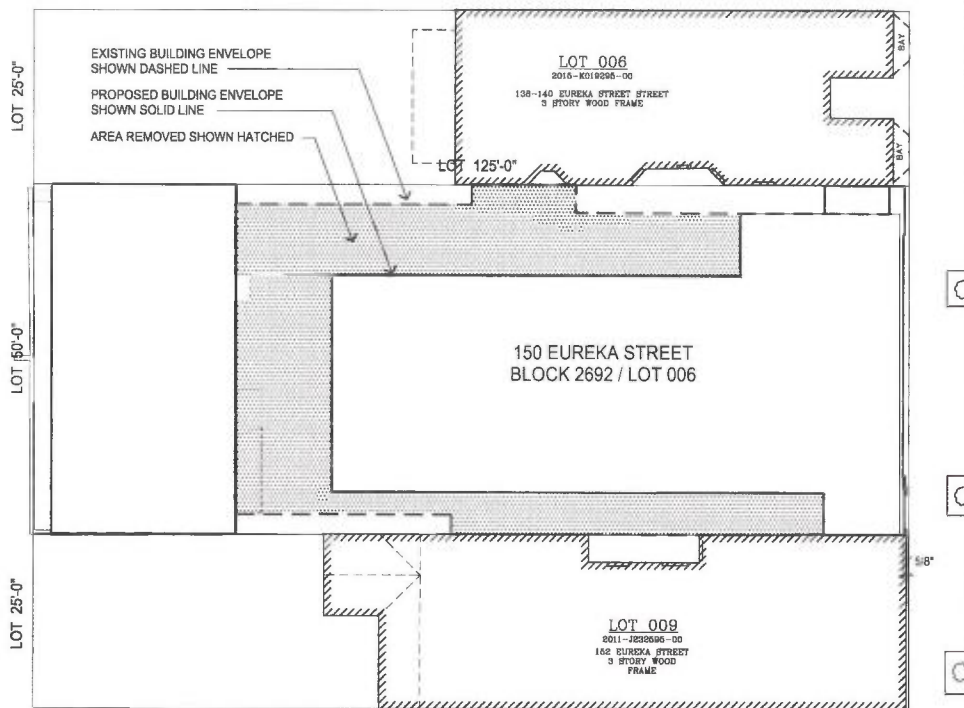
No.	Issue / Date
1	ISSUED FOR REVIEW 31.12.14
2	ISSUED FOR REVIEW 21.04.15
3	ISSUED FOR REVIEW 03.06.15
4	ISSUED FOR REVIEW 05.06.15
5	ISSUED FOR REVIEW 05.06.15
6	ISSUED FOR REVIEW 05.13.15
7	ISSUED FOR REVIEW 02.03.16
8	ISSUED FOR REVIEW 07.20.16

Site Plan
 General Notes

Scale: 1/8" = 1'-0"

A1.0

21 UNIT SCHEME



SITE PLAN EXISTING AND PROPOSED BUILDING COVERAGE

SCALE: 1/8" = 1'-0"



EUREKA STREET

150
Eureka
Street

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	ISSUED FOR REVIEW 03.30.17
	ISSUED FOR REVIEW 05.04.17
	ISSUED FOR REVIEW 05.29.17
	ISSUED FOR REVIEW 06.13.17
	ISSUED FOR REVIEW 06.20.17
	ISSUED FOR REVIEW 07.28.18

Site Plan -
Existing Building
Coverage &
Proposed
Coverage

Scale: 1/8" = 1'-0"

A1.1

150 Eureka Street

A Condominiums Project

San Francisco • California



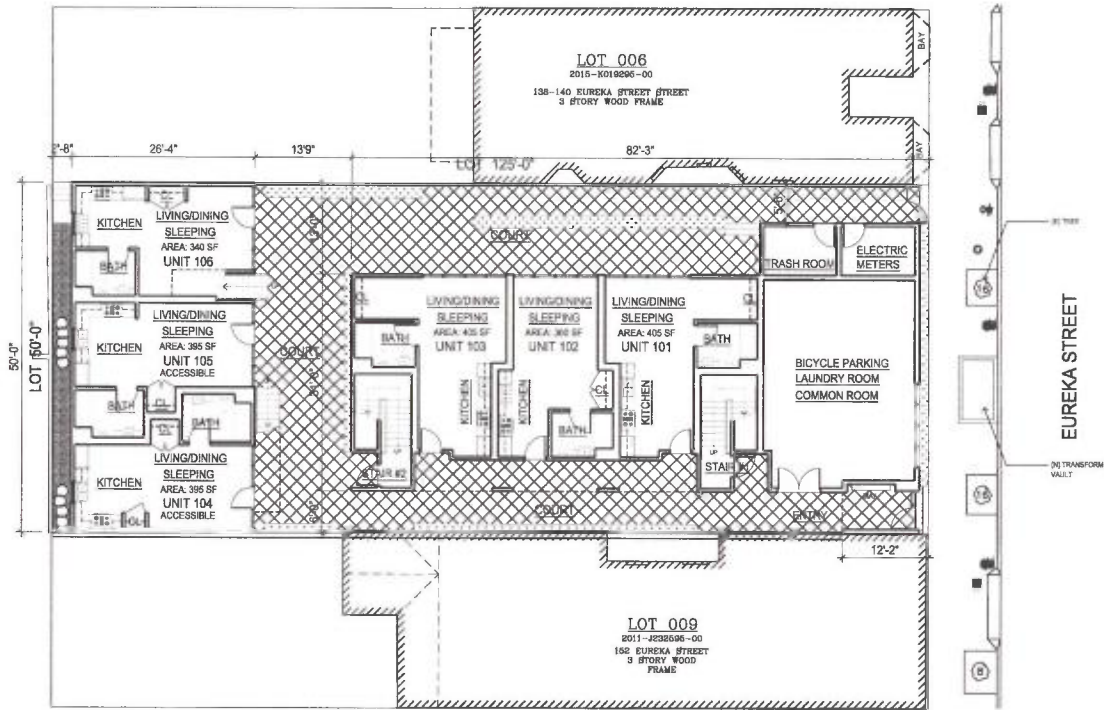
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4	ISSUED FOR REVIEW 03.20.15
5	ISSUED FOR REVIEW 03.24.15
6	ISSUED FOR REVIEW 05.08.15
7	ISSUED FOR REVIEW 06.13.15
8	ISSUED FOR REVIEW 06.25.15
9	ISSUED FOR REVIEW 07.24.15



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



Proposed Floor Plan

Scale: 1/8" = 1'-0"

A2.0

150 Eureka Street

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San Francisco • California



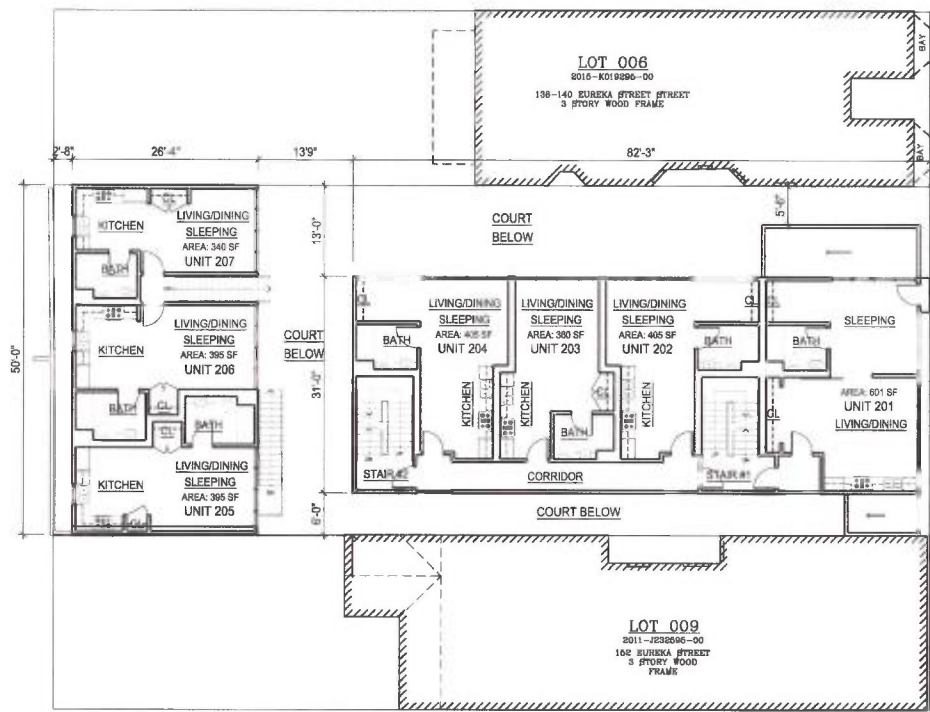
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Project No. 15-015 Date 03.27.15

Revisions

No.	Issue / Date
1	ISSUED FOR REVIEW 01.12.11
2	ISSUED FOR REVIEW 01.24.11
3	ISSUED FOR REVIEW 03.04.11
4	ISSUED FOR REVIEW 03.27.11
5	ISSUED FOR REVIEW 05.04.11
6	ISSUED FOR REVIEW 06.08.11
7	ISSUED FOR REVIEW 06.18.11
8	ISSUED FOR REVIEW 06.23.11
9	ISSUED FOR REVIEW 07.02.11



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



Proposed Floor Plan

Scale: 1/8" = 1'-0"

A2.1

150
Eureka
Street

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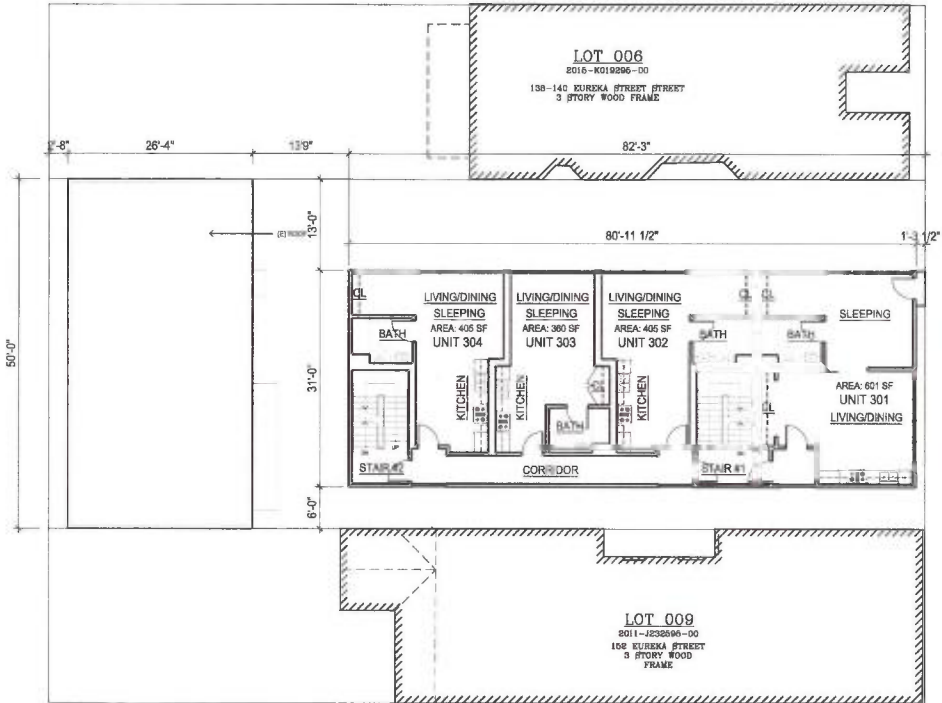
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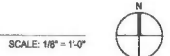
Project No. 15-015 Date 03.27.15

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	ISSUED FOR REVIEW 03.24.17
	ISSUED FOR REVIEW 05.08.17
	ISSUED FOR REVIEW 06.13.17
	ISSUED FOR REVIEW 07.28.18



THIRD FLOOR PLAN



Proposed
Floor Plan

Scale: 1/8" = 1'-0"

A2.2

150 Eureka Street

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San Francisco - California



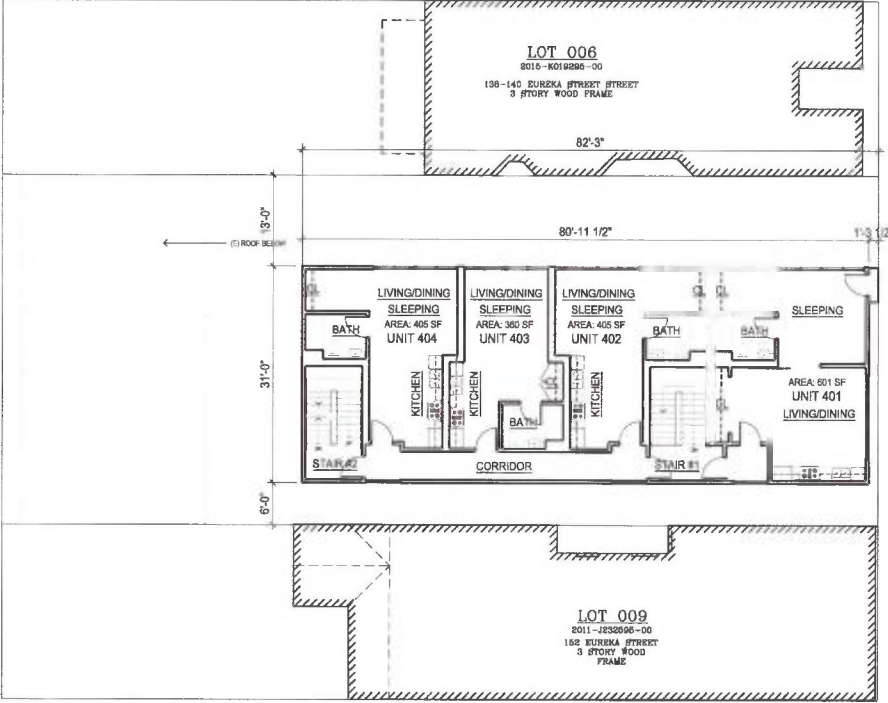
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6	ISSUED FOR REVIEW 05.08.15
7	ISSUED FOR REVIEW 05.13.15
8	ISSUED FOR REVIEW 02.03.15
9	ISSUED FOR REVIEW 07.23.15



FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"



21 UNIT SCHEME

**Proposed
Floor Plan**

Scale: 1/8" = 1'-0"

A2.3

150 Eureka Street

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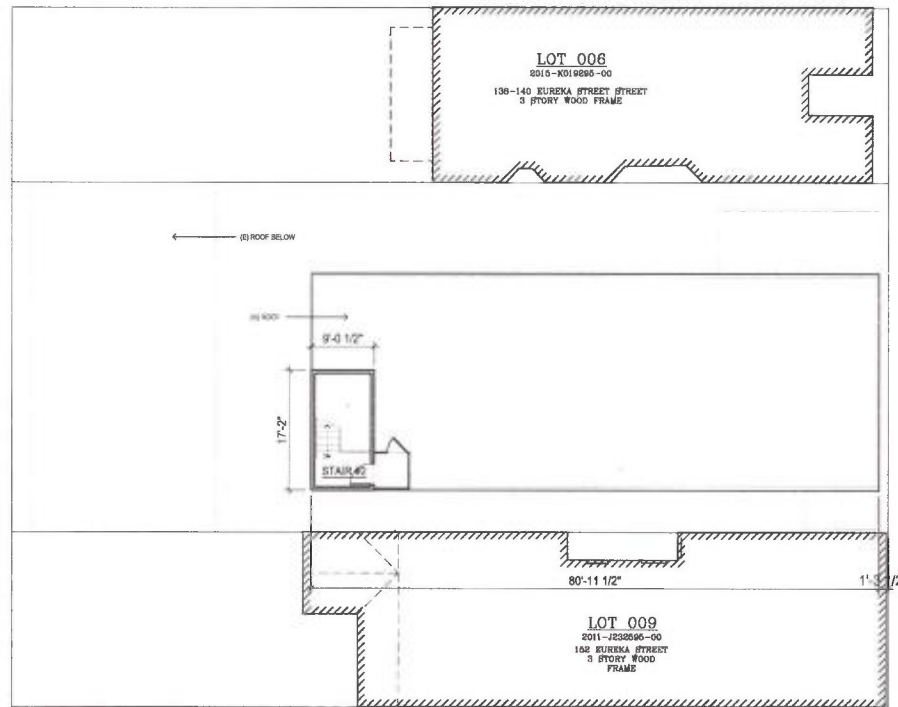
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	ISSUED FOR REVIEW 05.04.17
	ISSUED FOR REVIEW 05.29.17
	ISSUED FOR REVIEW 06.13.17
	ISSUED FOR REVIEW 06.29.17
	ISSUED FOR REVIEW 07.28.16



ROOF PLAN

SCALE: 1/8" = 1'-0"



**Proposed
Roof Plan**

Scale: 1/8" = 1'-0"

A2.4

150
Eureka
Street

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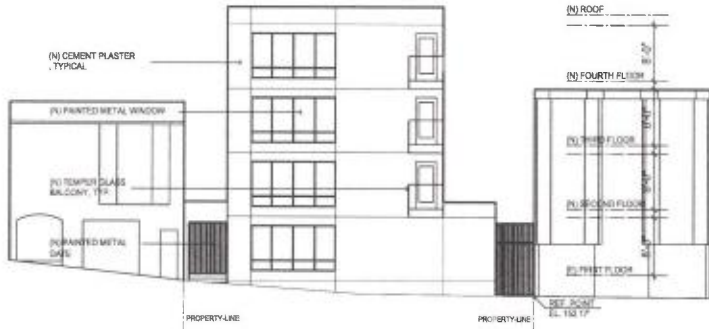
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Project No: 15-015 Date: 03.27.15

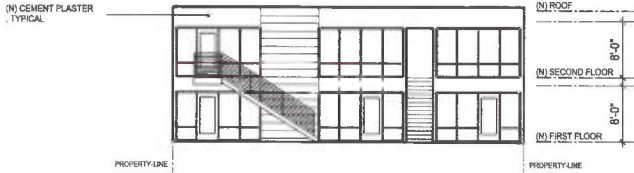
Revisions

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	ISSUED FOR REVIEW 03.08.17
	ISSUED FOR REVIEW 03.30.17
	ISSUED FOR REVIEW 04.11.17
	ISSUED FOR REVIEW 05.08.17
	ISSUED FOR REVIEW 06.13.17
	ISSUED FOR REVIEW 06.05.18
	ISSUED FOR REVIEW 07.23.18



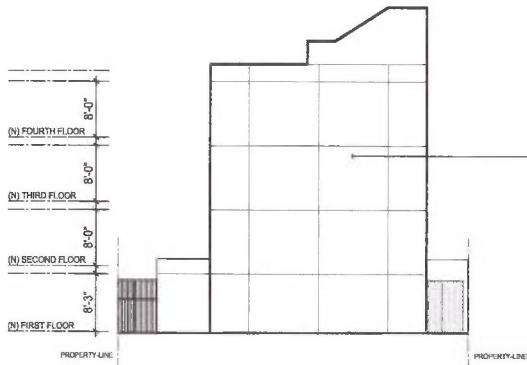
PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



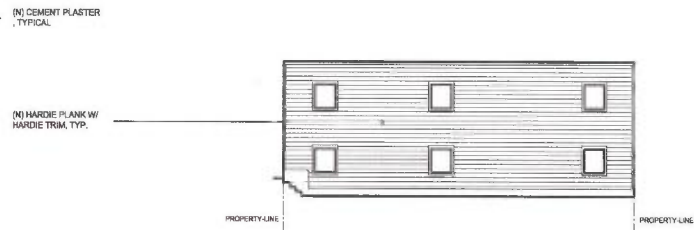
PROPOSED REAR EAST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"



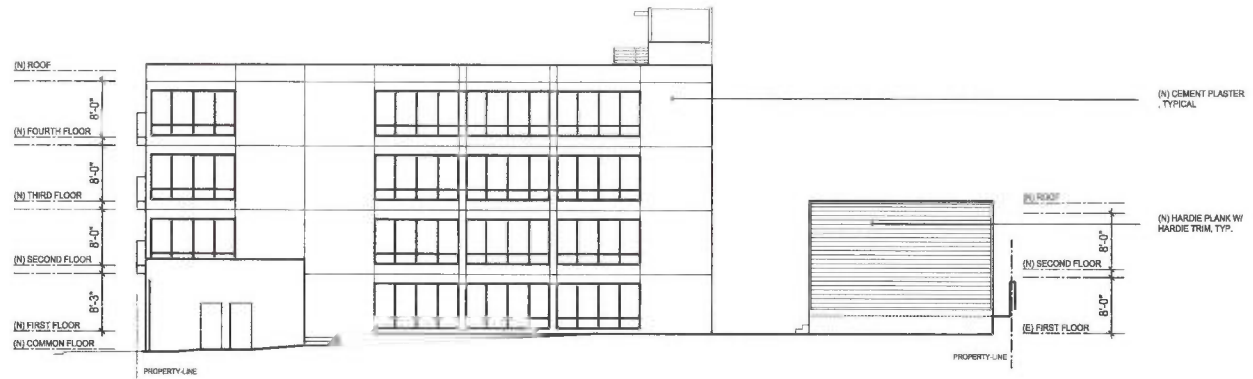
PROPOSED REAR WEST ELEVATION

SCALE: 1/8" = 1'-0"

Proposed
Elevation

Scale: 1/8" = 1'-0"

A3.0



EXISTING / PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING / PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

142-150

Eureka Street

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Project No. 15-015 Date 03.27.15

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4	ISSUED FOR REVIEW 03.08.17
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6	ISSUED FOR REVIEW 05.08.17
7	ISSUED FOR REVIEW 06.13.17
8	ISSUED FOR REVIEW 05.03.18
9	ISSUED FOR REVIEW 07.23.18

Elevations

Scale: 1/8" = 1'-0"

A3.1

142-150

Eureka Street

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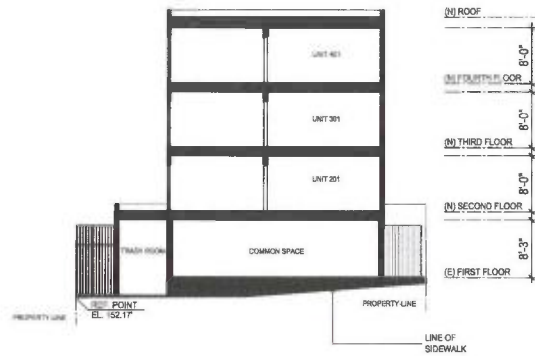
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	ISSUED FOR REVIEW 06.13.17
	ISSUED FOR REVIEW 06.20.17
	ISSUED FOR REVIEW 07.29.18



SECTION A-A

SCALE: 1/8" = 1'-0"



SECTION B-B

SCALE: 1/8" = 1'-0"

SECTION

Scale: 1/8" = 1'-0"

A4.0

21 UNIT SCHEME



150 EUREKA 21 UNIT 40'

MASSING DIAGRAM

7/26/18
received at CPC Hearing
C. Town

Townes, Chris (CPC)

From: Ozzie Rohm <ozzierohm@sbcglobal.net>
Sent: Thursday, February 08, 2018 9:46 AM
To: Andrew Gregg
Cc: Townes, Chris (CPC); De Moore; Moti Kazemi; Isabel Kazemi; Jacqueline; Elizabeth Prudden; josie.sadan@gmail.com; josie946@aol.com; Adam Tom; Anne Gable; Felicity; Nicholas Anderson; John Friedman; Beverly; Jim Curran; Laurel Anderson
Subject: Re: 556 27th Street Project

Mr. Gregg,

I assure you that Noe Neighborhood Council stands by what we've always preached in such situations: negotiate, negotiate, negotiate. At the meeting at the library, I recommended a 5 foot side setback, which is very reasonable given the huge impact that your building will impose on its surrounding neighbors.

Your response was that such setback will result in the loss of 1500 square feet, which I have a hard time imagining. Your offer as outlined in the thread below is for a nominal side setback of only 3 feet with the same justification: the loss of 1500 square feet. Sounds like any compromise on your part results in the same loss of 1500 square feet!

You're asking for a letter of support for a compromise that is not much of a compromise and that is why our position is not to support your project.

Best,

Ozzie

Townes, Chris (CPC)

From: SchuT <schuttishtr@sbcglobal.net>
Sent: Wednesday, July 25, 2018 10:14 PM
To: Melgar, Myrna (CPC); mooreurban@aol.com; Koppel, Joel (CPC); Johnson, Milicent (CPC); Richards, Dennis (CPC); planning@rodneyfong.com
Cc: Townes, Chris (CPC); Secretary, Commissions (CPC)
Subject: Agenda Item No. 19 tomorrow July 26th. 556 27th Street Request for Discretionary Review

Dear Vice President Melgar and Fellow Commissioners,

Good evening and congratulations on the reappointment of the four of you.

That is happy news.

I just had a chance to look at the packet, so sorry for the late email.

This screenshot below is actually on Cesar Chavez Street, not 26th Street and the large blocky building on the far left is 4173 Cesar Chavez Street. (Page 60 of the Packet from the Project Sponsor)

4173 is one of those "alterations" that should have been reviewed as a demolition.

It is now a single family home...very, very large...and abuts the proposal at 556 27th. It sold for \$4.5 million a few years ago in 2016. And it replaced a fine looking home that was more in keeping with the neighborhood character in my opinion and was a sound, relatively affordable home. I have shown it to you during General Public Comment sometime during the last four years.

4173 Cesar Chavez should not be used to justify this very massive proposal at 556 27th Street which is adjacent to the more modest homes surrounding the empty lot.

I recognize this lot at 556 27th is zoned for density, and that is fine and necessary, but I do hope you will seriously consider the DR Requestors concerns and requests for revisions to the proposed project at the hearing tomorrow.

Good evening and thank you.

Georgia



From: Townes, Chris (CPC) [mailto:chris.townes@sfgov.org]
Sent: Friday, May 18, 2018 4:40 PM
To: Megan Fishmann <mfishmann@gmail.com>
Cc: Berglund, Matthew <mberglund@handelarchitects.com>; Rescalvo, Glen <grescalvo@handelarchitects.com>
Subject: RE: Support for development at 556 27th St

Support
(24)

Ms. Fishmann,

Your comment has been received and will be incorporated into the public record and maintained in the case file. I will also provide a copy of your support letter to the Planning Commission for their consideration at the hearing.

Thank You,

Chris Townes, Senior Planner
Southwest Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9195 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Megan Fishmann [mailto:mfishmann@gmail.com]
Sent: Friday, May 18, 2018 4:35 PM
To: Townes, Chris (CPC)
Subject: Support for development at 556 27th St

Dear Mr. Townes,

I'm writing to express support for what I believe is case 2016-015727DRP -- the building of seven (!) units at 556 27th St in Noe Valley.

I'll keep this short as I'm sure you're very busy. I live in Noe with my husband and toddler daughter -- and love this neighborhood. I love the vibrancy, the families, the retirees, the sense of community. But, we are frequently shutting down projects that will bring more families into the neighborhood. I believe there's a challenge to limit this project down, making it smaller, making it less family friendly. I'd like to ask that you support the project as-is -- adding a majority 3 bedroom units to a vacant lot that can help folks live in Noe who can't afford the large single family houses that surround this lot.

What can I do to properly express my support for this project, as planned, in light of the group of neighbors who seem to prefer an empty lot or a shrunken project that will house fewer people?

Thank you for your help with this!

Thank you,
Megan

From: Ted Getten [mailto:ted.getten@gmail.com]
Sent: Friday, May 18, 2018 4:34 PM
To: Townes, Chris (CPC)
Subject: Case 2016-015727DRP

Hi Chris,

I'm a Noe Valley resident and live just down the street from this location at Clipper and Diamond. I was really excited to see that we potentially can 7 units to a vacant lot in the neighborhood. The opportunity to add housing for seven families without anyone being displaced is amazing.

I very much support this development! Indeed it gives me hope that my own growing family (3 soon to be 4) has potentially more opportunities for housing in the neighborhood in the future.

The fact that this project has several 3 bedroom units planned is amazing and rare!

A single family home is out of reach or myself and many members of the community. Building multi family buildings like this is not only what San Francisco needs, it's what Noe Valley needs!

Please let me know the best way to share my enthusiasm for this project.

Best regards,
Ted

May 18th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

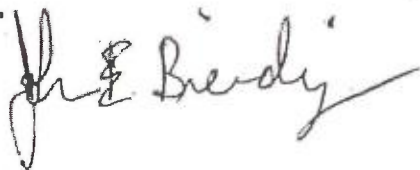
I am a Noe Valley resident writing to voice my support for the 7-unit project at 556 - 27th Street.

This project is the exact type of housing that San Francisco needs. It offers a dense, urban living opportunity to add 7 new units without displacing anyone. Six of the units are designed for families with 2 or 3 bedrooms.

The project falls within the zoning standards as set forth by San Francisco planning and the project sponsor has worked hard to mitigate the impact of the development on neighbors by reducing the size of the building by close to 2,000 sf. The architect has also sculpted the project and re-massed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street so that new families have an opportunity to move into the neighborhood.

Thank you,



John E. Breidinger
444 Day St.
San Francisco CA 94131

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

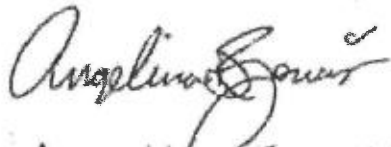
I am a Noe Valley resident and I am writing to ask you to please approve the proposed development for 7 new units at 556 - 27th Street.

San Francisco is losing families and this development offers a family friendly living opportunity in a dense and urban development without displacing anyone. Six of the 7 units have 2+ bedrooms.

As proposed, the project falls within zoning and the project sponsor has worked diligently with the neighbors to mitigate the impact of the development by reducing the size of the building by close to 2,000 sf. The building has also been sculpted and re-massed to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,



Anaelina Zervas
93 28th St.
S.F CA 94110

May 18th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

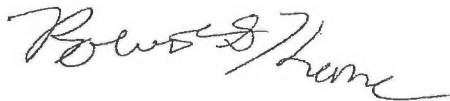
I am a Noe Valley resident writing to voice my support for the 7-unit project at 556 - 27th Street.

This project is the exact type of housing that San Francisco needs. It offers a dense, urban living opportunity to add 7 new units without displacing anyone. Six of the units are designed for families with 2 or 3 bedrooms.

The project falls within the zoning standards as set forth by San Francisco planning and the project sponsor has worked hard to mitigate the impact of the development on neighbors by reducing the size of the building by close to 2,000 sf. The architect has also sculpted the project and re-massed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street so that new families have an opportunity to move into the neighborhood.

Thank you,

A handwritten signature in cursive script, appearing to read "Rowan D. Home".

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

I am a Noe Valley resident and I am writing to ask you to please approve the proposed development for 7 new units at 556 - 27th Street.

San Francisco is losing families and this development offers a family friendly living opportunity in a dense and urban development without displacing anyone. Six of the 7 units have 2+ bedrooms.

As proposed, the project falls within zoning and the project sponsor has worked diligently with the neighbors to mitigate the impact of the development by reducing the size of the building by close to 2,000 sf. The building has also been sculpted and re-massed to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,

Robert S. Thane

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

As a Noe Valley resident, I am asking for you to approve the proposed development at 556 - 27th Street.

San Francisco is in a housing crisis and this development offers 7 units, 6 of which have 2+ bedrooms. Noe Valley is a family friendly neighborhood. Since the lot is currently vacant, this development provides new opportunities for families to move in without displacing anyone. The project also falls within the zoning for this lot.

The project sponsor has worked extensively to appease neighbors' concerns by offering to reduce the size of the building by close to 2,000 sf. The architect has also sculpted the project and re-massed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,

Robert S. Thane

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

As a Noe Valley resident, I am asking for you to approve the proposed development at 556 - 27th Street.

San Francisco is in a housing crisis and this development offers 7 units, 6 of which have 2+ bedrooms. Noe Valley is a family friendly neighborhood. Since the lot is currently vacant, this development provides new opportunities for families to move in without displacing anyone. The project also falls within the zoning for this lot.

The project sponsor has worked extensively to appease neighbors' concerns by offering to reduce the size of the building by close to 2,000 sf. The architect has also sculpted the project and re-massed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,

A handwritten signature in black ink, appearing to read "Hans Hoera". The signature is written in a cursive, flowing style with some loops and a long tail.

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

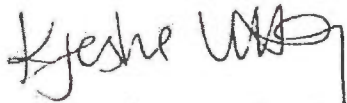
I am a Noe Valley resident and I am writing to ask you to please approve the proposed development for 7 new units at 556 - 27th Street.

San Francisco is losing families and this development offers a family friendly living opportunity in a dense and urban development without displacing anyone. Six of the 7 units have 2+ bedrooms.

As proposed, the project falls within zoning and the project sponsor has worked diligently with the neighbors to mitigate the impact of the development by reducing the size of the building by close to 2,000 sf. The building has also been sculpted and re-massed to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,


KJESHE UTTING

May 21st, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

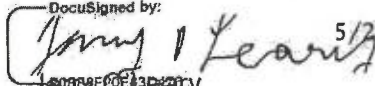
I am a Noe Valley home owner writing to voice my support for the 7-unit project at 556 - 27th Street.

This project is the exact type of housing that San Francisco needs. It offers a dense, urban living opportunity to add 7 new units without displacing anyone. Six of the units are designed for families with 2 or 3 bedrooms.

The project falls within the zoning standards as set forth by San Francisco planning and the project sponsor has worked hard to mitigate the impact of the development on neighbors by reducing the size of the building by close to 2,000 sf. The architect has also sculpted the project and re-massed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street so that new families have an opportunity to move into the neighborhood.

Thank you,

DocuSigned by:
 5/21/2018
Jenny O'Leary
1559 Church Street

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

As a 20 year resident of Noe Valley and President of the Noe Valley Dems, I am writing to voice my support for the 7-unit project at 556 - 27th Street.

As proposed, the project falls within the zoning standards as set forth by San Francisco planning. Five of the units have three bedrooms, thereby providing much needed family friendly housing. The lot is currently vacant so the development will add 7 new units of housing without displacing any current residents.

The project sponsor has offered to mitigate the impact of the development by reducing the size of the building by close to 2,000 sf. The architect has also sculpted the project and remassed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,

A handwritten signature in cursive script, appearing to read "Todd David".

Todd David

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

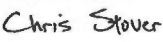
I am a Noe Valley resident and I am writing to ask you to please approve the proposed development for 7 new units at 556 - 27th Street.

San Francisco is losing families and this development offers a family friendly living opportunity in a dense and urban development without displacing anyone. Six of the 7 units have 2+ bedrooms.

As proposed, the project falls within zoning and the project sponsor has worked diligently with the neighbors to mitigate the impact of the development by reducing the size of the building by close to 2,000 sf. The building has also been sculpted and re-massed to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,

DocuSigned by:

4C97519C4258402...

From: Megan Fishmann [mailto:mfishmann@gmail.com]
Sent: Friday, May 18, 2018 4:35 PM
To: Townes, Chris (CPC)
Subject: Support for development at 556 27th St

Dear Mr. Townes,

I'm writing to express support for what I believe is case 2016-015727DRP -- the building of seven (!) units at 556 27th St in Noe Valley.

I'll keep this short as I'm sure you're very busy. I live in Noe with my husband and toddler daughter -- and love this neighborhood. I love the vibrancy, the families, the retirees, the sense of community. But, we are frequently shutting down projects that will bring more families into the neighborhood. I believe there's a challenge to limit this project down, making it smaller, making it less family friendly. I'd like to ask that you support the project as-is -- adding a majority 3 bedroom units to a vacant lot that can help folks live in Noe who can't afford the large single family houses that surround this lot.

What can I do to properly express my support for this project, as planned, in light of the group of neighbors who seem to prefer an empty lot or a shrunken project that will house fewer people?

Thank you for your help with this!

Thank you,
Megan

May 18th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,


I am a Noe Valley resident writing to voice my support for the 7-unit project at 556 - 27th Street.

This project is the exact type of housing that San Francisco needs. It offers a dense, urban living opportunity to add 7 new units without displacing anyone. Six of the units are designed for families with 2 or 3 bedrooms.

The project falls within the zoning standards as set forth by San Francisco planning and the project sponsor has worked hard to mitigate the impact of the development on neighbors by reducing the size of the building by close to 2,000 sf. The architect has also sculpted the project and re-massed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street so that new families have an opportunity to move into the neighborhood.

Thank you,



52 Stanton St.
San Francisco, CA 94114

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

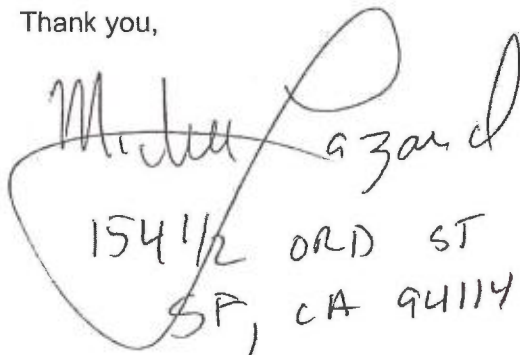
I am a Noe Valley resident and I am writing to ask you to please approve the proposed development for 7 new units at 556 - 27th Street.

San Francisco is losing families and this development offers a family friendly living opportunity in a dense and urban development without displacing anyone. Six of the 7 units have 2+ bedrooms.

As proposed, the project falls within zoning and the project sponsor has worked diligently with the neighbors to mitigate the impact of the development by reducing the size of the building by close to 2,000 sf. The building has also been sculpted and re-massed to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,


Michael A. Zand
154 1/2 ORD ST
SF, CA 94114

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

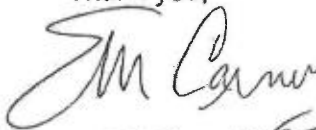
As a Noe Valley resident, I am asking for you to approve the proposed development at 556 - 27th Street.

San Francisco is in a housing crisis and this development offers 7 units, 6 of which have 2+ bedrooms. Noe Valley is a family friendly neighborhood. Since the lot is currently vacant, this development provides new opportunities for families to move in without displacing anyone. The project also falls within the zoning for this lot.

The project sponsor has worked extensively to appease neighbors' concerns by offering to reduce the size of the building by close to 2,000 sf. The architect has also sculpted the project and re-massed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,


123 EUREKA ST
SF CA 94114

May 21st, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

As a Noe Valley resident and a neighbor on 27th Street, I am asking for you to approve the proposed development at 556 - 27th Street.

San Francisco is in a housing crisis and this development offers 7 units, 6 of which have 2+ bedrooms. Noe Valley is a family friendly neighborhood and since the lot is currently vacant, this development provides new opportunities for families to move in without displacing anyone. The project also falls within the zoning for this lot.

The project sponsor has worked extensively to appease neighbors' concerns by offering to reduce the size of the building by close to 2,000 sf. The architect has also sculpted the project and re-massed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,

A handwritten signature in black ink, appearing to read 'Jake Manning', with a large, sweeping flourish at the end.

Jake Manning
733 27th Street
San Francisco, CA

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

I am a home owner in Noe Valley and I am writing to ask you to please approve the proposed development for 7 new units at 556 - 27th Street.

San Francisco is losing families and this development offers a family friendly living opportunity in a dense and urban development without displacing anyone. Six of the 7 units have 2+ bedrooms.

As proposed, the project falls within zoning and the project sponsor has worked diligently with the neighbors to mitigate the impact of the development by reducing the size of the building by close to 2,000 sf. The building has also been sculpted and re-massed to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,

653 28th St LLC

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

As a Noe Valley resident, I am asking for you to approve the proposed development at 556 - 27th Street.

San Francisco is in a housing crisis and this development offers 7 units, 6 of which have 2+ bedrooms. Noe Valley is a family friendly neighborhood. Since the lot is currently vacant, this development provides new opportunities for families to move in without displacing anyone. The project also falls within the zoning for this lot.

The project sponsor has worked extensively to appease neighbors' concerns by offering to reduce the size of the building by close to 2,000 sf. The architect has also sculpted the project and re-massed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,

A handwritten signature in black ink, appearing to be 'Wip', written in a cursive style.

21 May 18

President Richard Hillis
San Francisco Planning Dept.
1650 Mission Street, 4th Floor
San Francisco CA 94103

Dear President Hillis and Commissioners,

I am a Noe Valley resident and merchant expressing my support for the proposed 7-unit project at 556 27th Street.

It is the type of housing that San Francisco needs, offering a dense, urban living opportunity via seven brand-new units that do not displace anyone. Six of the units are designed with 2 or 3 bedrooms, ideal for families.

The project falls within the zoning standards set forth by San Francisco Planning and the project sponsor has worked hard to mitigate the impact of the development on neighbors, reducing the size of the building by nearly 2,000 square feet. The architect has also sculpted the project and re-massed the elevations in a manner that provides neighbors a softer transition between lots.

I urge you to approve this development and allow families an opportunity to move into the neighborhood.

Thank you,

DocuSigned by:
Olivia Ongpin
Olivia Ongpin
70B712D288F44CE1

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

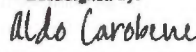
I am a Noe Valley resident and I am writing to ask you to please approve the proposed development for 7 new units at 556 - 27th Street.

San Francisco is losing families and this development offers a family friendly living opportunity in a dense and urban development without displacing anyone. Six of the 7 units have 2+ bedrooms.

As proposed, the project falls within zoning and the project sponsor has worked diligently with the neighbors to mitigate the impact of the development by reducing the size of the building by close to 2,000 sf. The building has also been sculpted and re-massed to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,

DocuSigned by:

D812F73DFB5F4E2...

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

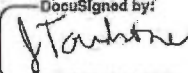
As a Noe Valley resident, I am asking for you to approve the proposed development at 556 - 27th Street.

San Francisco is in a housing crisis and this development offers 7 units, 6 of which have 2+ bedrooms. Noe Valley is a family friendly neighborhood. Since the lot is currently vacant, this development provides new opportunities for families to move in without displacing anyone. The project also falls within the zoning for this lot.

The project sponsor has worked extensively to appease neighbors' concerns by offering to reduce the size of the building by close to 2,000 sf. The architect has also sculpted the project and re-massed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,

DocuSigned by:
 5/20/2018
C71DDE21438841D...

Jim Touchstone

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

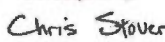
I am a Noe Valley resident and I am writing to ask you to please approve the proposed development for 7 new units at 556 - 27th Street.

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Please approve the proposed development at 556 - 27th Street.

Thank you,

DocuSigned by:

4C97519C4258402...

May 18th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

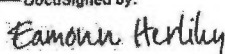
I am a Noe Valley resident writing to voice my support for the 7-unit project at 556 - 27th Street.

This project is the exact type of housing that San Francisco needs. It offers a dense, urban living opportunity to add 7 new units without displacing anyone. Six of the units are designed for families with 2 or 3 bedrooms.

The project falls within the zoning standards as set forth by San Francisco planning and the project sponsor has worked hard to mitigate the impact of the development on neighbors by reducing the size of the building by close to 2,000 sf. The architect has also sculpted the project and re-massed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street so that new families have an opportunity to move into the neighborhood.

Thank you,

DocuSigned by:

0586F4ACE7DD47C...

5/21/2018

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

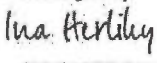
As a Noe Valley resident, I am asking for you to approve the proposed development at 556 - 27th Street.

San Francisco is in a housing crisis and this development offers 7 units, 6 of which have 2+ bedrooms. Noe Valley is a family friendly neighborhood. Since the lot is currently vacant, this development provides new opportunities for families to move in without displacing anyone. The project also falls within the zoning for this lot.

The project sponsor has worked extensively to appease neighbors' concerns by offering to reduce the size of the building by close to 2,000 sf. The architect has also sculpted the project and re-massed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,

DocuSigned by:

0586F4ACE7DD47C...

5/21/2018

May 18th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

I am a Noe Valley resident writing to voice my support for the 7-unit project at 556 - 27th Street.

This project is the exact type of housing that San Francisco needs. It offers a dense, urban living opportunity to add 7 new units without displacing anyone. Six of the units are designed for families with 2 or 3 bedrooms.

The project falls within the zoning standards as set forth by San Francisco planning and the project sponsor has worked hard to mitigate the impact of the development on neighbors by reducing the size of the building by close to 2,000 sf. The architect has also sculpted the project and re-massed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street so that new families have an opportunity to move into the neighborhood.

Thank you,



Mitch Laufer

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

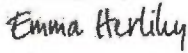
I am a Noe Valley resident and I am writing to ask you to please approve the proposed development for 7 new units at 556 - 27th Street.

San Francisco is losing families and this development offers a family friendly living opportunity in a dense and urban development without displacing anyone. Six of the 7 units have 2+ bedrooms.

As proposed, the project falls within zoning and the project sponsor has worked diligently with the neighbors to mitigate the impact of the development by reducing the size of the building by close to 2,000 sf. The building has also been sculpted and re-massed to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,

DocuSigned by:

0586F4ACE7DD47C...

5/21/2018

May 15th, 2018

President Richard Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear President Hillis and Commissioners,

As a Noe Valley property owner, I am asking for you to approve the proposed development at 556 - 27th Street.

San Francisco is in a housing crisis and this development offers 7 units, 6 of which have 2+ bedrooms. Noe Valley is a family friendly neighborhood. Since the lot is currently vacant, this development provides new opportunities for families to move in without displacing anyone. The project also falls within the zoning for this lot.

The project sponsor has worked extensively to appease neighbors' concerns by offering to reduce the size of the building by close to 2,000 sf. The architect has also sculpted the project and re-massed the elevations to give neighbors a softer transition between lots.

Please approve the proposed development at 556 - 27th Street.

Thank you,


Kevin Kropp



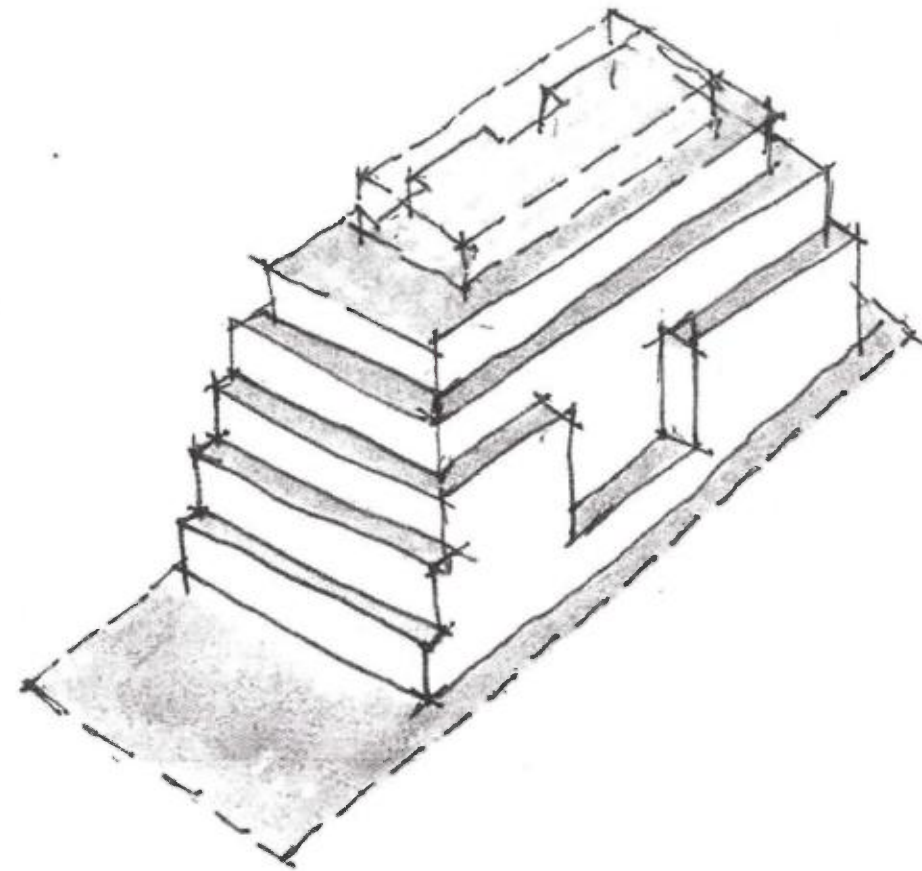
Step 2: Review Property Information

Click the tabs below to view the reports.

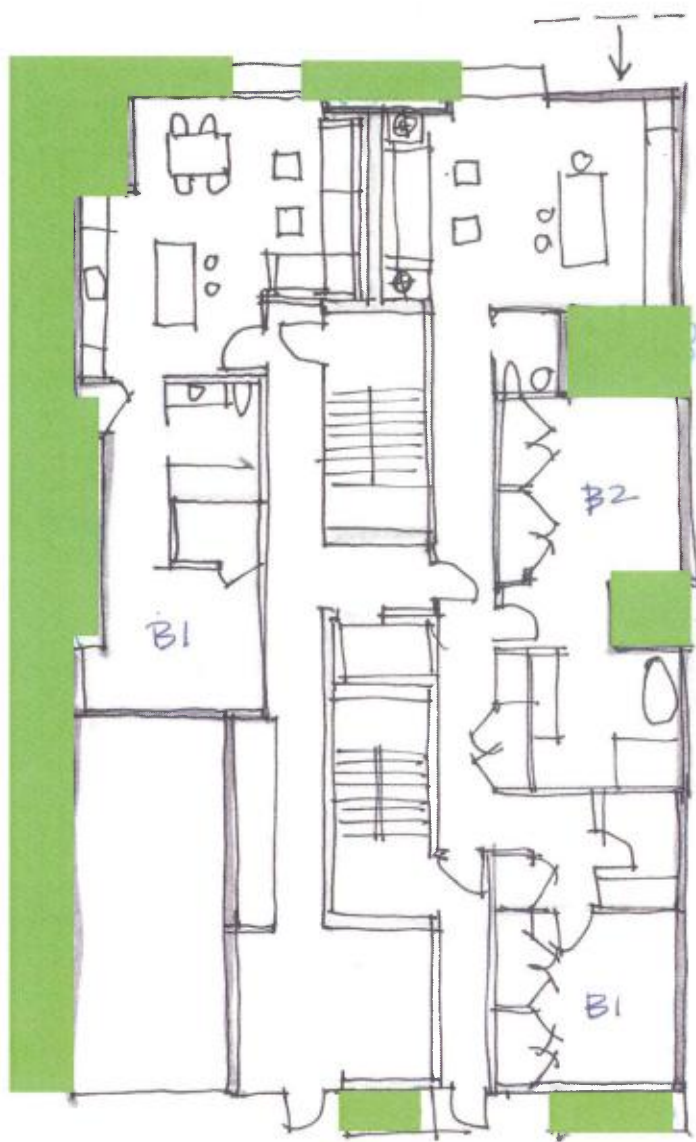
WE SUPPORT NEW HOUSING that is affordable and affirms the existing neighborhood character for which San Francisco is so highly regarded among tourists and residents alike. To that end, we ask that the San Francisco Planning Commission take DR on the proposed apartment building at 556 27th Street and approves the project with the maximum allowed density, in a building envelope that incorporates sculpting and terracing to transition from the eleven single family homes around it, absent large decks which create direct sight lines into our homes, and we further suggest reduction in the massive penthouse unit to ensure affordability.

Printed Name	Signature	Address	email
TERENA JOZOVIC		4171 Cesar Chavez St	jjozovic@gmail.com
PHILIP TRYON		4169 Cesar Chavez	pjtryon@yahoo.com
Timothy Lau		"	chakyan939@yahoo.com
Andrija Vrdoljak		4171 CESAR CHAVEZ ST.	androla@gmail.com
ANNE GABLE		4185 Cesar Chavez St	GABLE, ANNEC@GMAIL.COM
DAN HARRIS		4186 1/2 CESAR CHAVEZ	dh1236@gmail.com
CLIFF MALDONADO		4184 CESAR CHAVEZ	CLIFFMALDONADO@gmail.com
ALEX NIGG		4180 CESAR CHAVEZ	alexnigg@gmail.com
BETTY-LOU HARMON		4194 Cesar Chavez	
Lisbett Prudden		1839 Castro St	
SUPERS HAAHEIM		615 27th St	
Viola Castel		1901 Castro St	vn Castel@yahoo.com
KENT EICHTER		1907 CASTRO ST	keichertman@yahoo.com
David Hecman		1840 Castro St	
John Singh		1832 Castro St.	jsingh@gmail.com
		1814 Castro St.	manonly@aol.com
Frederic Carteron		1814 Castro St	frederic.carteron@startmail.com
Jason Mandell		1818 Castro St.	jasonmandell@gmail.com
Adithya Jayachandran		577 27th Street, #2	
Ashay Manchale		577 27th St., #2	
Yusuf Sadan		581 27th St	

Received at CPC Hearing 7/26/18
C. Jones

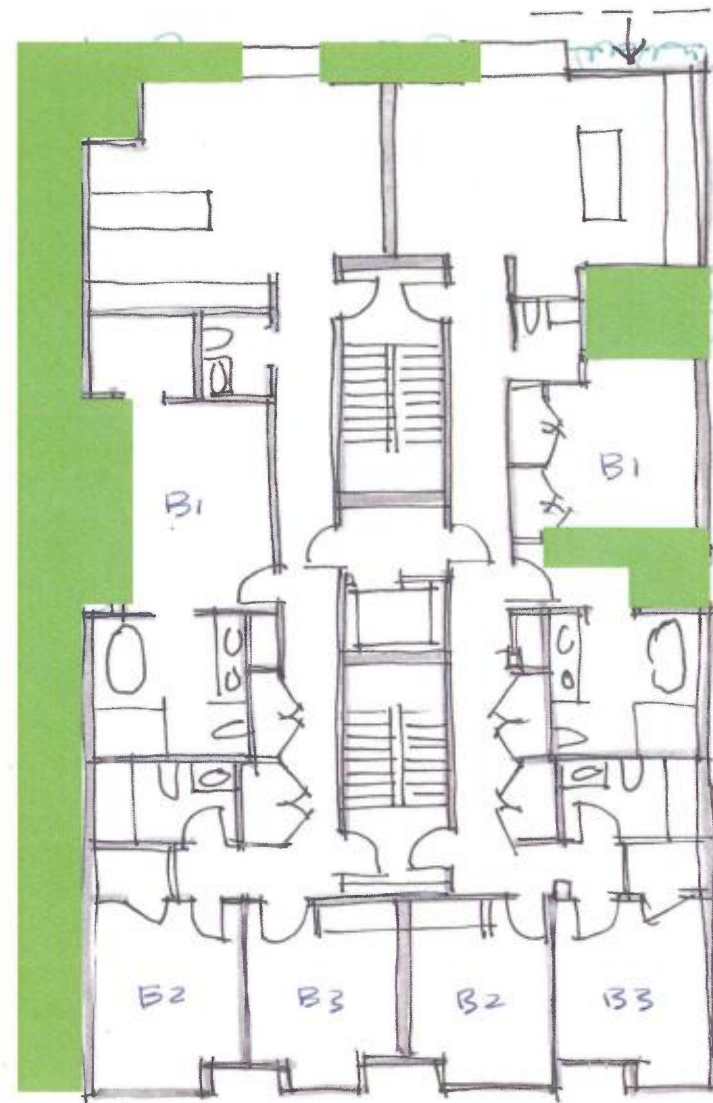


BUILDING MASSING WITH TERRACING

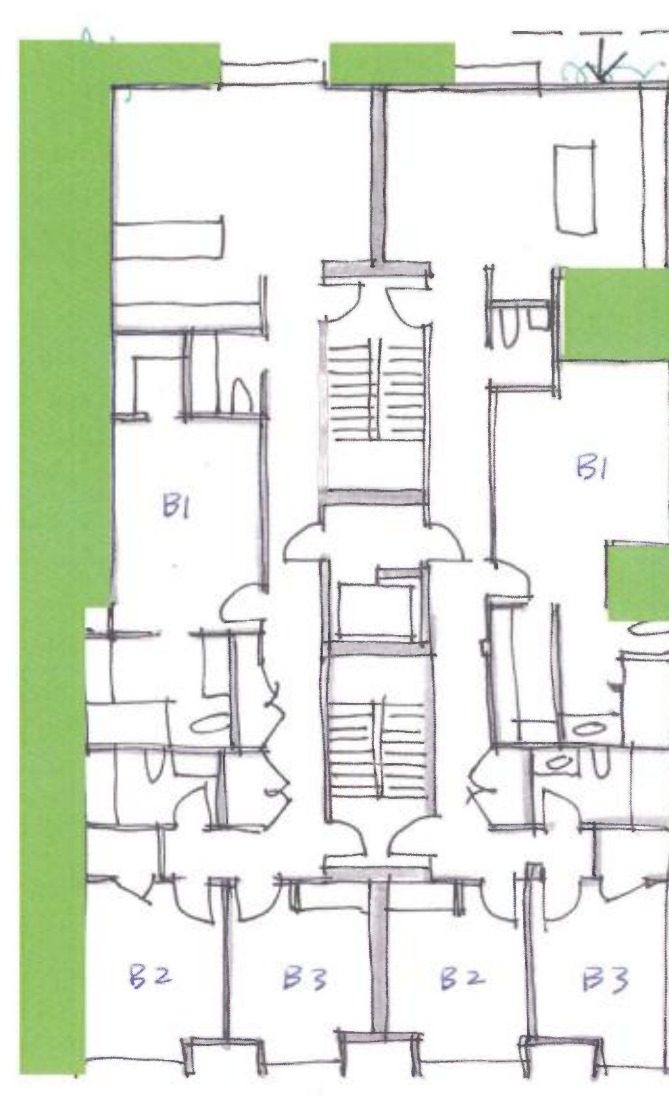


LEVEL 1- REDUCED 5' NORTH SIDE

- * GREEN AREAS INDICATE OPPORTUNITIES FOR PLANTINGS
- **ARROWS INDICATE ORIGINAL FLOOR PLATE SIZE
- ***UNIT + BEDROOM COUNT MAINTAINED



LEVEL 2- REDUCED 3' NORTH SIDE



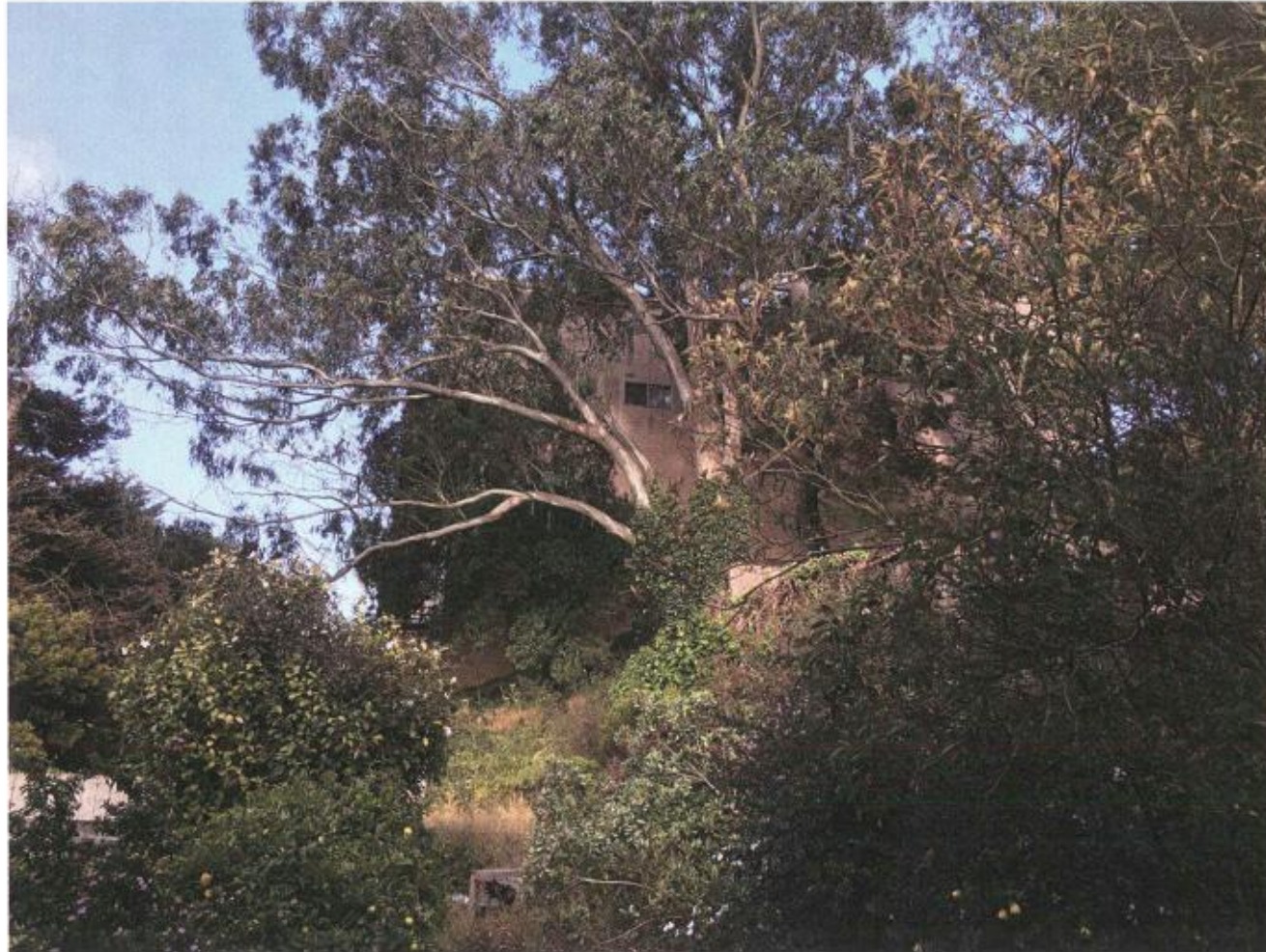
LEVEL 3- REDUCED 3' NORTH SIDE AND 3' WEST SIDE



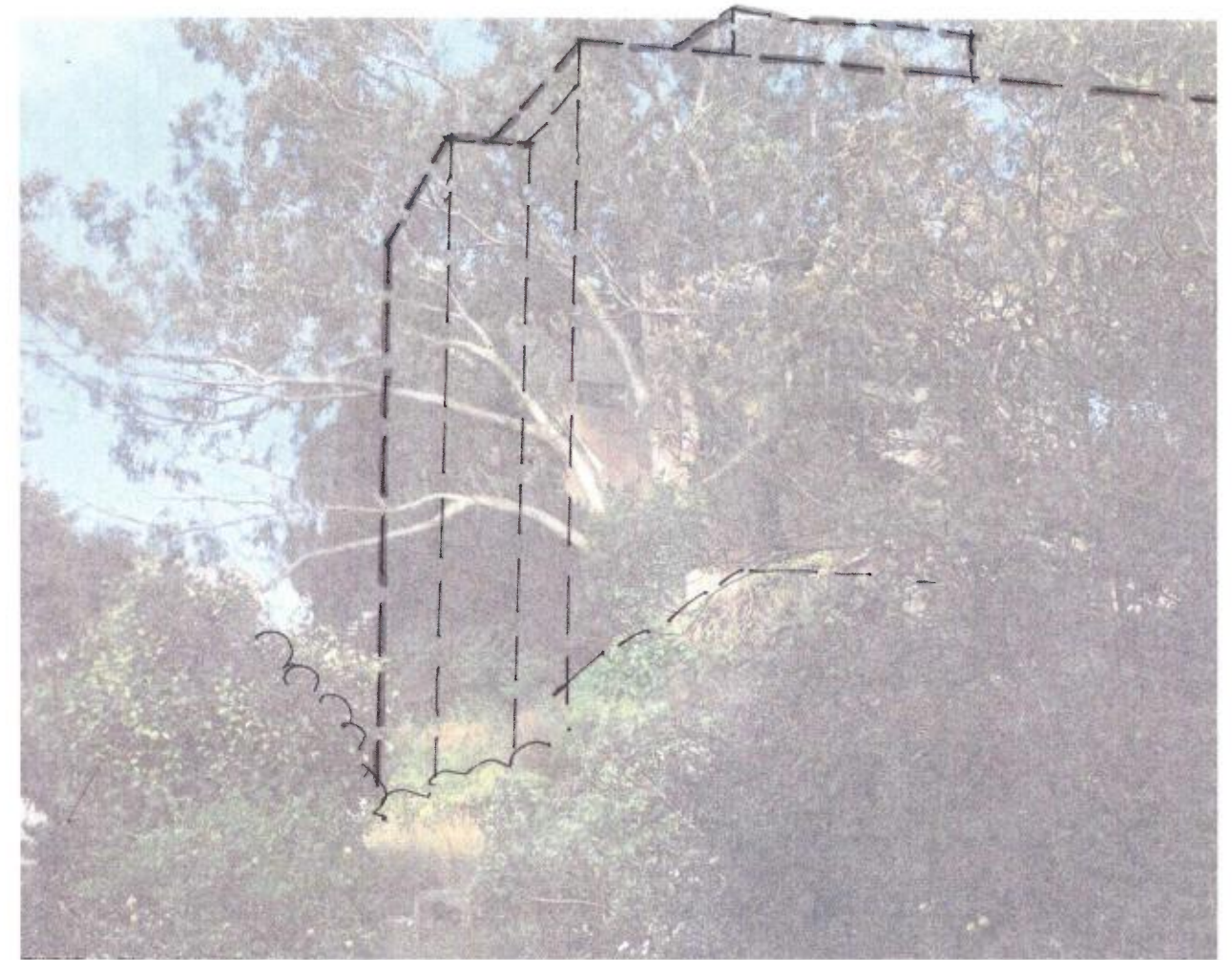
LEVEL 4- REDUCED 3' NORTH SIDE AND 3' WEST SIDE

TERRACED SOLUTION:

- REMOVE TENANT STORAGE FLOOR
- REDUCE FLOOR SPACE PER FLOOR
- REMOVE RAISED DECK IN REAR; REPLACE WITH LANDSCAPED GARDEN
- TERRACING PROVIDES OPPORTUNITIES FOR GREEN PLANTINGS ALL LEVELS



CURRENT VIEW FROM GARDEN SHOWING MATURE TREES



SAME VIEW - PROJECTED MASS OF BUILDING FROM NEIGHBORS' YARDS

Received at CPC Hearing

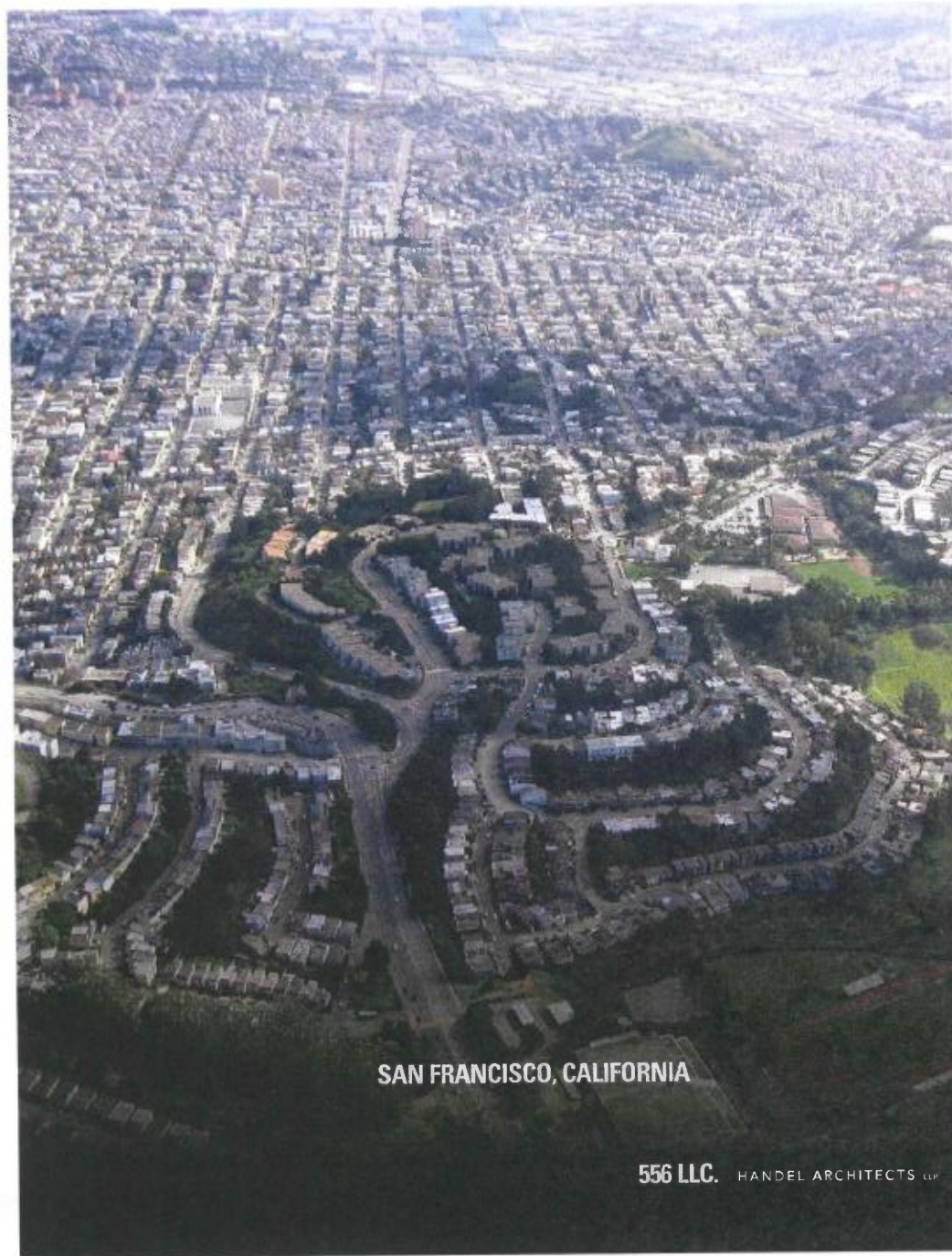
7/26/18

C. Townes

556 27th Street

Discretionary Review, Planning Commission

JULY 26, 2018



SAN FRANCISCO, CALIFORNIA

556 LLC. HANDEL ARCHITECTS LLP

Facts and Intent

- Code Compliant Project
- No Variences or Exceptions requested by sponsor
- Existing empty-lot selected, no displacement of units or homes
- Add 7 family-sized units to the neighborhood
- Approved by Planning and RDT on various submissions
- Attempted negotiations with neighbors and DR filers
- Have offered reductions to the mass and bulk
- Maintan 7 units regardless of square-footage loss
- Today I wish to present a solution we believe is fair to all stakeholders

TIME-LINE

TRACKING THE APPROVALS PROCESS

2016	May 5th	First meeting with planning department Devon Washington
	June 1st	Submit pre-application package to planning
	Sept. 2nd	Neighborhood pre-app meeting (on site meeting)
	Nov. 14th	Issue site permit to planning
2017	Jan. 3rd	Neighbor (De Moore) request permit set
	March 3rd	Receive NOPDR #1 comments from planning department (Including RDAT #1)
	April 24th	De Moore issues letter to Planning on behalf of neighborhood group
	May 9th	Resubmit design to planning incorporating NOPDR #1 comments (Including RDAT #1)
	July 10th	Review new design with planner Chris Townes
	July 14th	Re-submit site permit set incorporating NOPDR comments
	July 25th	Review revised site permit design with planner Chris Townes
	August 1st	Submit special exhibits for further RDAT review
	August 9th	RDAT continues review of the project
	Sept. 12th	Receive RDAT comments #2
Oct. 23rd	Notice of project receiving environmental review - approved	
2018	Jan. 25th	Community and neighborhood update meeting - discuss possible alterations
	Feb. 6th	Sponsor offers neighbors an alternative setback along west facade as discussed
	Feb. 15th	Neighbors (De Moore) rejects our offer to adjust the west facade
	Feb. 18th	DR is filed by De Moore - hearing date set for May 24th
	March 3rd	Meet with planner Chris Townes to discuss design
	March 8th	Respond to DR comments and reissue drawings and diagrams
	March 9th	Call with planner Chris Townes to discuss design
	April 1st	Reach out to DR applicant (De Moore) to discuss design issues
	April 16th	Ozzi Rohm (community leader) refuses to meet to discuss design issues
	April 17th	Project sponsor offers sketches to De Moore as an alternative massing solution
	April 20th	Project sponsor offers additional sketches to De Moore showing more detail on alternative massing solution.
	April 24th	RDAT issues new comments #3 (4 weeks prior to DR hearing)
	April 27th	DR applicant makes counter offer which exceed RDAT comments
	May 4th	Sponsor offers a revised massing incorporating both RDAT comments and neighbor issues in a consolidated alternative to address all issues
	May 9th	DR applicant makes counter offer which again exceeds RDAT comments and what project sponsor was willing to offer.
	May 16th	Planning informed Project Sponsor that a second DR was filed but mis-placed due to "clerical error" by Planning
	May 22nd	Planning informed Project Sponsor that the second DR filer requested a continuance of the previously scheduled hearing
May 23th	Planning honors DR filer's request for continuance and DR hearing is to be rescheduled to July 26th	
June - July:	Continued outreach to DR Filers	
	DR #1 rejects sponsors third offer for mitigation	
	DR #2 was emailed 5 times and has never responded	

Building Typologies

Over 50% of the Surrounding Buildings are Multi Family Units
Ranging from 2 to 18 units, at Height of 3 to 5 Stories

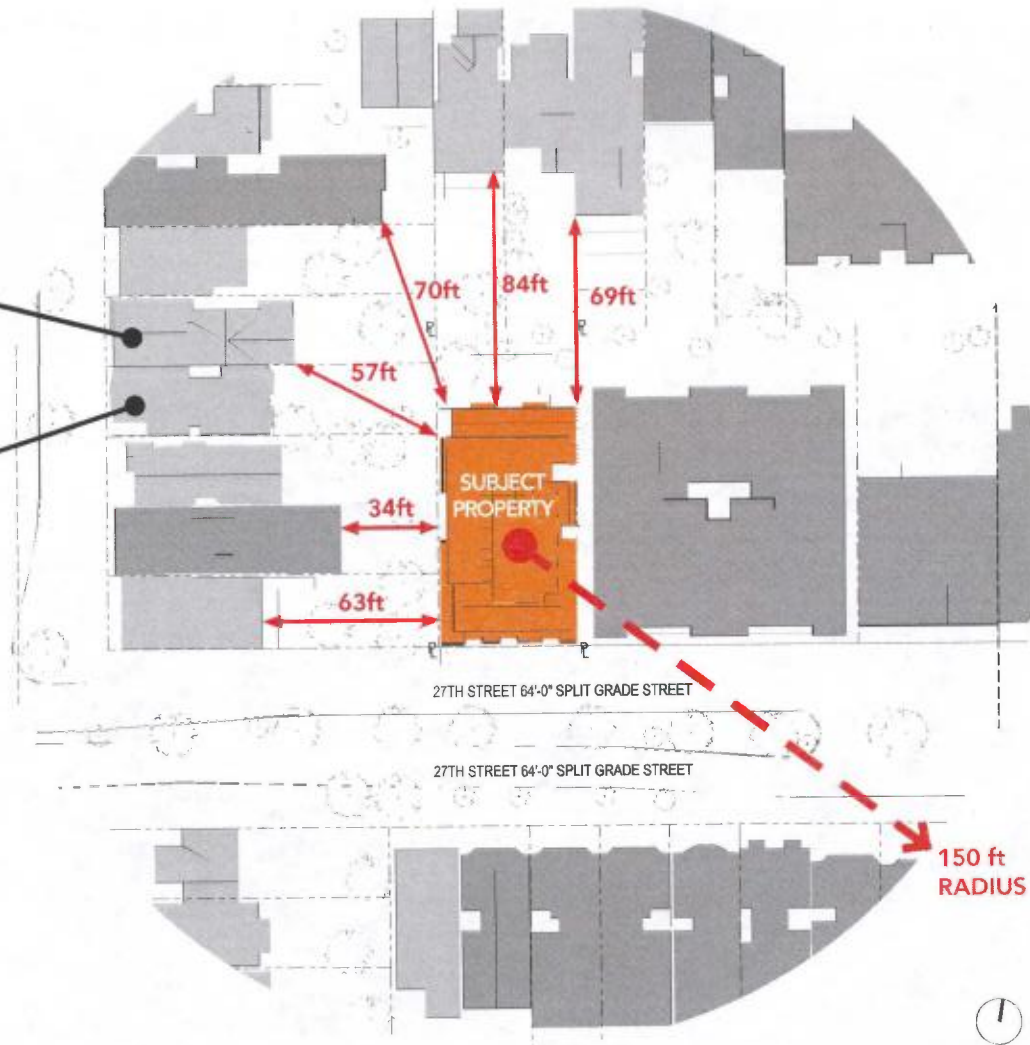
Legend

- Single Family
- Multi Family

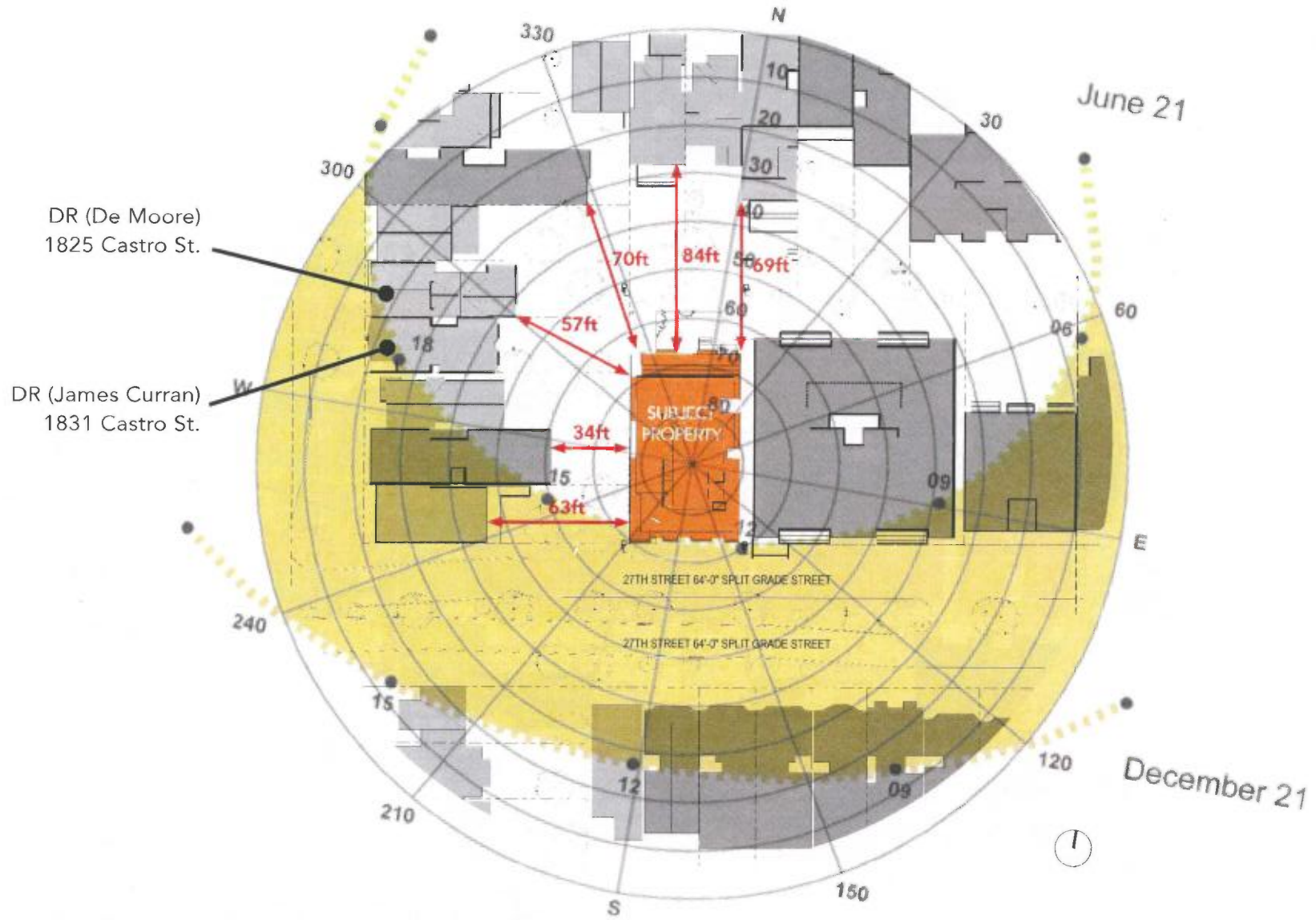


Distance to Surrounding Buildings 150' Radius

- DR (De Moore)
1825 Castro St.
3044 Sq Foot
3-Story Home
- DR (James Curran)
1831 Castro St.
1500 Sq Foot
2-Story Home



Sun Exposure



Aerial View of the Vicinity



Aerial View of the Vicinity



Surrounding Building Fabric



South Elevation of Adjacent Building, 550 27th Street



South Elevation of Adjacent Building, 550 27th Street



Southwest Corner of Adjacent Building, 550 27th Street



Existing Western Elevation of Adjacent Building, 550 27th Street

550 27th Street

Surrounding Building Fabric



559 27th Street



575 27th Street

27th Street



544 27th Street



1847 Castro Street

Castro Street



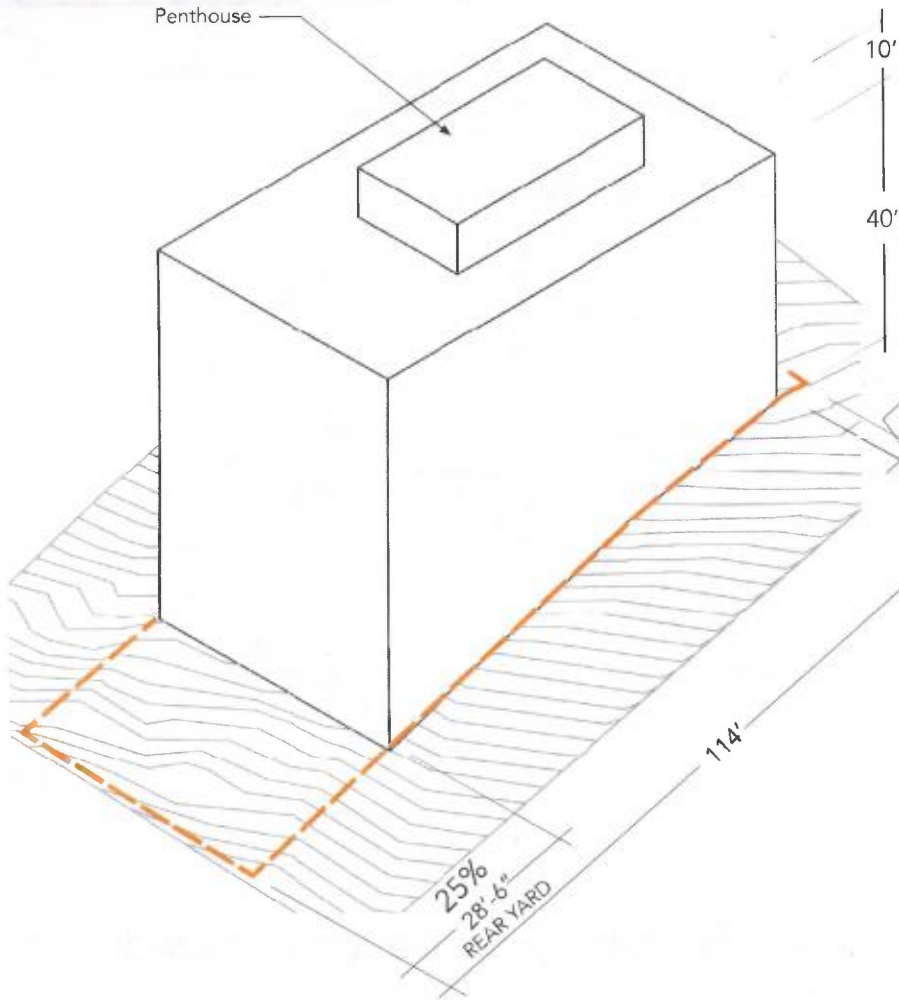
4173 Cesar Chavez Street

Cesar Chavez



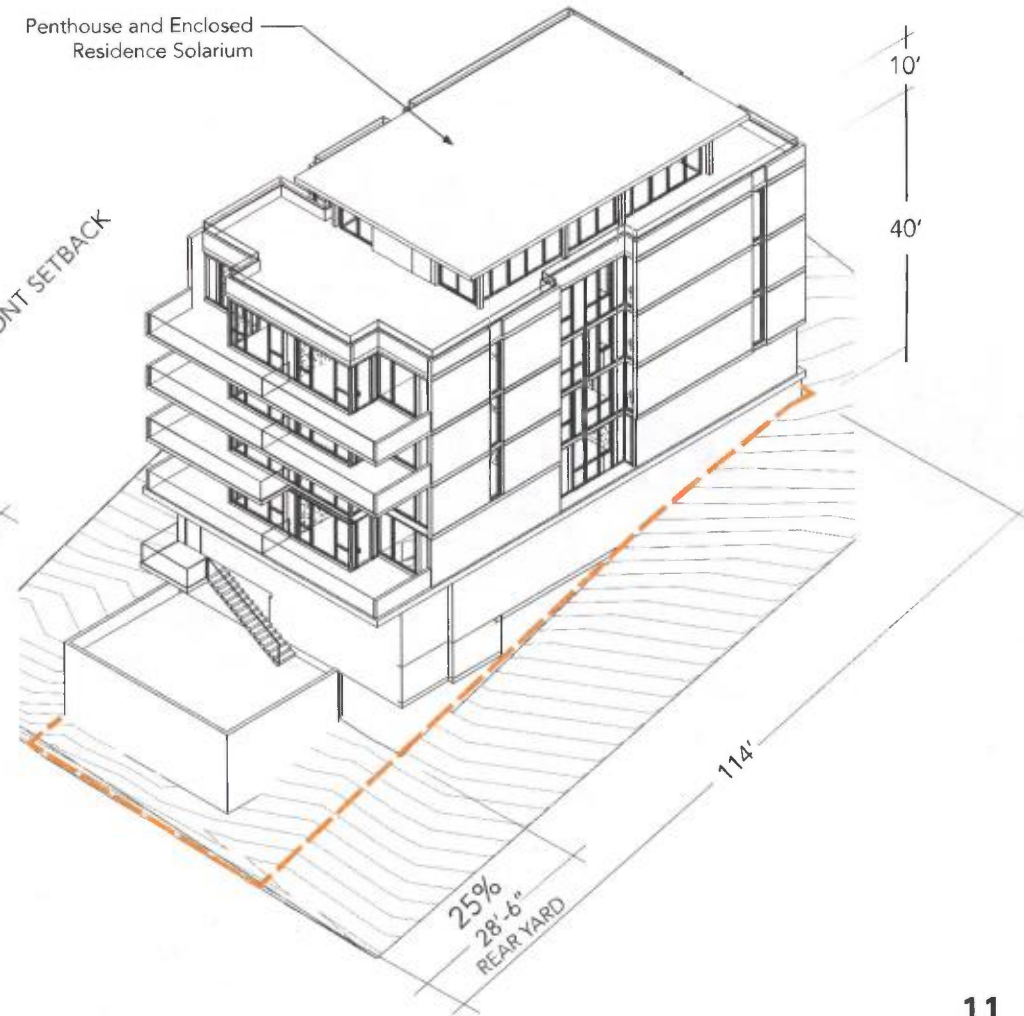
4155 Cesar Chavez Street

Building Envelope by Zoning Requirement



Original Site Permit Scheme

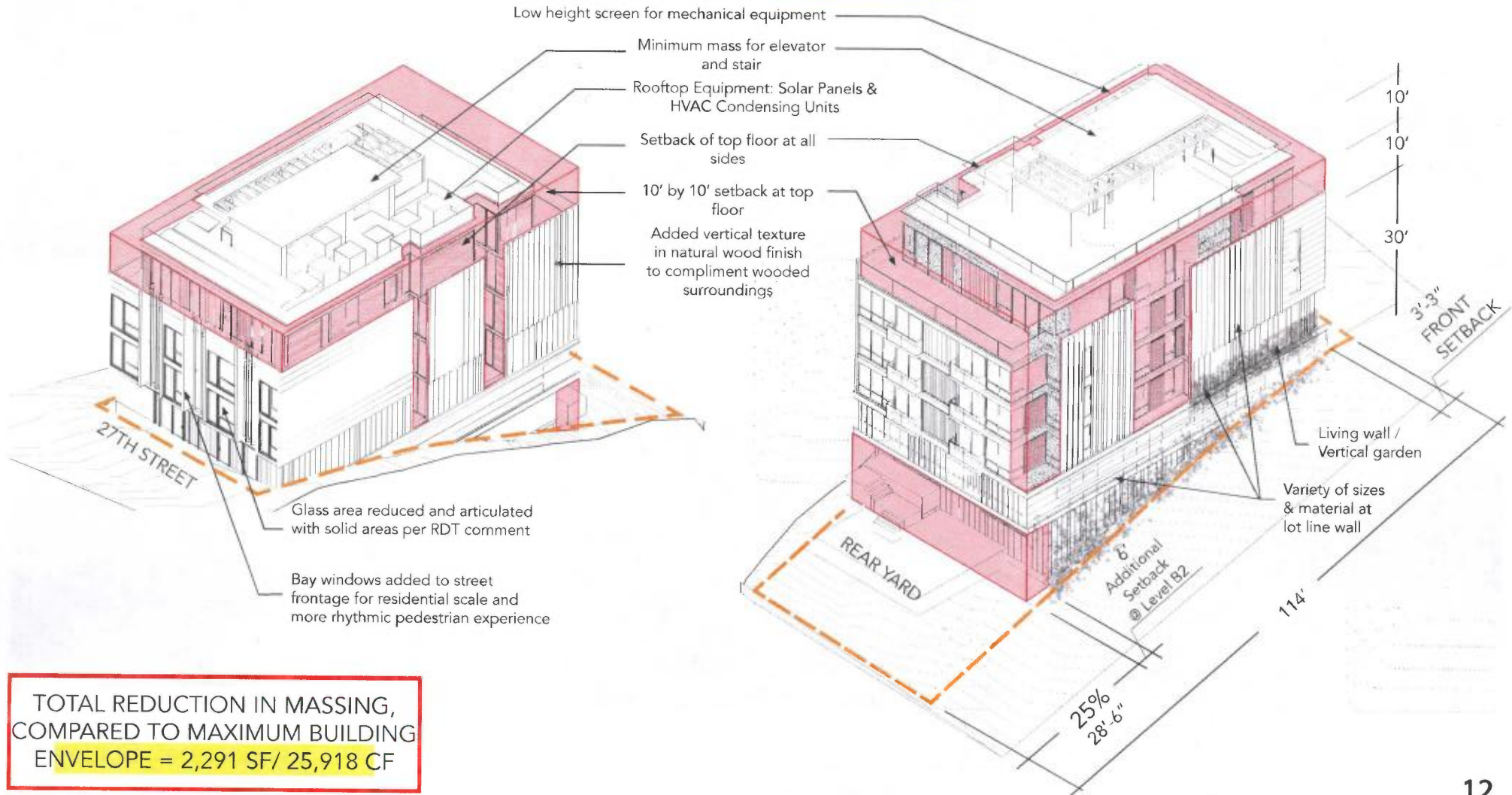
6 Units - Submitted on **11/14/2016**



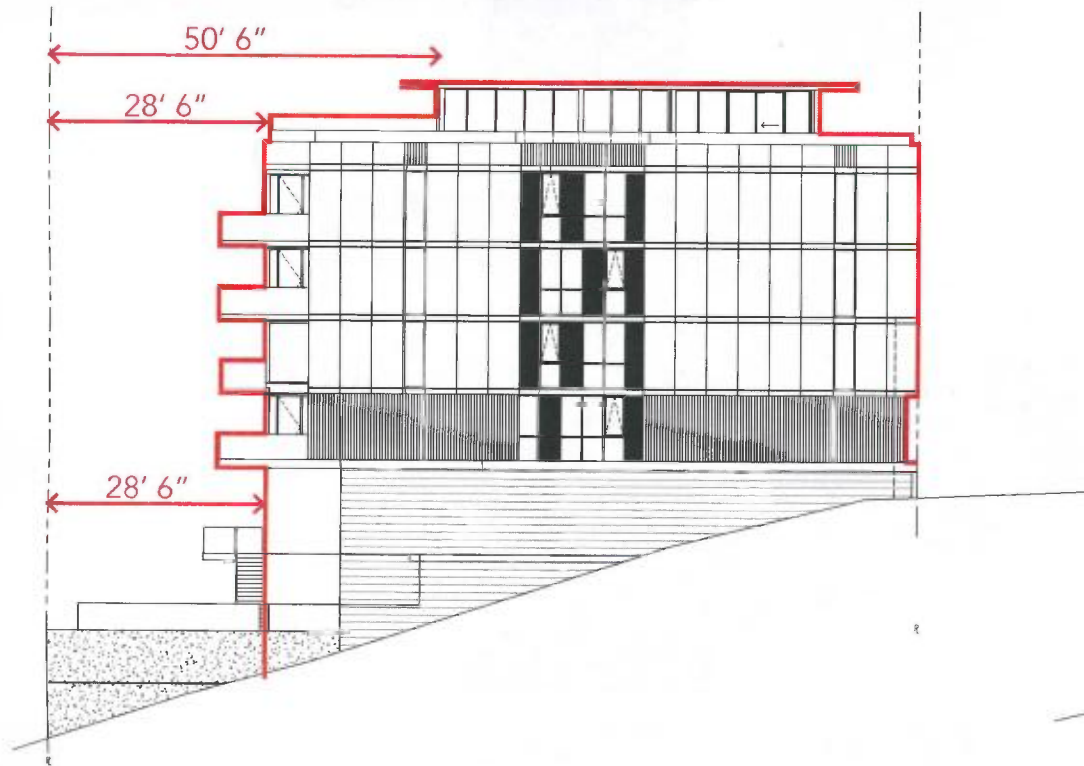
New Scheme: Reduced Massing, 7 Unit Project

Comparison to Maximum Building Envelope

7/14/2017

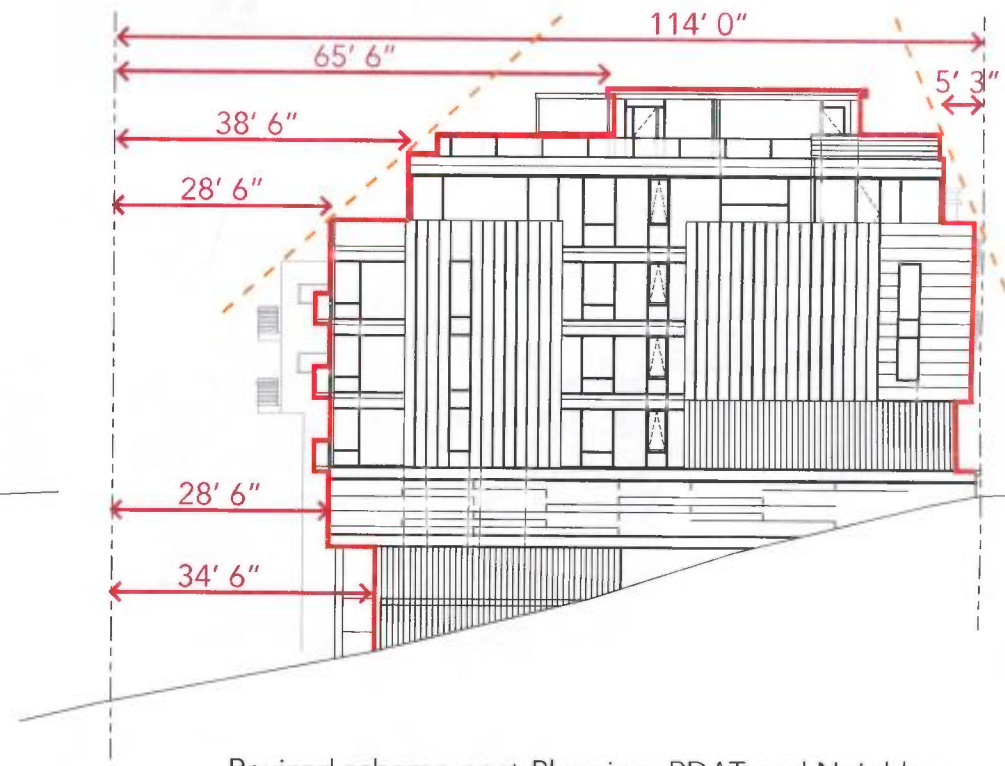


West Elevation Comparison- Scale



Original Site Permit Scheme

11/14/2016



Revised scheme post-Planning, RDAT and Neighbor comments. Reduced massing, setback at top floor, sculpting along west facade and architectural changes

7/14/2017

West Elevation Comparison - Architecture & Materials



Original Site Permit Scheme

11/14/2016



Revised scheme post-Planning, RDAT and Neighbor comments. Reduced massing, setback at top floor, sculpting along west facade and architectural changes

7/14/2017

Material Palette



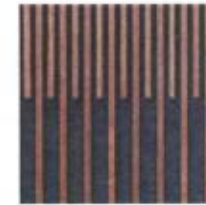
① SWISSPEARL Fiber Cement Cladding



Glass Guard Rail



② Metal Panel - Deco Zinc



③ Dark Natural Wood Fins



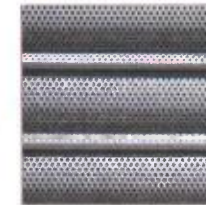
④ Dark Coated Metal Panel



Floor to Ceiling Window



③ Dark Natural Wood Siding



Perforated Metal Garage Door

SUPPLEMENTAL INFORMATION

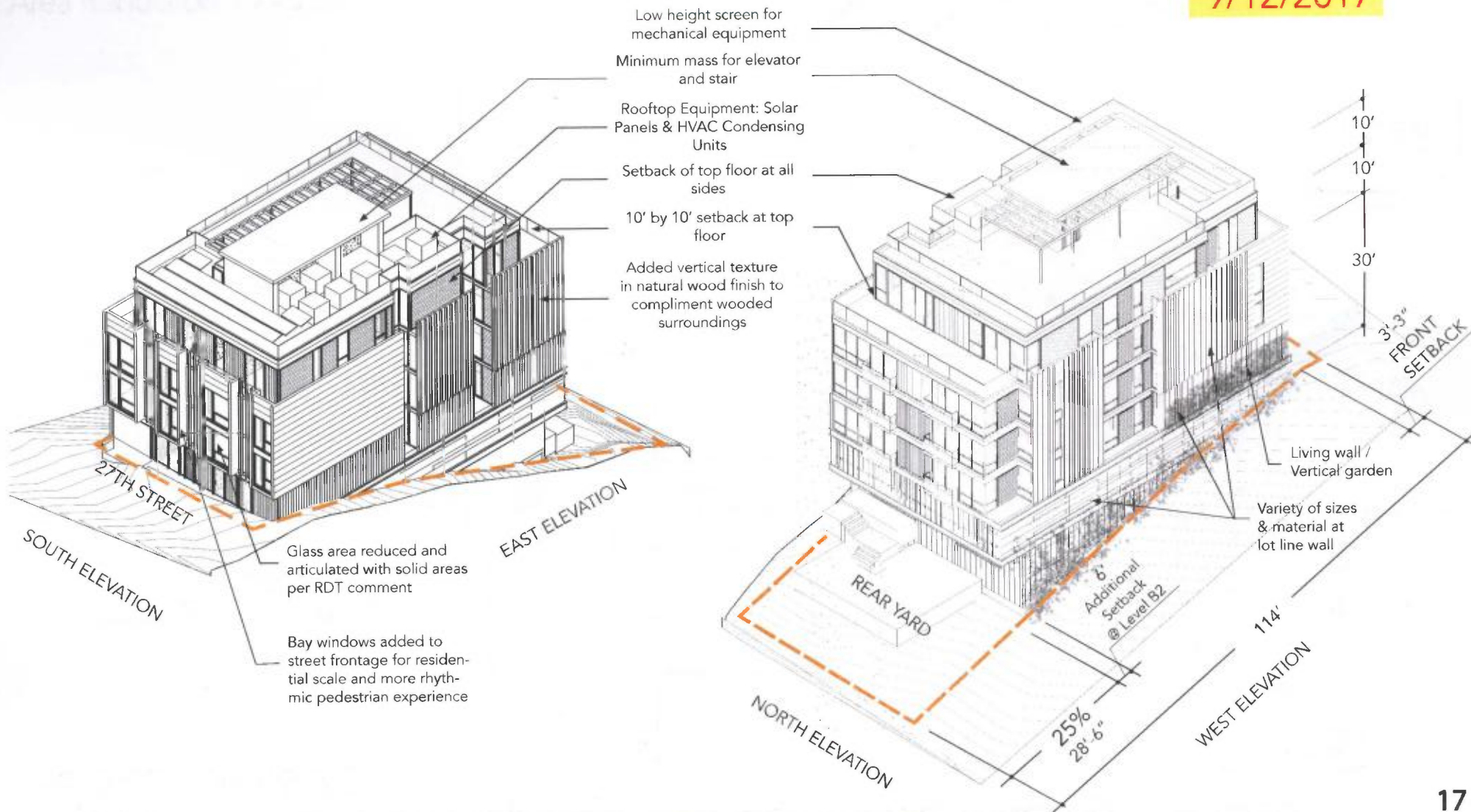
The following pages represent the Project Sponsor's effort to mitigate the current design and massing to address the concerns and comments of all stakeholders including the planning department, RDAT, and adjacent neighbors.

We believe the proposed resolution mitigation on page 20 is a fair and justifiable compromise that meets the spirit of good urban-planning, addresses neighbor concerns, and provides well-designed family housing for San Francisco.

-Project Sponsor

Proposed Scheme Prior to DR (APPROVED BY PLANNING & RDAT FOR 311 SUBMITTAL)

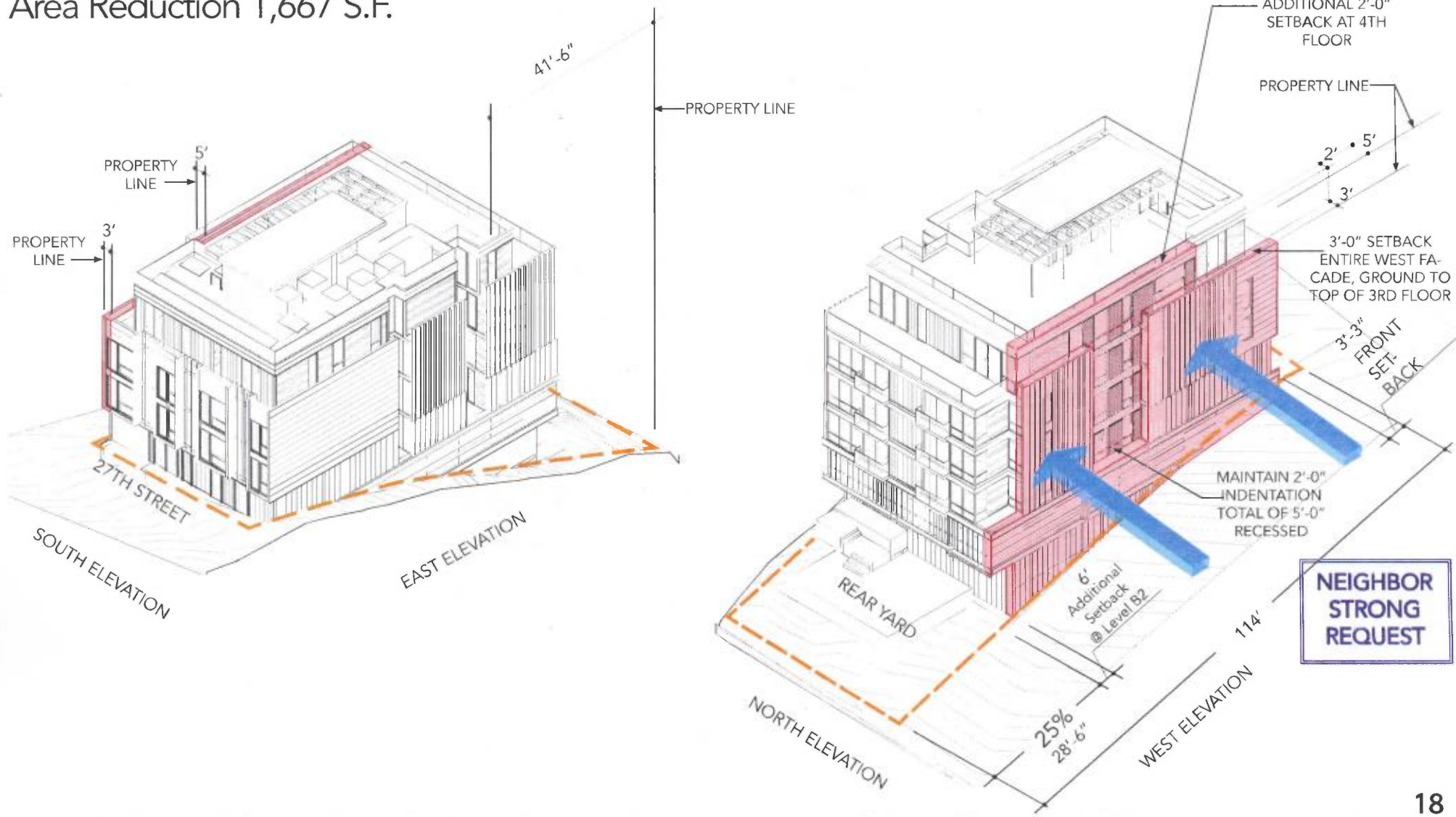
9/12/2017



Mitigation 1: Resolution Proposed After Community Meeting

4/18/2018

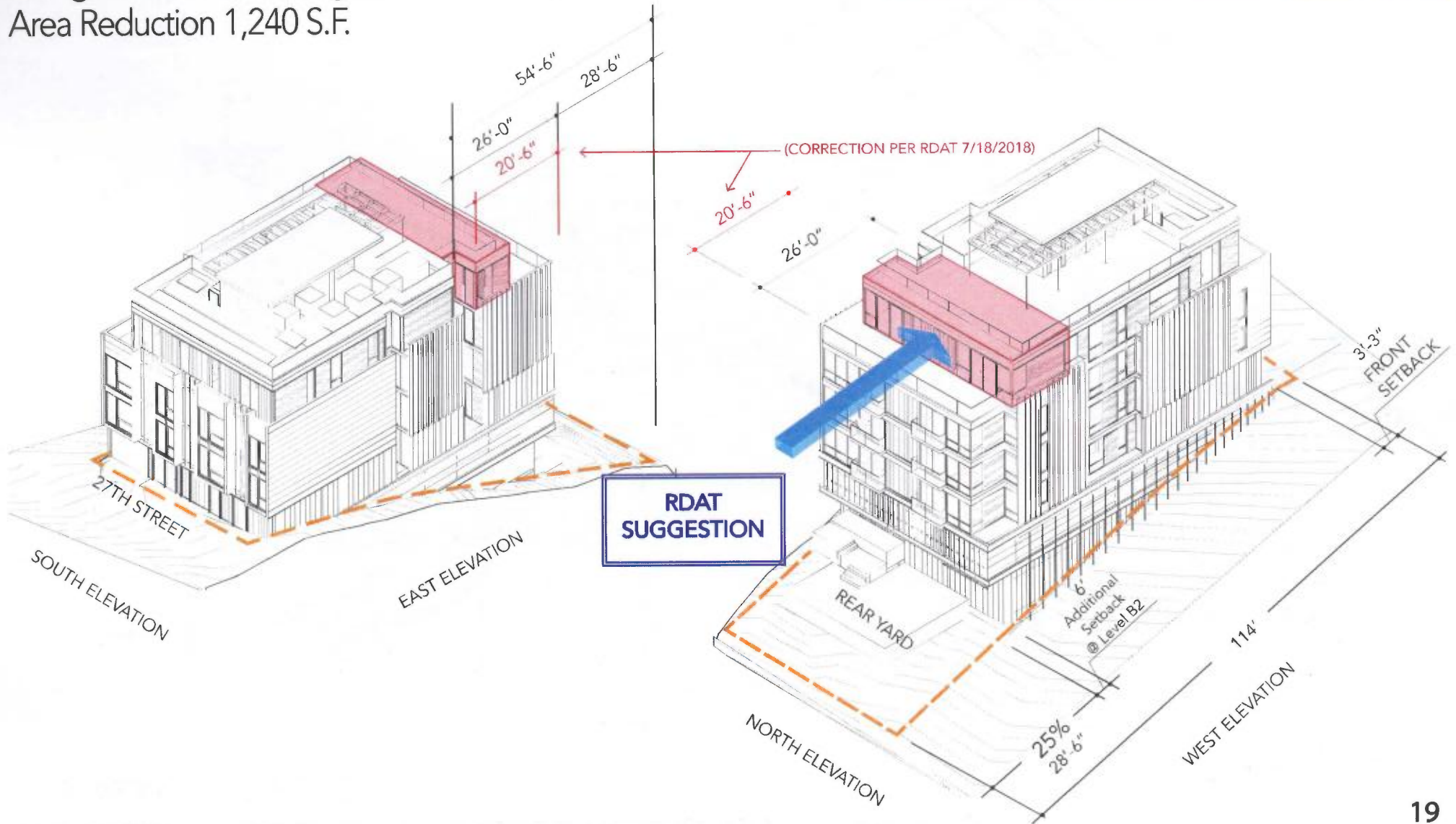
Area Reduction 1,667 S.F.



NEIGHBOR STRONG REQUEST

Mitigation 2: Massing Reduction Per RDAT Comments (POST DR FILING) RECEIVED 4/24/2018

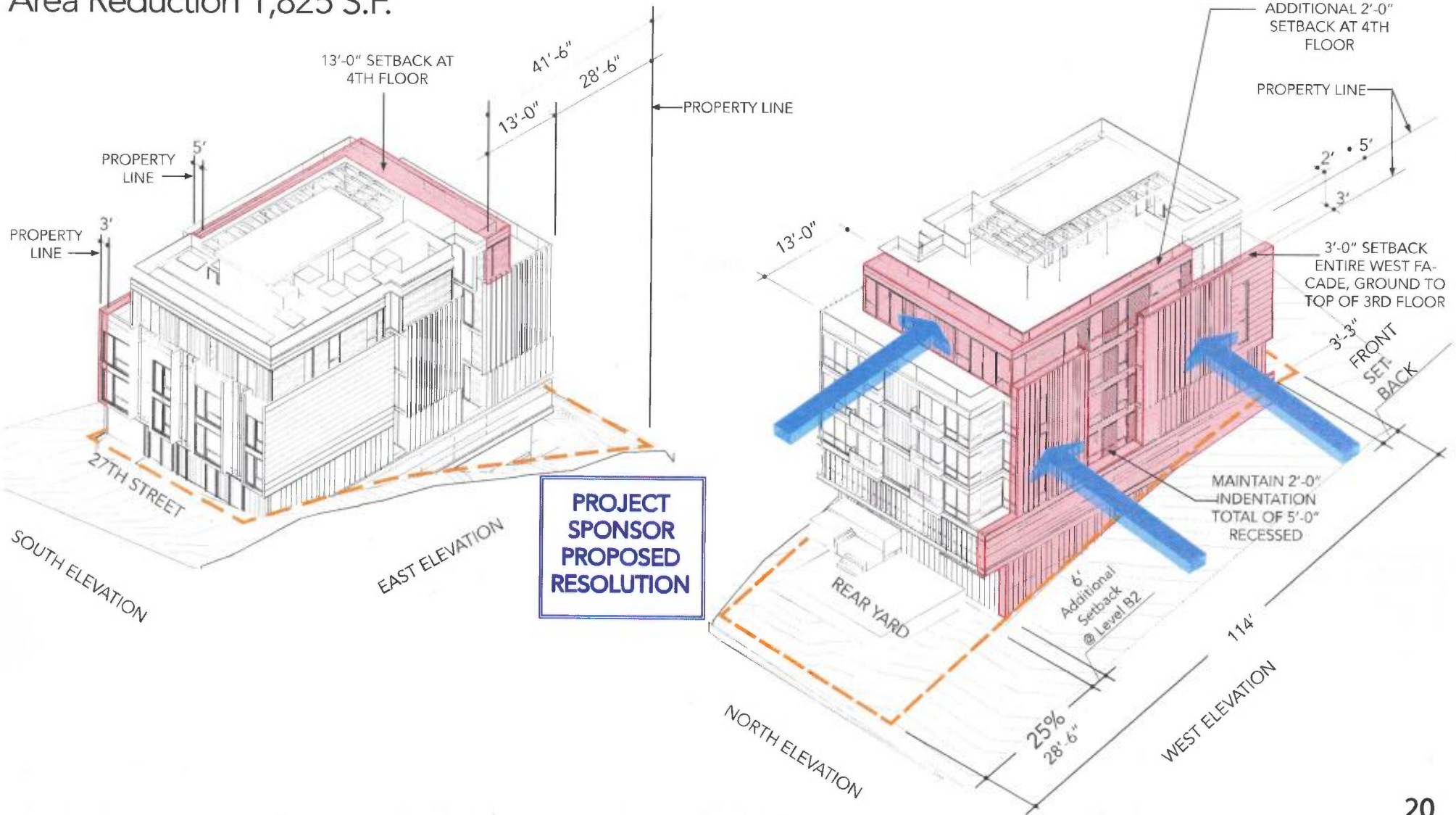
Area Reduction 1,240 S.F.



Mitigation 3: Sponsor Proposed Resolution

Area Reduction 1,825 S.F.

5/4/2018



New Proposed Elevation

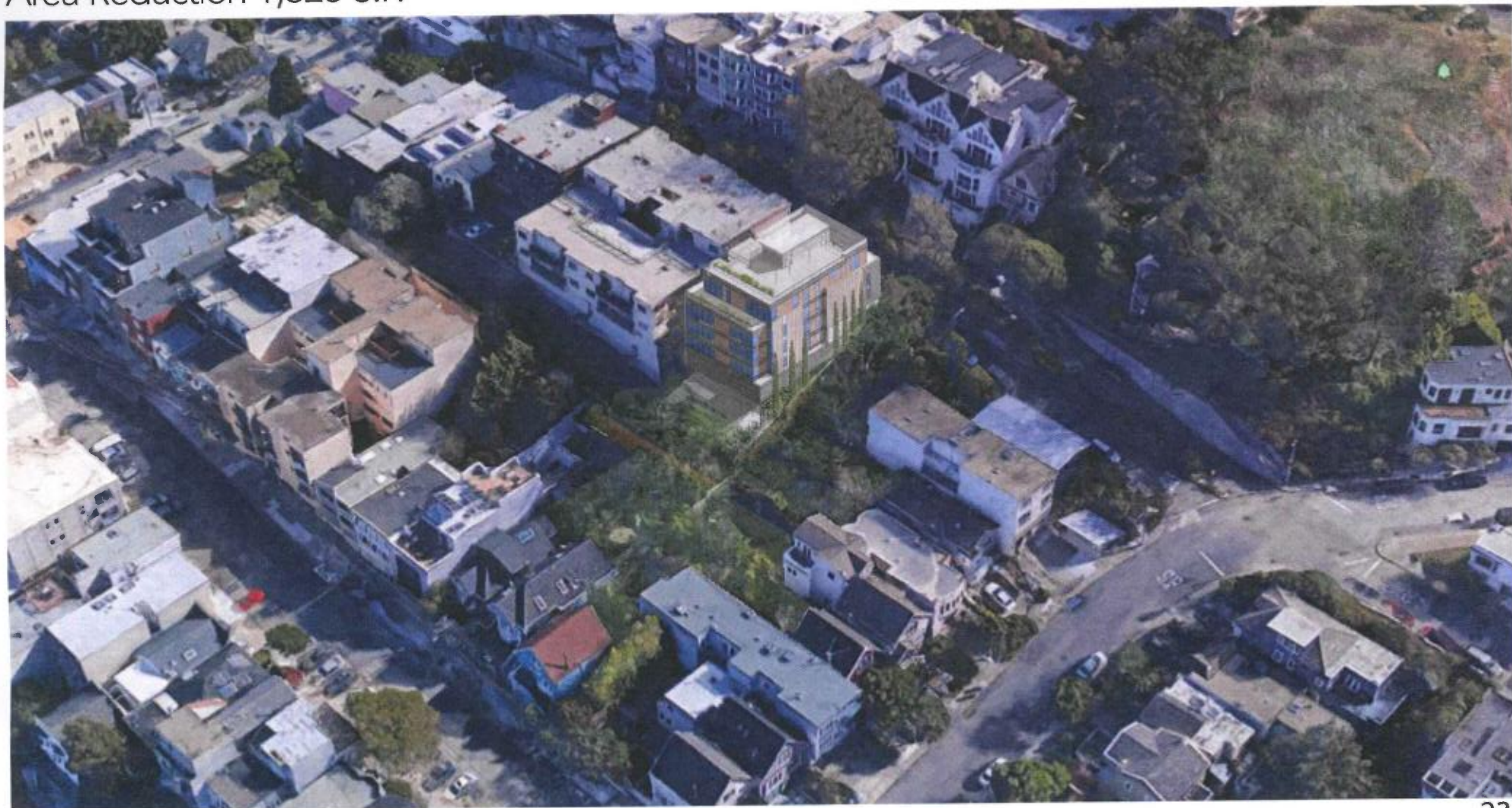


TOTAL SQUARE FOOTAGE REDUCTION BASED ON RDAT COMMENTS v. PROJECT SPONSOR (By floor)		
FLOOR	Loss of square footage (sf) per RDAT recommendations	Loss of square footage (sf) proposed by Project Sponsor
B1	0	-96 sf
B2	0	-256 sf
Ground	0	-211 sf
2nd	0	-211 sf
3rd	0	-211 sf
4th	-460 sf	-306 sf
Roof Terrace	-780 sf	-534 sf
TOTAL PROPOSED REDUCITON IN SQUARE FOOTAGE	-1,240 sf	(32% MORE THAN RDAT) -1,825 sf

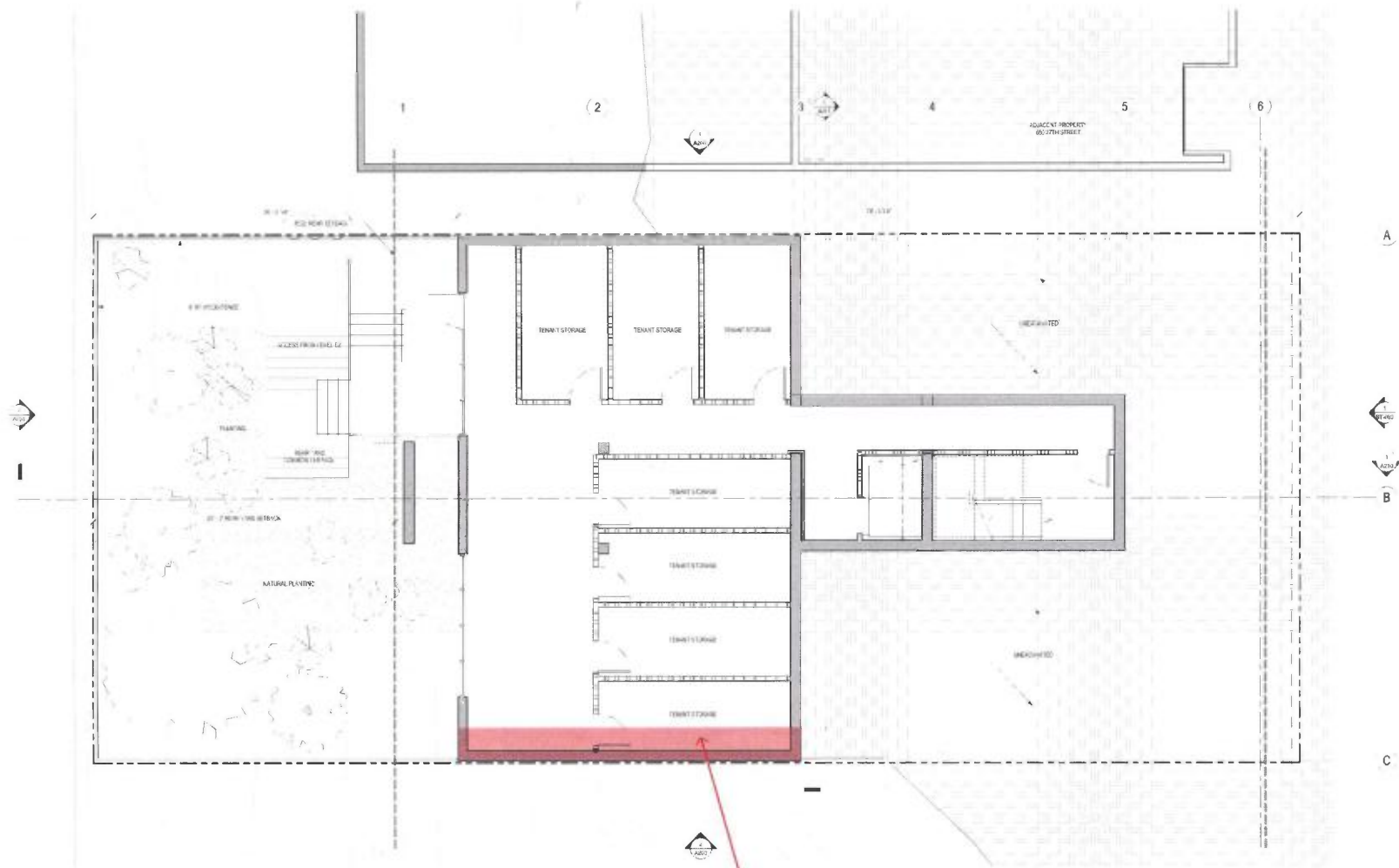
TOTAL SQUARE FOOTAGE REDUCTION BASED ON RDAT COMMENTS v. PROJECT SPONSOR (By program)		
TYPE	Loss of square footage (sf) per RDAT recommendations	Loss of square footage (sf) proposed by Project Sponsor
Residential Area	-460 sf	-939 sf
Below Grade Area	0 sf	-352 sf
Terrace/Outdoor Space	-780 sf	-534 sf
TOTAL:	-1,240 sf	(32% MORE THAN RDAT) -1,825 sf

Mitigation 3: Sponsor Proposed Resolution

Area Reduction 1,825 S.F.

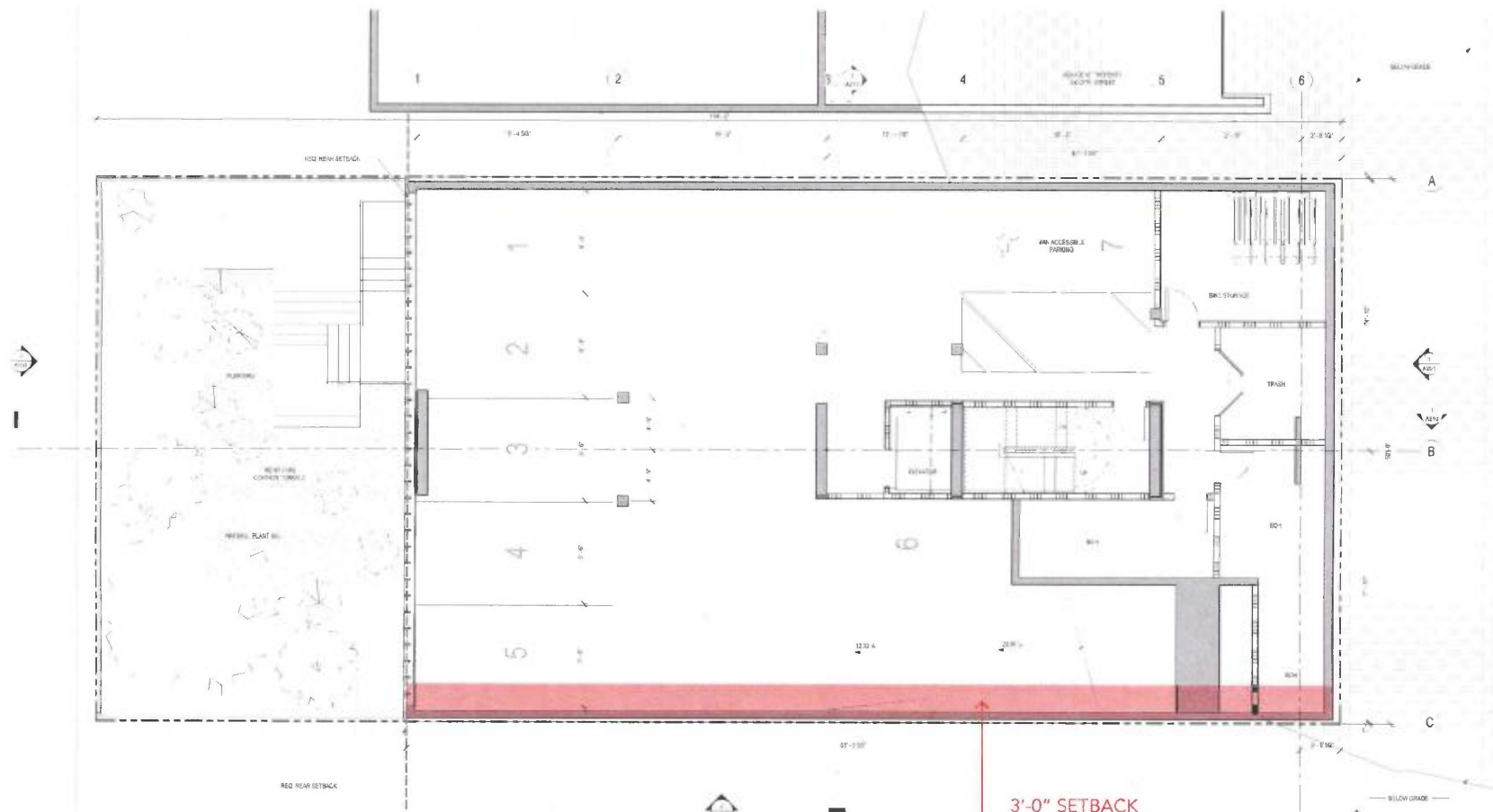


PLANS



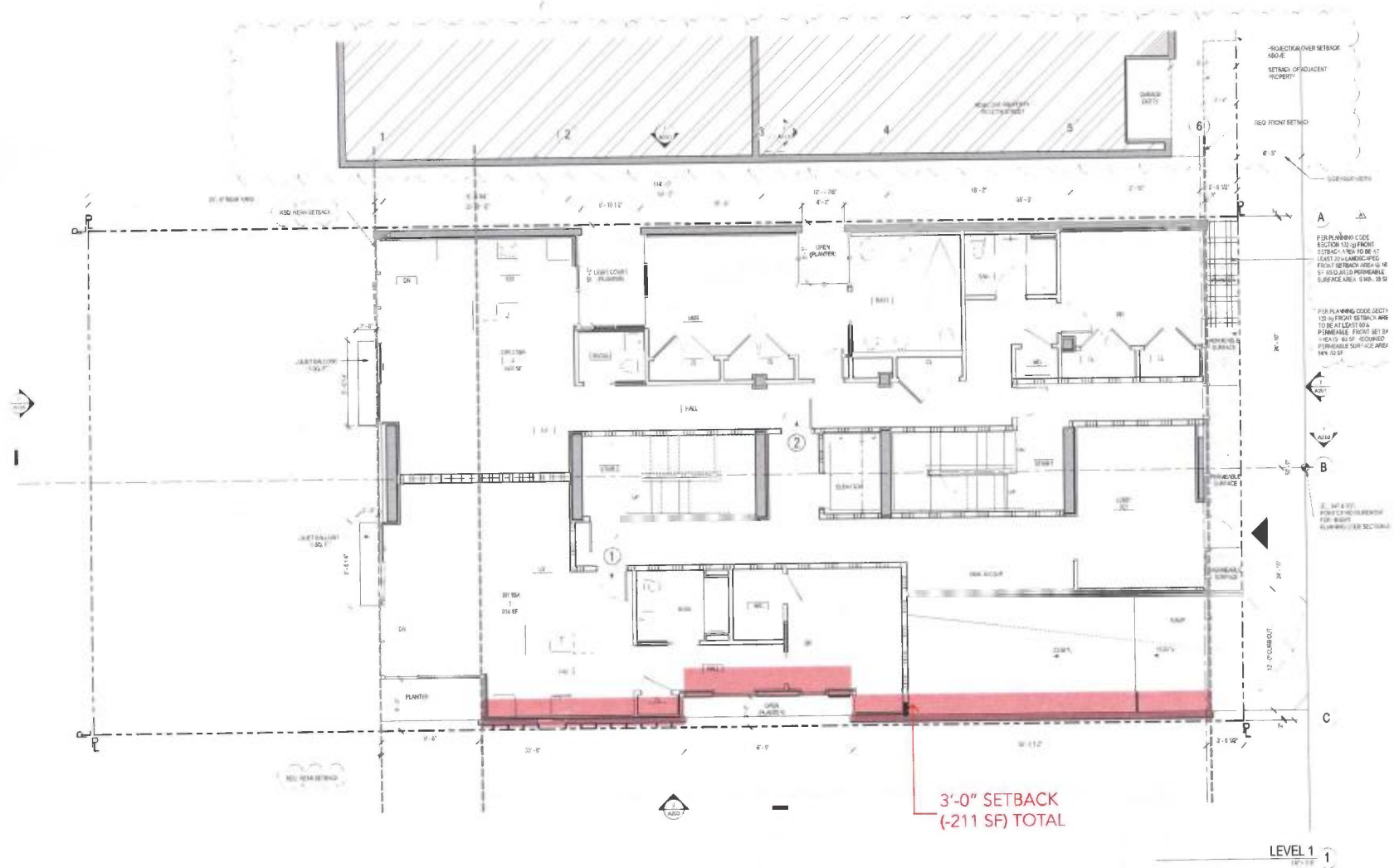
3'-0" SETBACK
(-96 SF) TOTAL

LEVEL B2 FLOOR PLAN
14.17.12



3'-0" SETBACK
(-256 SF) TOTAL

BASEMENT
1/4" = 1'-0"



PROJECT OVER SETBACK
 150'-0"
 SETBACK OF ADJACENT
 PROPERTY

REQ. FRONT SETBACK
 6'-0"

SECTION LINE

A

FOR PLANNING CODE SECTION 152 (a) FRONT
 SETBACK AREA TO BE 4'-0" TO BE 4'-0"
 EAST 25' AND 10'-0" PER
 FRONT SETBACK AREA IS 16'
 5' LOCAL PERMISSIBLE
 SURFACE AREA 5 MA. 33 SF

FOR PLANNING CODE SECTION
 152 (a) FRONT SETBACK AREA
 TO BE 4'-0" TO BE 4'-0"
 PERMISSIBLE FRONT SET UP
 10'-0" 40'-0" 40'-0" PERMISSIBLE
 SURFACE AREA 16'-0" 40'-0"

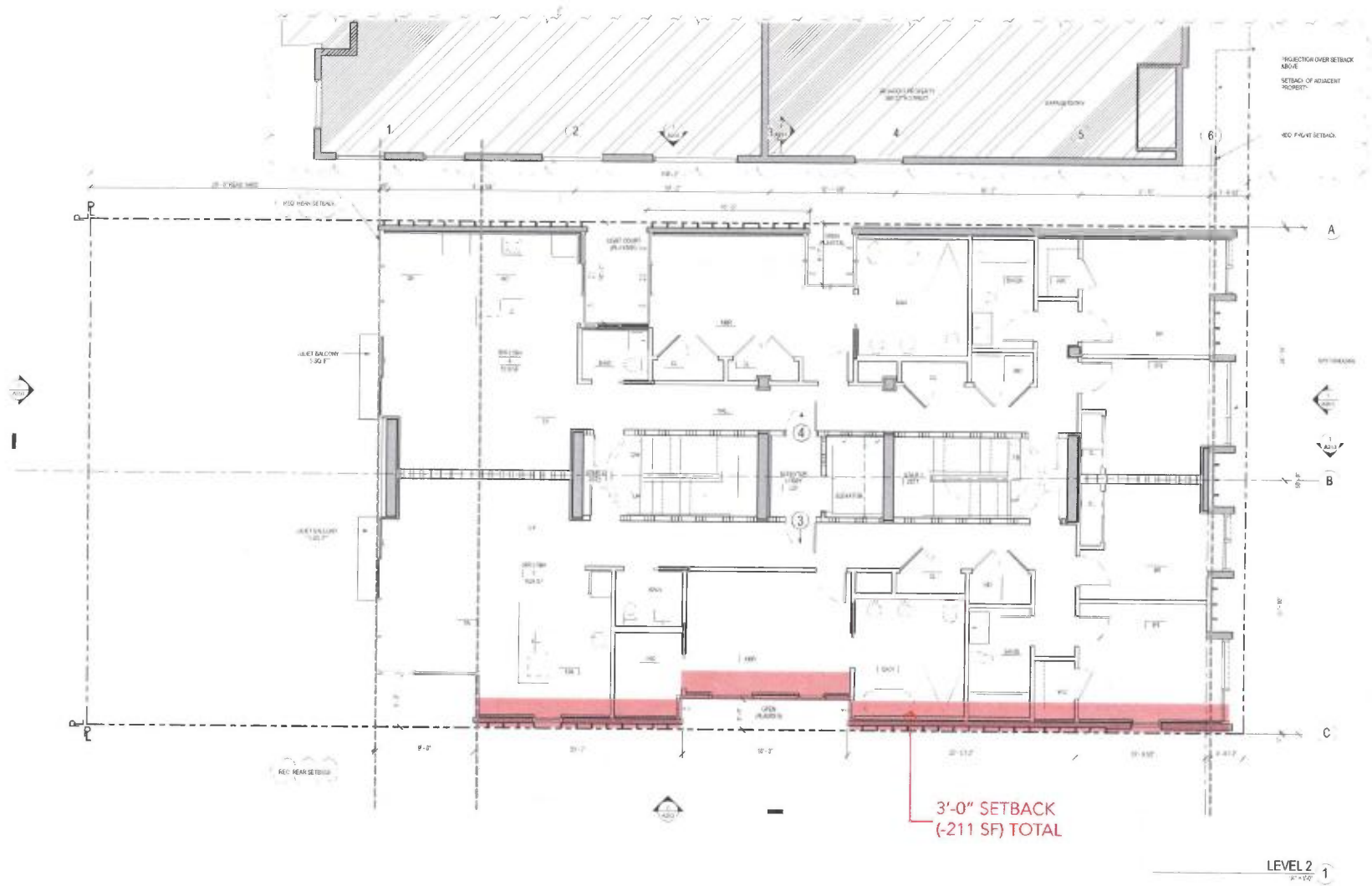
B

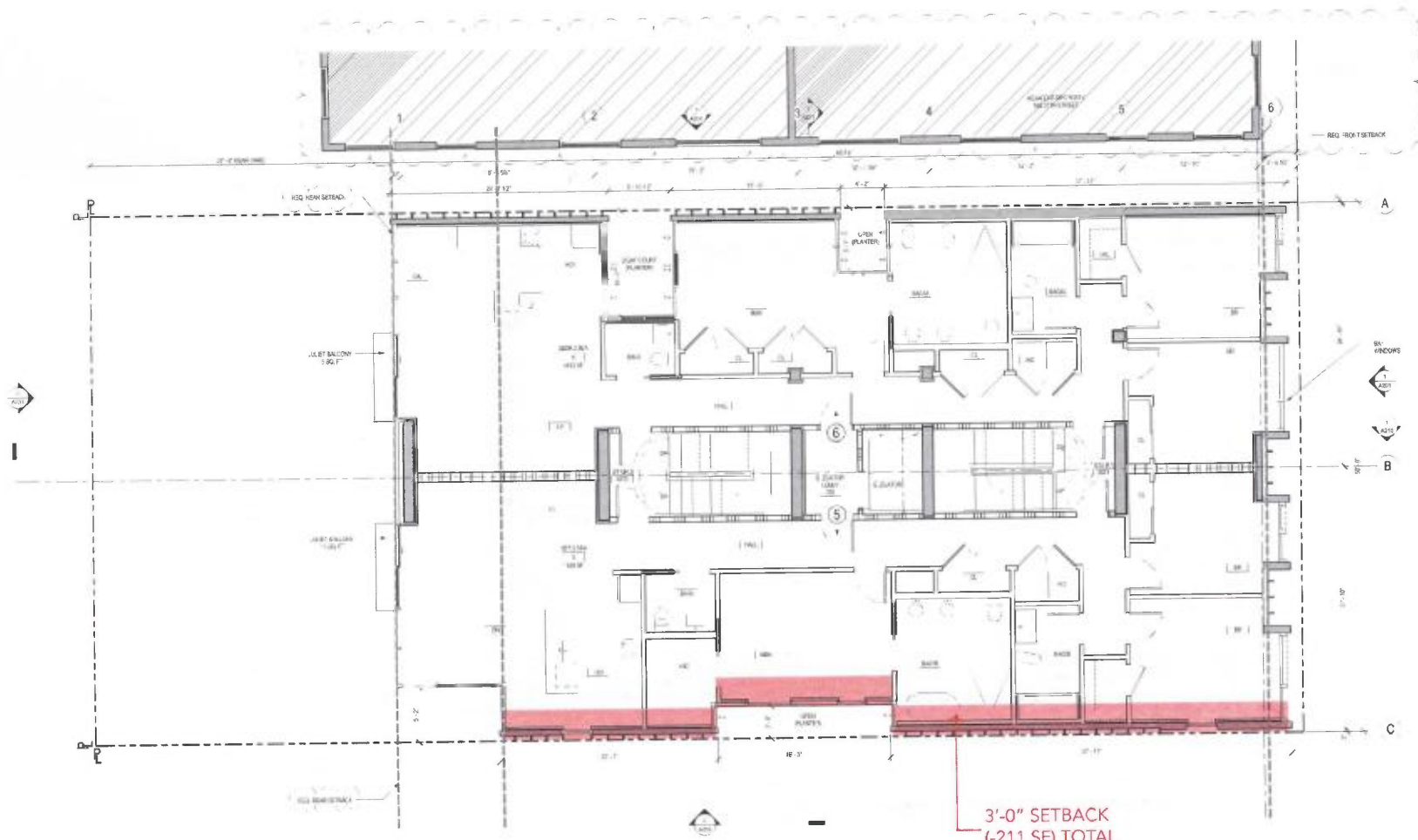
12'-0" FRONT
 12'-0" FRONT

C

3'-0" SETBACK
 (-211 SF) TOTAL

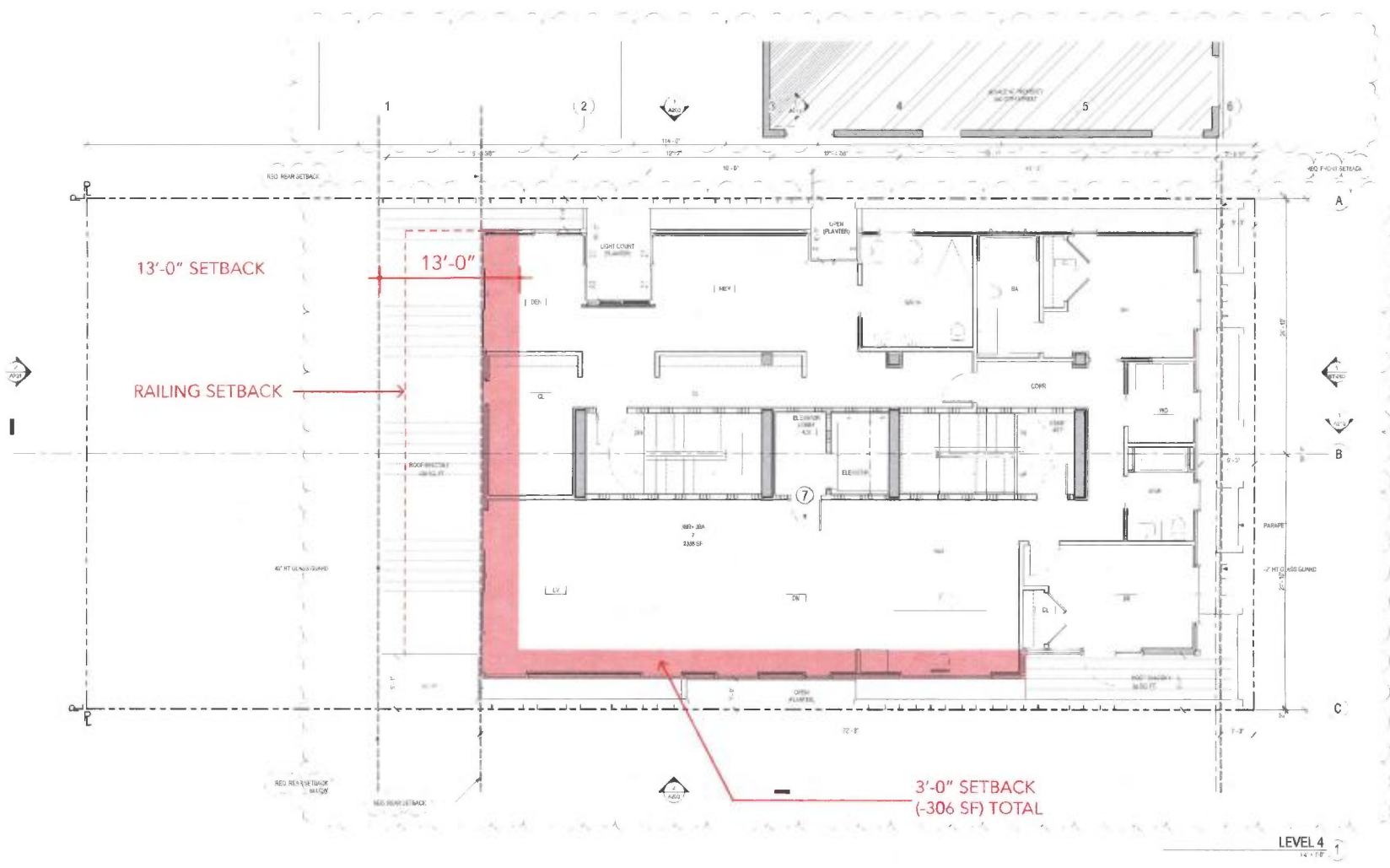
LEVEL 1
 18'-11"

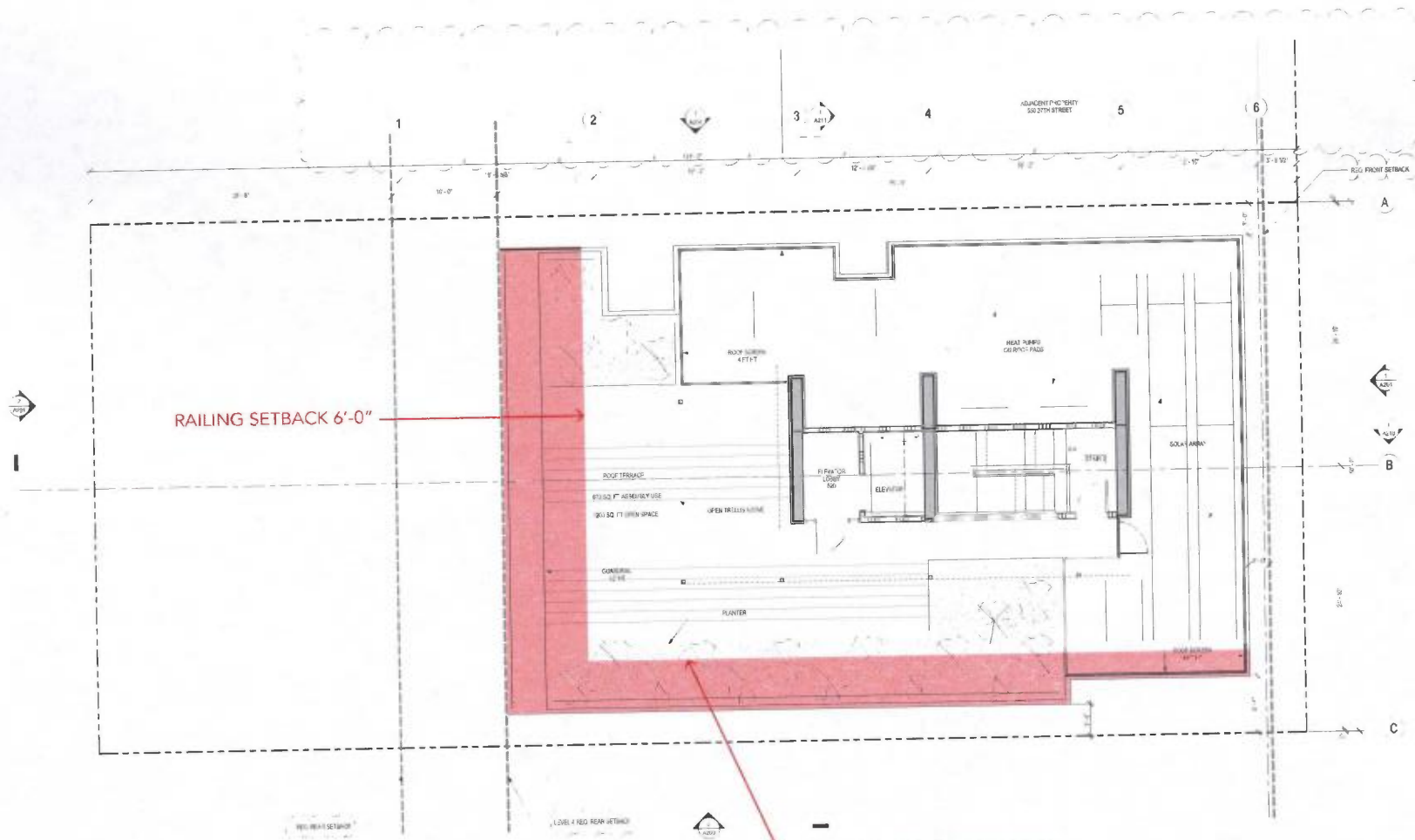




3'-0" SETBACK
(-211 SF) TOTAL

LEVEL 3
W11101





RAILING SETBACK 6'-0"

RAILING SETBACK 5'-0"
(534 SF) TOTAL

ROOF PLAN (1)