

Re: Discretionary Review: 2017-008396DRP-02 ; 2515 BROADWAY STREET
9/27/2018 SF Planning Commission Item G. 21

The following conditions should be placed on the permit application for 2515 Broadway Street:

- Engage a licensed structural engineer to ensure foundation stability of both homes. Perhaps they should extend/excavate more below grade out toward the back and build a more extensive foundation next to our kitchen;
- Relocate the elevator to the front or rear of house to ensure they do not disturb my foundation
- Engage a licensed environmental engineer to perform a thorough environmental analysis: Measurement of soil excavation and/or geotechnical study
- Draft plans to address the ventilation in my kitchen that do not require extensive disruption due to the condition of my mother
- Provide drawings detailing how they propose to remedy our gutter drainage.

Respectfully requested by Frances Hochschild (2517 Broadway Street)

Received at CPC Hearing 9/27/18
C. May

San Francisco Planning Commission
September 27, 2018

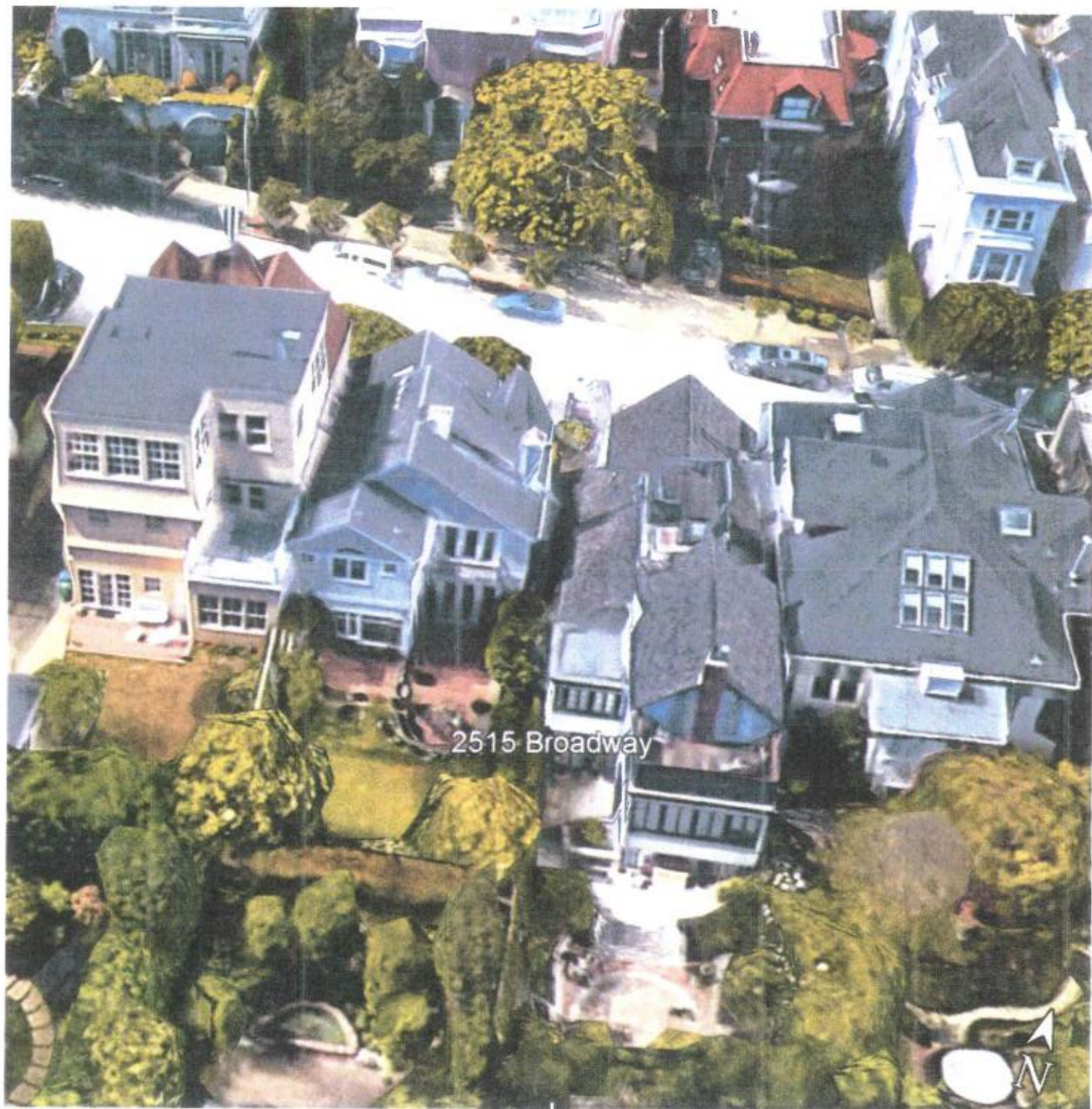
**Handout in Support of Application for Discretionary
Review**

of 2515 Broadway, Building Permit Application No.
2017.06.26.0318

2017-008396DRP-02

by Jerome & Holly Suich

**2513 Broadway
San Francisco**





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27 September 2018

Jerry Suich
2513 Broadway
San Francisco, CA 94115

Re: Review of Proposed Demo Scope of Work for 2515 Broadway

Dear Jerry:

At your request we conducted a quick review of the proposed work for remodeling work at 2515 Broadway, specifically as it relates to the proposed removal of building elements. This review was conducted based on the San Francisco Planning Department's code section 317.

The proposed project does meet the San Francisco Planning Codes definition of Demolition as noted in section 317(2) (A), which refers to the Building Code definition of Demolition through removal of 2/3 or more of the interior elements. The proposed scope of work removes all of the interior walls.

Per section 317(2), "Residential Demolition" shall mean any of the following:

(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application for a demolition permit is required, or

(B) A major alteration of a Residential building that proposes the Removal of more than 50% of the sum of the Front Façade and Rear Façade and also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or

(C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.

SF Building Code, Section 103A.3.2 Definitions. For the purposes of this section, the following definitions shall apply:

DEMOLITION means the total tearing down or destruction of a building containing one or more residential units, or any alteration which destroys or removes, as those terms are defined by the Building Official of the Department of Building Inspection, principal portions of an existing structure containing one or more residential units.

PRINCIPAL PORTION means that construction which determines the shape and size of the building envelope (such as the exterior walls, roof and interior bearing elements), or that construction which alters two-thirds or more of the interior elements (such as walls, partitions, floors or ceilings).

2515 Broadway
Project Review
September 27, 2018

This review was conducted without conducting substantial calculations, which would be required for a definitive confirmation.

Please let us know if you need any additional information or clarification.

Sincerely,

A handwritten signature in dark ink, appearing to read 'M. Garavaglia', with a large, stylized flourish at the end.

Michael Garavaglia, AIA, LEED AP BD+C
President, Garavaglia Architecture, Inc.
C14833



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312) #2

On June 26, 2017 the Applicant named below filed Building Permit Application No. 2017.06.26.0318 with the City and County of San Francisco

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address	2515 Broadway Street	Applicant	Jeffrey Eade, Architect
Cross Streets	Pierce & Scott Streets	Address	407 Crestmont Drive
Block/Lot No	0584/017	City, State	San Francisco, CA 9494131
Zoning District(s)	RH-1/ 40-X	Telephone	415.606.4414
Record No	2017-008396PRJ	Email	jeff@jeearchitect.com

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

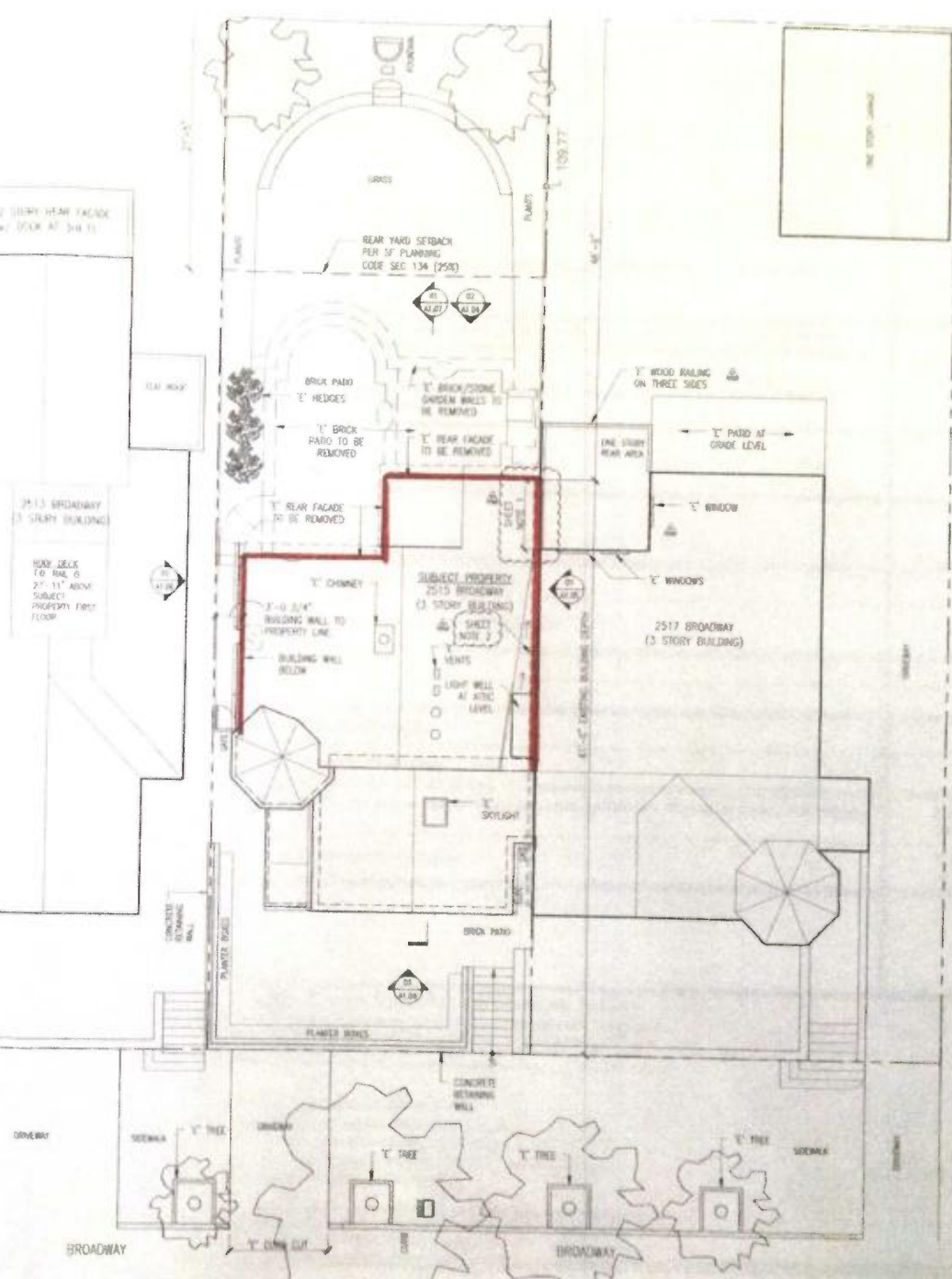
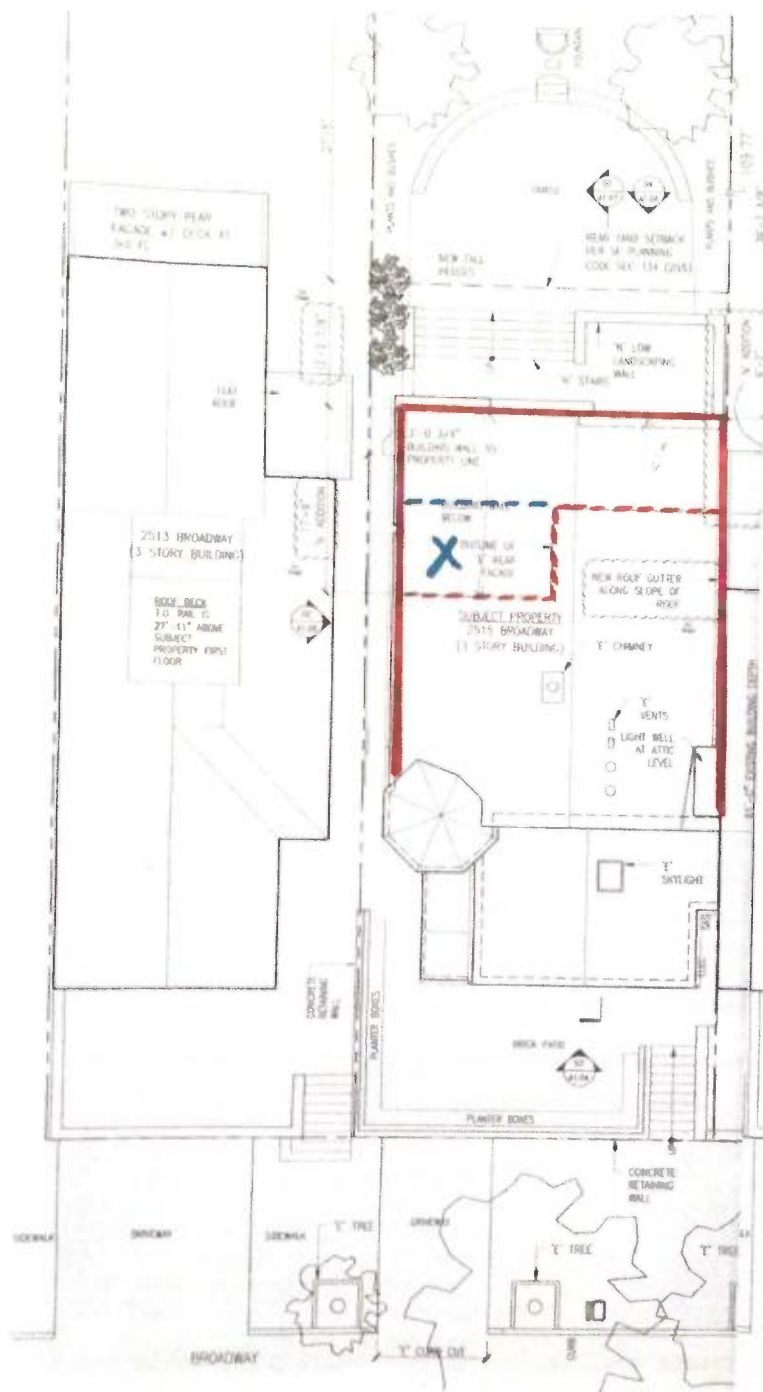
PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> <u>Alteration</u>
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alterations	<input type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> <u>Rear Addition</u>	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	As is	No Change
Side Setbacks	3' East, 0' West	No Change
Building Depth	-51' ~73 feet including garage	~73 feet including garage
Rear Yard	~49 feet	~37 feet
Building Height	As is	No Change
Number of Stories	3	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	1 + bike storage
PROJECT DESCRIPTION		
<p>The proposal is to expand the second and third floors ~2 feet towards the rear property line per the enclosed plans. Based on the plans, the addition would extend ~6 feet beyond the adjacent structure to the west. Internal modifications and new façade windows are proposed as well. The project sponsor requested a duplicate notice out of concern that when printed, the line weight of the previous plans was too light and not adequately legible.</p>		
<p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Sara Vellve
Telephone: (415) 558-6263
E-mail: sara.vellve@sfgov.org

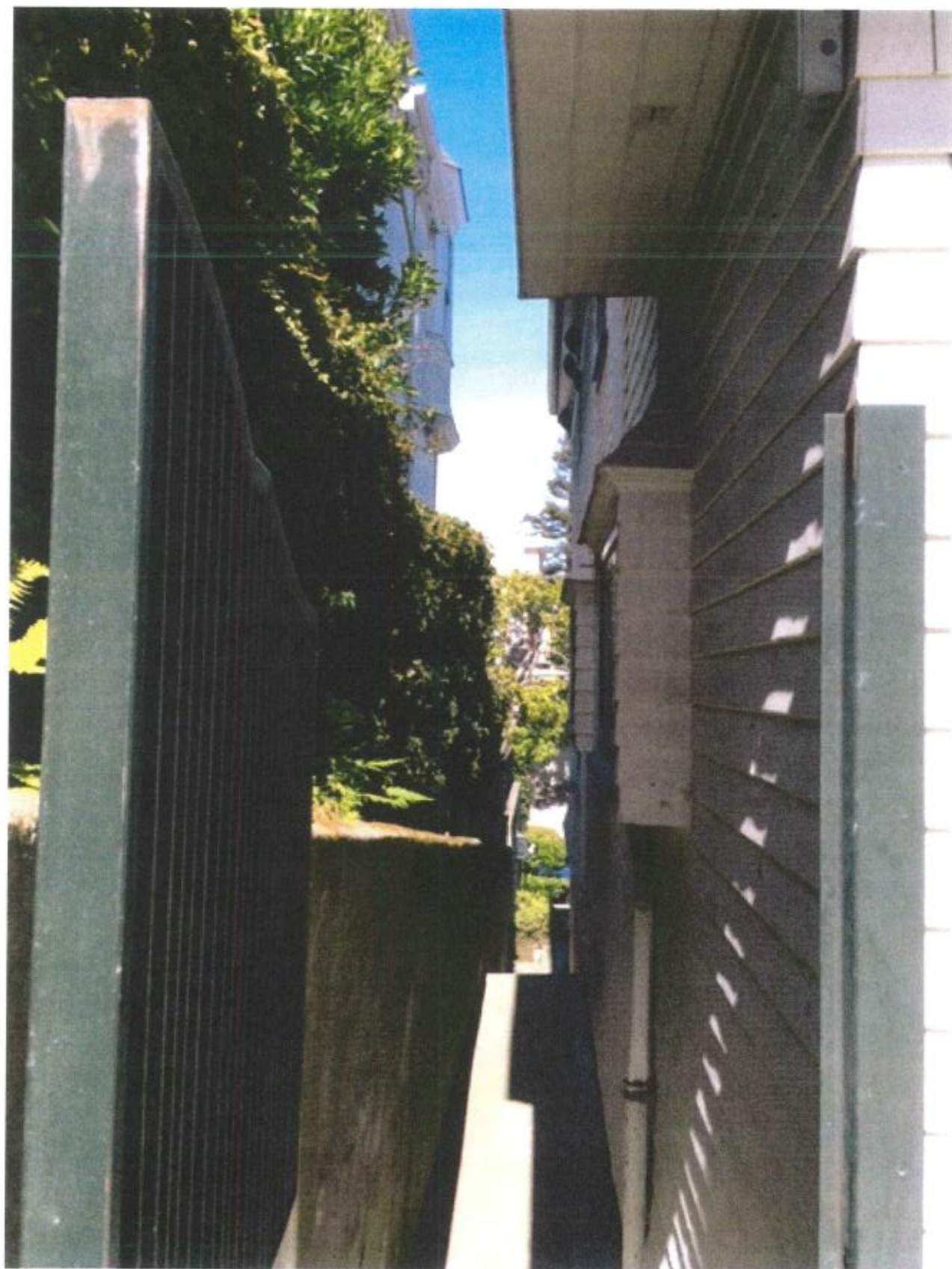
Notice Date: 3/7/2018
Expiration Date: 4/6/2018

中文閱讀電: 415.575.4018 / Para información en español llamar al: 415.575.4018 / Para sa impormasyon sa Tagalog Tumawag sa: 415.575.4018

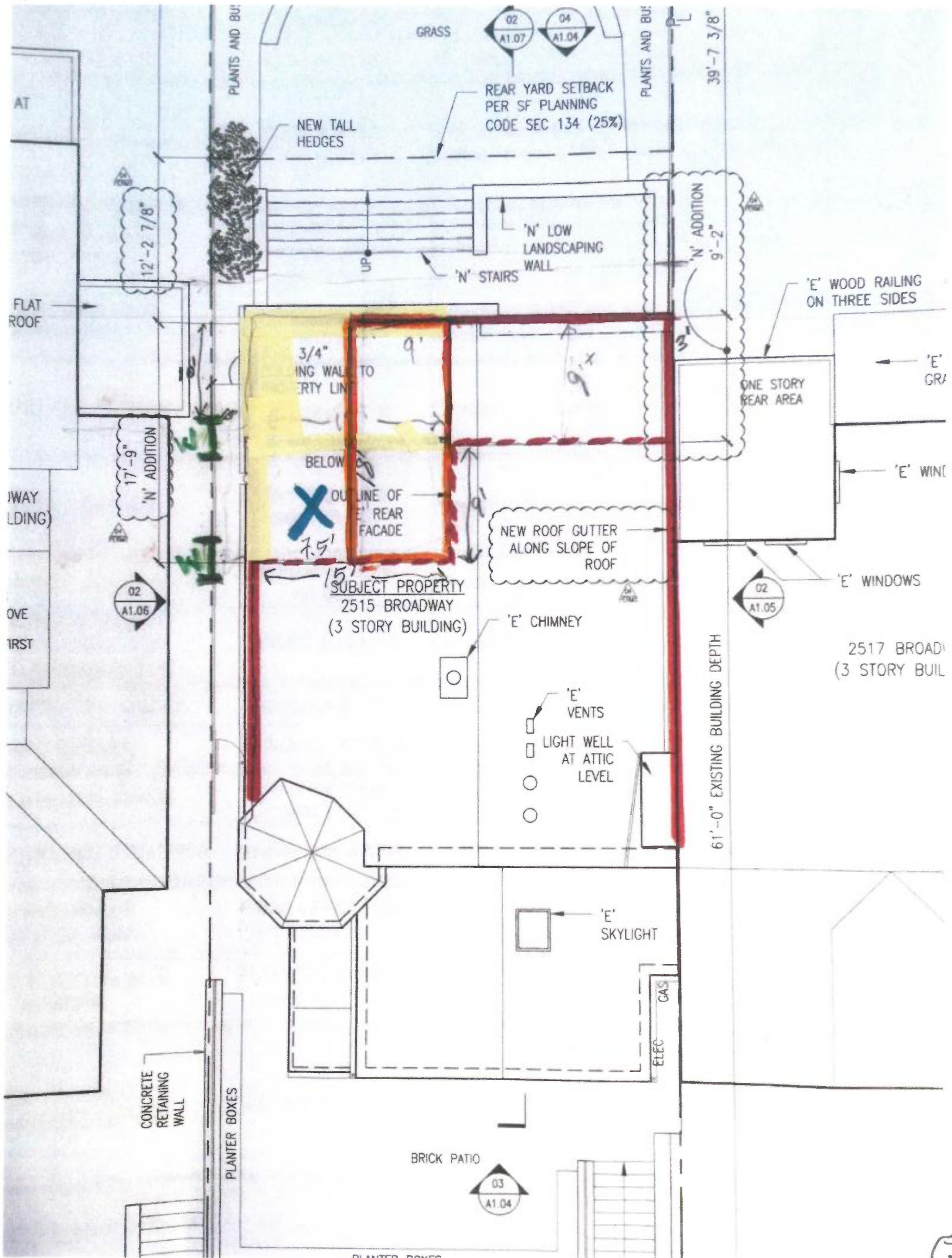




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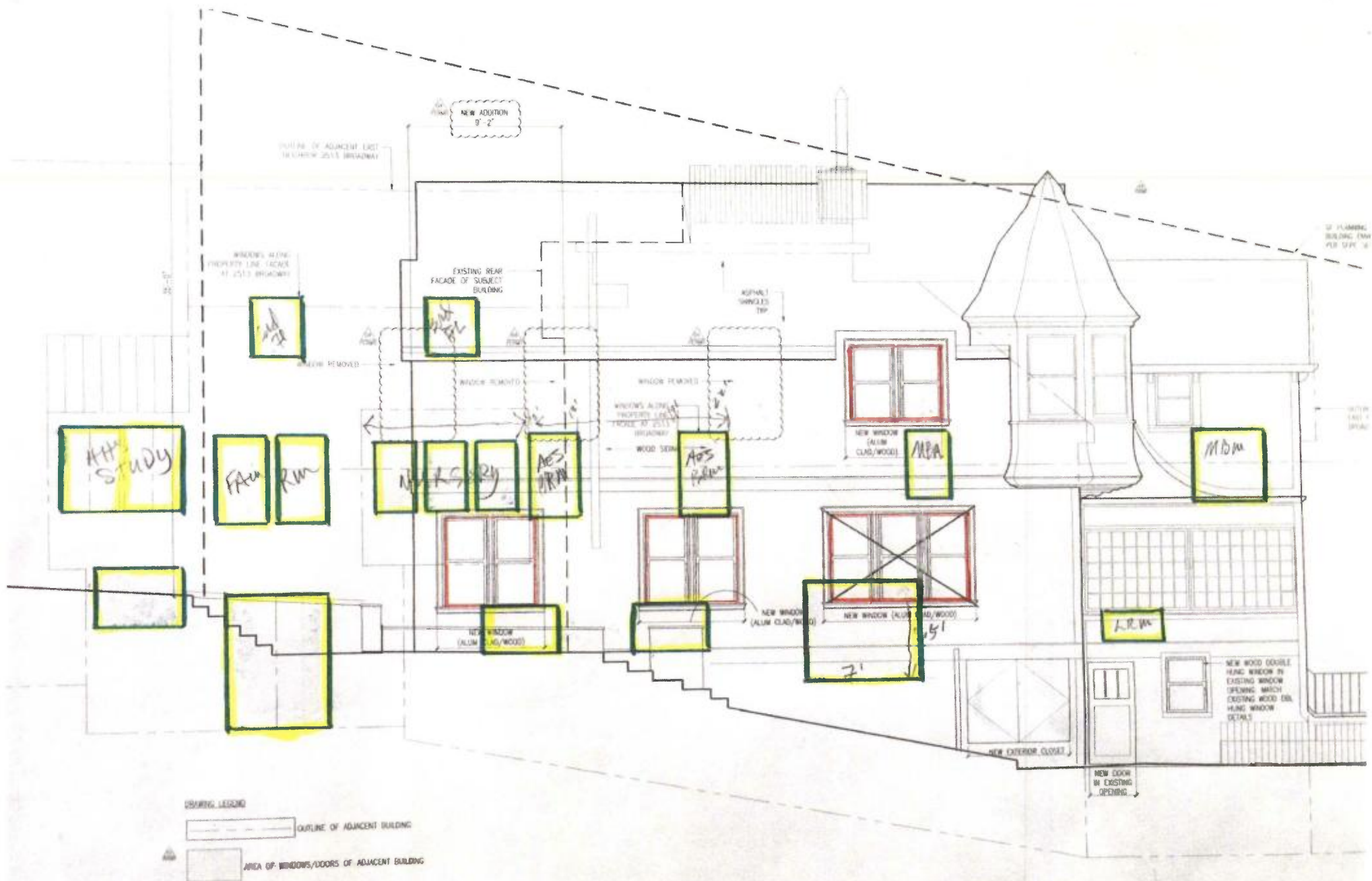


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CENTRAL SOMA

PLAN & IMPLEMENTATION STRATEGY

Planning Commission Hearing on Plan Amendments
September 27, 2018

TODAY'S PRESENTATION

- 1 Central SoMa Plan Adoption Process & Board Amendments**
- 2 Staff Recommendations**
- 3 Other Issues for Consideration**
 - **Commission Recommendations Adopted on May 10th**
 - **Additional Issues for Consideration**

ADOPTION PROCESS & BOARD AMENDMENTS

PLAN ADOPTION PROCESS

May 10th	Central SoMa Plan adopted at Planning Commission
July 9th	Rules Committee Hearing
July 16th & 23rd	Transportation & Land Use Committee Hearings
Sept 25th	CEQA Appeal Hearing: Appeal unanimously dismissed & EIR Certification upheld

TODAY'S ACTIONS

Review amendments made at the Board of Supervisors to:

- 1. Planning Code and Administrative Code (2011.1356T)**
- 2. Zoning Map (2011.1356Z)**
- 3. Implementation Program (2011.1356U)**
- 4. Housing Sustainability District (2018-004477PCA)**



MATERIAL MODIFICATIONS INTRODUCED AT THE BOARD**PLANNING & ADMINISTRATIVE CODE AMENDMENTS**

- **PDR Requirements:**
 - Require project sponsors to inform PDR tenants about PDR relocation assistance services at OEWD
 - Condition the incentive for below-market rate PDR space on the lower rents being provided for the life of the project (vs. 55 years)
- **Special Height Exception for 1 Vassar:** Allow the project to receive the exception for a residential use in addition to, or instead of, a hotel.

MATERIAL MODIFICATIONS INTRODUCED AT THE BOARD**PLANNING & ADMINISTRATIVE CODE AMENDMENTS (CONT.)**

- **636 4th Street:** Grant the following exceptions for a residential project if BMR units are provided onsite: reduced setbacks and tower separation, increased tower floor plate, and increased tower plan length.
- **Key Site Exceptions:** Craft site-specific exceptions tailored to each project.

MATERIAL MODIFICATIONS INTRODUCED AT THE BOARD

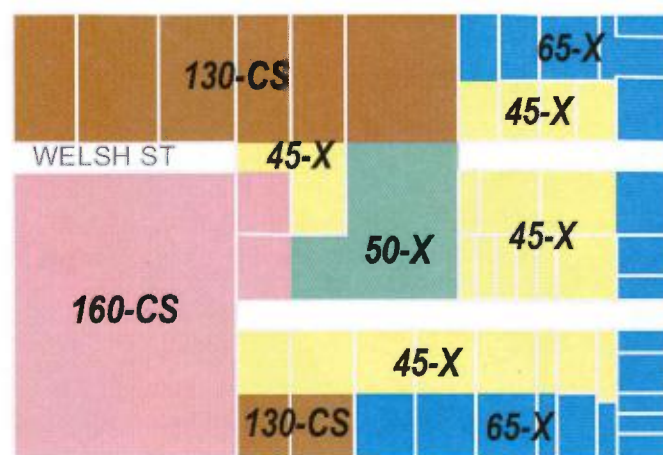
ZONING MAP AMENDMENTS

- **Affordable housing site:** increase the height of the site at the 598 Brannan Street development (the Park Block) in order to facilitate an extra story in the 100% affordable housing building.

As introduced



As amended



MATERIAL MODIFICATIONS INTRODUCED AT THE BOARD

IMPLEMENTATION PROGRAM AMENDMENTS

- **Public Benefits Package:** create a \$10 million PDR Relocation Fund in the Cultural Preservation and Community Services category, funded by Community Facilities District (CFD) tax revenues.



MATERIAL MODIFICATIONS INTRODUCED AT THE BOARD**HOUSING SUSTAINABILITY DISTRICT (HSD) AMENDMENTS**

- **On-site requirement:** Projects seeking to use the HSD will need to provide their entire inclusionary housing requirement On-Site.
- **Automatic expiration (“use it or lose it”):**
 - At 30 months post-approval: If a project has not sought a building or site permit, projects may receive a 6 month extension if they demonstrate a good faith effort to begin construction.
 - Automatic revocation after 36 months.

ADDITIONAL AMENDMENTS INTRODUCED AT THE BOARD

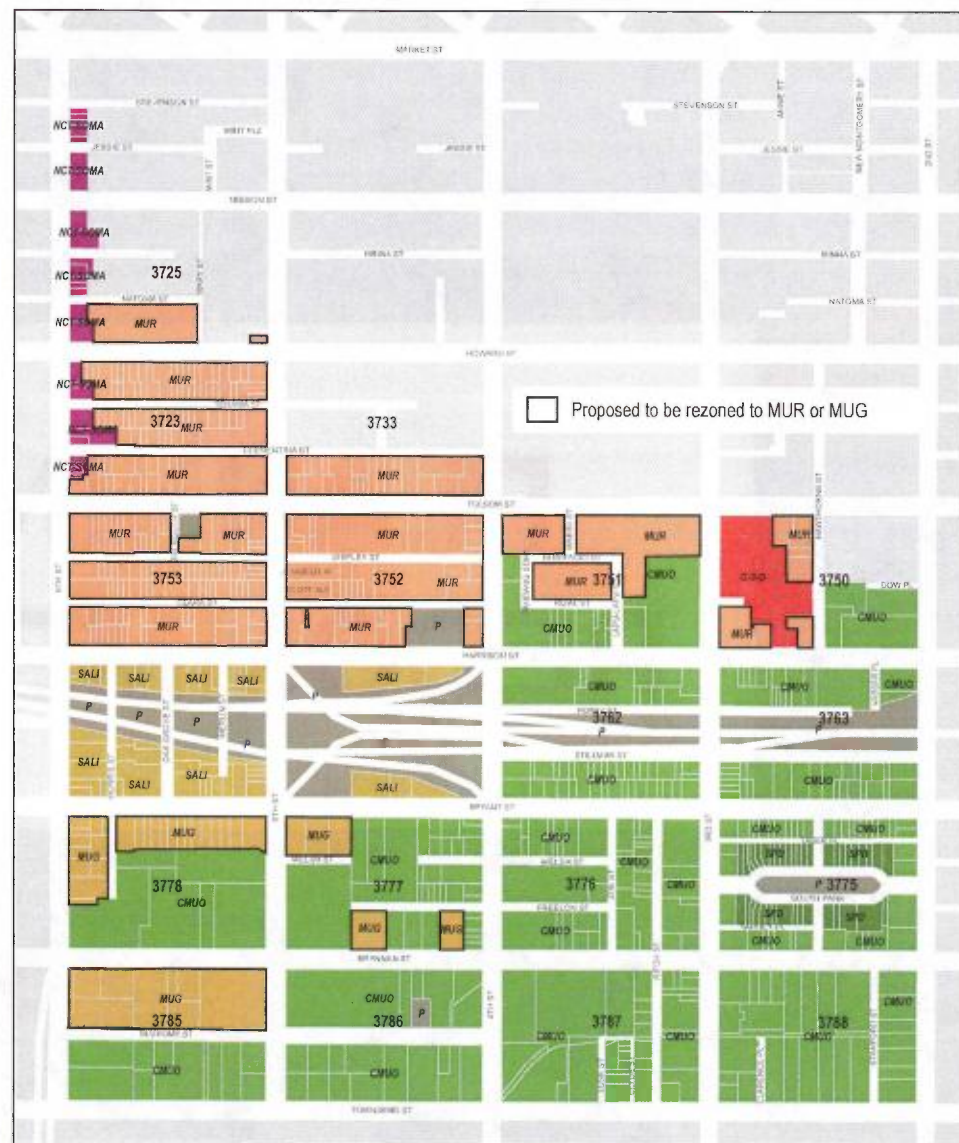
OTHER AMENDMENTS

Zoning Map: Rezone select parcels to MUR and MUG to limit non-residential development

- **RESULT:** +250 units, up to 8,570 units (21% increase from 2016)

Residential Off-Street Parking:

- Reduce the parking ratio from 0.5 to 0.25 spaces/unit.
- Permit up to 0.5 spaces/unit subject to a Conditional Use Authorization



PLANNING STAFF RECOMMENDATIONS

PLANNING STAFF RECOMMENDATIONS**NOTABLE RECOMMENDATIONS**

- **Hotels on proposed MUR sites:** allow projects that submitted a development application before 1/1/18 to proceed, subject to Conditional Use Authorization
- **PDR design standards**
 - **Transparency:** Require 30% transparency for facades >50' in length; no transparency required for shorter facades
 - **Floor-to-floor height:** Require 17' height for PDR uses, regardless of location in building
- **100% Greenhouse-Gas-Free electricity:** Align the triggers with the Green Building Code

PLANNING STAFF RECOMMENDATIONS

NOTABLE RECOMMENDATIONS

- **Key Site Exceptions:** exceptions crafted to each site.
- **Special Height Exemption for 1 Vassar:** condition the extra height at the residential project on providing BMR units on-site.
- **Bulk requirements on Stillman Street:** lessen the bulk reduction requirements to reflect the alley's adjacency to the freeway.
- **636 4th Street:** specify that Commission shall make design recommendations to address the increased building size and bulk.



PLANNING STAFF RECOMMENDATIONS**NEW STAFF RECOMMENDATIONS ON 9/27/18**

- **Key Site Exception for Creamery:** Correct the code reference for the exception to the protected street frontage requirement
- **POPOS Design & Approval Process:** Establish that the Commission shall consider the open space of diverse inhabitants of the Plan area, including but not limited to: youth, families, seniors, workers, and residents.



An aerial photograph of a dense urban area in San Francisco, featuring numerous skyscrapers and buildings. The image is overlaid with a semi-transparent red filter. A white rectangular box is centered over the image, containing the text "OTHER ISSUES FOR CONSIDERATION" in bold red capital letters.

OTHER ISSUES FOR CONSIDERATION

OTHER ISSUES FOR CONSIDERATION**ITEMS ADOPTED BY COMMISSION ON 5/10/18****PLANNING & ADMINISTRATIVE CODE**

- **TDM Grandfathering:** Require projects that submitted applications before September 4, 2016 to meet 75% of the TDM requirements.
- **505 Brannan Street:** Add the project as a Key Site.
- **598 Brannan Street (Park Block):** Allow Commission to grant a waiver that allows land dedication of space for construction of a public park to count against various fees, including the TSF and Central SoMa Fee.

OTHER ISSUES FOR CONSIDERATION**ITEMS ADOPTED BY COMMISSION ON 5/10/18**

PUBLIC BENEFITS PROGRAM: The adopted Public Benefits Program included \$20 million for the restoration of the Old Mint and \$70 million for Environmental Sustainability and Resilience.

- **July 23rd: at the Land Use & Transportation Committee,** Supervisor Kim proposed reducing the funding for each category by \$5 million to create the proposed \$10 million PDR Relocation Assistance Fund.
- **August 1st:** the Historic Preservation Commission issued a letter calling for retention of the \$20 million.

OTHER ISSUES FOR CONSIDERATION**ADDITIONAL ISSUES FOR CONSIDERATION**

See Exhibit 9 of the Case Report for additional policies for Commission consideration, that are:

- Not recommended by staff at this time - and/or -
- Pending further discussion with legislative sponsors

OTHER ISSUES FOR CONSIDERATION**NEW ISSUES FOR CONSIDERATION ON 9/27/18**

- **Green/living walls:** Require new developments to provide green or living walls, subject to further exploration on feasibility.
- **Child care:** Require Key Sites to provide on-site child care facilities in satisfaction of their Child Care Fee and Eastern Neighborhoods fees.
- **Key Site Exceptions:** Allow POPOS design exceptions at the 1 Vassar & Creamery sites to facilitate provision of indoor space.

OTHER ISSUES FOR CONSIDERATION**NEW ISSUES FOR CONSIDERATION ON 9/27/18 (CONT.)**

- **Cannabis retail:** Make cannabis retail subject to a Conditional Use Authorization.
- **Single Room Occupancy (SRO) and Group Housing:** Prohibit market-rate SRO and group housing uses.
- **Public benefits:** Specify that if the City is unable to apply any new development requirement that would generate revenues for the Public Benefits Program, the other provisions of the Planning and Administrative Code amendments would not apply.
- **Special height and setback exception:** at 4th and Harrison, allow the project to provide minimum 14' PDR ground floor height, and reduce the setback requirements on Harrison and Fourth Streets.

THANK YOU

LISA CHEN

415.575.9124

LISA.CHEN@SFGOV.ORG



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 9/27/18
L. Chen

Central SoMa Plan – Additional Staff Recommendations and Issues for Consideration

HEARING DATE: SEPTEMBER 27, 2018

Project Name: Central SoMa Plan: Approval of Amendments to the Planning Code and Administrative Code Ordinance, Zoning Map Ordinance, Implementation Program Document, and Housing Sustainability District Ordinance

Date: September 27, 2018

Record Number: 2011.1356TZU and 2018-004477PCA

Staff Contact: Lisa Chen, Senior Planner, Citywide Planning
(415) 575-9124; lisa.chen@sfgov.org

Reviewed By: Joshua Switzky, Land Use & Housing Policy Program Manager, Citywide Planning; (415)-575-6815; joshua.switzky@sfgov.org

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CA 94103-2479

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Information:
415.558.6377

This document includes additional staff recommendations and issues for Planning Commission consideration that were not included in the September 6th case packet, related to the Central SoMa Planning Code and Administrative Code Ordinance, Zoning Map Ordinance, Housing Sustainability Ordinance, and Implementation Program. These issues were brought to the attention of the legislative sponsors and/or Planning Department staff since adoption of the Plan at the May 10th Planning Commission hearing, but have not been included in the amendments to the legislation as of the July 23rd Land Use & Transportation Committee hearing at the Board of Supervisors.

ADDITIONAL STAFF RECOMMENDATIONS ON SEPTEMBER 27, 2018

Section	Request	Rationale
329(e)(2)(b)(vi)	On the Key Site identified in Section 329(e)(2)(vi) (the Creamery), allow exception to the requirement for protected street frontages in Section 155(r) (not 155.1 as stated in the September 6 th case packet).	Corrects code reference error.
138(e)(2)	Add language specifying that the Commission's determination of the adequacy of the location, amount, amenities, design and implementation of privately-owned public open spaces (POPOS) shall take into consideration the open space and recreational needs of the diverse inhabitants of the Plan Area, including, but not limited to: residents, workers, youth, families, and seniors.	To ensure that POPOS will provide a broad range amenities to serve the diverse open space and recreational needs in the Plan Area.

ADDITIONAL ISSUES FOR CONSIDERATION ON SEPTEMBER 27, 2018

Section	Request
249.78	Require "green" and/or "living" walls on new developments, subject to further exploration on feasible locations for these amenities.
263.34	Allow the project to provide a minimum 14' floor-to-floor PDR ground floor height, and reduce the apparent mass reduction controls in Section 270(h) to 50% on Harrison Street and 0% on Fourth Street, contingent on the project providing land for affordable housing.
329	Require that Key Sites provide on-site child care facilities in satisfaction of their fee requirements under Sections 414, 414A, and 423 unless the project can demonstrate that it is infeasible to provide such facilities due to state licensing requirements that cannot be met on the site, or the Commission determines there is no need for additional childcare facilities in the area.
329(e)(2)(b)(ii)	On the Key Site identified in 329(e)(2)(C) (2 nd & Harrison), allow an exception to the controls in Section 135(h), to allow the project to include indoor POPOS in satisfaction of its residential publicly-accessible usable open space requirement.
329(e)(2)(b)(vi)	On the Key Site identified in 329(e)(2)(H) (Creamery), allow an exception to the controls in Section 138, subsection (d), to allow the project to include indoor POPOS that do not meet the minimum area of 2,500 square feet and minimum floor-to-ceiling height of 20', and to allow POPOS under inhabitable portions of buildings that have a clearance height of less than 20'.
848	Require a Conditional Use Authorization for Cannabis Retail uses.
848	Prohibit market-rate Single Room Occupancy (SRO) units and group housing uses.
Uncodified section	Add language specifying that if the City is unable to apply any new development requirement that would generate revenue for the Public Benefits Program, the other provisions of the Planning and Administrative Code amendments would not apply.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution No. XXXXX

HEARING DATE SEPTEMBER 13, 2018

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CA 94103-2479

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Project Name: Central SoMa Plan – Approval of Amendments to the Planning Code and Administrative Code Ordinance, Zoning Map Ordinance, Implementation Program Document, and Housing Sustainability District (Planning Code and Business and Tax Code Ordinance)

Date: September 6, 2018

Record No.: **2011.1356TZU**

Staff Contact: Lisa Chen, Senior Planner, Citywide Planning
(415) 575-9124; lisa.chen@sfgov.org

Reviewed By: Joshua Switzky, Land Use & Housing Policy Program Manager,
Citywide Planning; (415)-575-6815; joshua.switzky@sfgov.org

RESOLUTION ADOPTING AND RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS WITH MODIFICATIONS TO THE SAN FRANCISCO PLANNING CODE AND ADMINISTRATIVE CODE ORDINANCE, ZONING MAP ORDINANCE, PLANNING CODE AND BUSINESS AND TAX CODE ORDINANCE, AND IMPLEMENTATION PROGRAM DOCUMENT TO GIVE EFFECT TO THE CENTRAL SOUTH OF MARKET AREA PLAN; AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE, FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1, AND FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, on February 27, 2018, Mayor Mark Farrell and Supervisor Jane Kim introduced ordinances for Planning Code, Administrative Code, and Zoning Map Amendments, pursuant to the Central South of Market Plan ("Central SoMa Plan").

WHEREAS, pursuant to Planning Code Section 302(b), on February 27, 2018, the San Francisco Board of Supervisors initiated the aforementioned Planning Code, Administrative Code, and Zoning Map Amendments.

WHEREAS, on April 10, 2018, Mayor Mark Farrell and Supervisor Jane Kim introduced a substitute ordinance for Planning Code, Administrative Code, and Zoning Map Amendments pursuant to the Central South of Market Plan.

WHEREAS, pursuant to Planning Code Section 302(b), on April 10, 2018, the San Francisco Board of Supervisors initiated the aforementioned Planning Code, Administrative Code, and Zoning Map Amendments.

WHEREAS, on May 1, 2018, Mayor Mark Farrell and Supervisor Jane Kim introduced an ordinance for Planning Code and Business and Tax Regulations Code Amendments to establish and implement the Central South of Market Housing Sustainability District ("Central SoMa HSD").

WHEREAS, on May 10, 2018, after a duly noticed public hearing, the Commission reviewed and considered the Final Environmental Impact Report for the Central SoMa Plan ("Final EIR") and found the Final EIR to be adequate, accurate, and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and by Motion No. 20182 certified the Final EIR for the Central SoMa Plan as accurate, complete, and in compliance with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

WHEREAS, on May 10, 2018, by Motion No. R-20183, the Commission approved CEQA Findings, including a statement of overriding considerations, and adoption of a Mitigation Monitoring and Reporting Program ("MMRP"), under Case No. 2011.1356E, for approval of the Central SoMa Plan.

WHEREAS, on May 10, 2018, after a duly noticed public hearing, the Commission voted to adopt and recommend approval with modifications the Planning Code, Administrative Code, Zoning Map, and Business and Tax Regulations Code Amendments pursuant to Planning Code Section 302(c), as set forth in Planning Commission Resolution Nos. 20185, 20186, and 20188; and, adopt and recommend approval of the Implementation Program, as set forth in Planning Commission Resolution No. 20187.

WHEREAS, on July 16, 2018, after a duly noticed public hearing, the Land Use & Transportation Committee of the Board of Supervisors voted to modify the ordinances amending the Planning Code, Administrative Code, and Zoning Map.

WHEREAS, on July 23, 2018, after a duly noticed public hearing, the Land Use & Transportation Committee of the Board of Supervisors voted to materially modify the ordinances amending the Planning Code, Administrative Code, Zoning Map, Business and Tax Regulations Code, and Implementation Program, and referred the proposed modifications to the Planning Commission for its consideration pursuant to Planning Code Section 302(d).

WHEREAS, The Planning Code, Administrative Code, Zoning Map, and Business and Tax Regulations Code, and Implementation Program amendments, together with proposed General Plan Amendments, provide a comprehensive set of policies and implementation programming to realize the vision of the Plan. The Planning Commission incorporates by reference the general findings and overview concerning the Central SoMa Plan as set forth in Planning Commission Resolution No. 20184 governing General Plan Amendments.

WHEREAS, The ordinance, attached hereto as Exhibit 4, reflects the amendments proposed by the Land Use & Transportation Committee at its July 16 and July 23, 2018 hearings to revise the Administrative Code and Planning Code to implement the proposed Central SoMa Plan and its related documents. This ordinance amends Administrative Code Section 35; adds Planning Code Sections 128.1, 132.4, 175.1, 249.78, 263.32, 263.33, 263.34, 413.7, 432, 433, 434, and 848; amends Sections 102, 124, 134, 135, 135.3, 138, 140, 145.1, 145.4, 151.1, 152, 152.1, 153, 155, 163, 169.3, 181, 182, 201, 206.4, 207.5, 208, 211.2, 249.36, 249.40, 249.45, 260, 261.1, 270, 270.2, 303.1, 304, 307, 329, 401, 411A.3, 413.10, 415.3, 415.5, 415.7, 417.5, 419, 419.6, 423.1, 423.2, 423.3, 423.5, 426, 427, 429.2, 603, 608.1, 802.1, 802.4, 803.3, 803.4, 803.5, 803.9, 809, 813, 825, 840, 841, 842, 843, 844, 845, 846, 847, 890.37, 890.116, and 890.124; and removes Sections 263.11, 425, 802.5, 803.8, 815, 816, 817, and 818, to implement the Area Plan. The City Attorney's Office has reviewed the ordinance and approved it as to form. A memorandum summarizing revisions made to the Planning and Administrative Code Amendments since consideration by the Planning Commission on May 10, 2018 is attached hereto as Exhibit 2.

WHEREAS, The ordinance attached hereto as Exhibit 6, approved as to form by the City Attorney's office, reflects the Zoning Map Amendments proposed by the Land Use & Transportation Committee at its July 16 and July 23, 2018 hearings. A memorandum summarizing revisions made to the Zoning Map Amendments since consideration by the Planning Commission on May 10, 2018 is attached hereto as Exhibit 2.

WHEREAS, the amendments to the Central SoMa HSD ordinance proposed by the Land Use & Transportation Committee at its July 23, 2018 hearing are attached hereto as Exhibit 8.

WHEREAS, the amendments to the Implementation Program proposed by the Land Use & Transportation Committee at its July 23, 2018 hearing are attached hereto as Exhibit 7.

WHEREAS, Planning Department staff recommends adoption of this Resolution adopting and recommending that the Board of Supervisors approve with modifications the Planning Code, Administrative Code, Zoning Map, Business and Tax Regulations Code, and Implementation Program Amendments.

WHEREAS, Planning Department staff have determined that the material modifications and other amendments proposed by the Board's Land Use & Transportation Committee, the additional modifications proposed by Planning staff, and all but one of the issues for consideration identified in the September 6, 2018 Executive Summary, if adopted, would not result in increased physical environmental effects beyond that disclosed in the Central SoMa Plan Final EIR.

NOW, THEREFORE, BE IT RESOLVED, that the Commission finds from the facts presented that the public necessity, convenience, and general welfare require approval of the proposed Planning Code, Administrative Code, Zoning Map, Business and Tax Regulations Code, and Implementation Program Amendments contained in Exhibit 4, 6, 7 and 8 to this Resolution for the following reasons:

1. The Amendments will enable implementation of the Central SoMa Plan, which will accommodate development capacity for up to 32,500 jobs and 8,550 housing units by removing much of the Plan Area's industrially-protective zoning and increasing height limits on many of the Plan Area's parcels.
2. The Amendments will enable implementation of the Central SoMa Plan, which will maintain the diversity of residents by requiring that more than 33% of new housing units are affordable to low- and moderate-income households, and by requiring that these new units be built in SoMa.
3. The Amendments will enable implementation of the Central SoMa Plan, which will facilitate an economically diversified and lively jobs center by requiring most large sites to be jobs-oriented, by requiring production, distribution, and repair uses in many projects, and by allowing retail, hotels, and entertainment uses in much of the Plan Area.
4. The Amendments will enable implementation of the Central SoMa Plan, which will provide safe and convenient transportation by funding capital projects that will improve conditions for people walking, bicycling, and taking transit.
5. The Amendments will enable implementation of the Central SoMa Plan, which will offer parks and recreational opportunities by funding the construction and improvement of parks and recreation centers in the area and requiring large, non-residential projects to provide publicly-accessible open space.
6. The Amendments will enable implementation of the Central SoMa Plan, which will create an environmentally sustainable and resilient neighborhood by requiring green roofs and use of non-greenhouse gas emitting energy sources. A proposal to include a Mello-Roos Community Facilities District ("CFD") in the Central SoMa Plan is also under consideration. This CFD would provide funding for environmental sustainability and resilience strategies to improve air quality, provide biodiversity, and help manage stormwater. The CFD would also help to create an environmentally sustainable and resilient neighborhood.
7. The Amendments will enable implementation of the Central SoMa Plan, which will preserve and celebrate the neighborhood's cultural heritage by helping to fund the rehabilitation and maintenance of historic buildings. The CFD under consideration for addition to the Central SoMa Plan would provide funding to help preserve the Old Mint and for cultural and social programming for the neighborhood's existing residents and organizations. The CFD would also help to preserve and celebrate the neighborhood's cultural heritage.
8. The Amendments will enable implementation of the Central SoMa Plan, which will ensure that new buildings enhance the character of the neighborhood and the City by implementing design controls that would generally help protect the neighborhood's mid-rise character and street fabric, create a strong street wall, and facilitate innovative yet contextual architecture.

AND BE IT FURTHER RESOLVED, that the Commission finds the Planning Code, Administrative Code, Zoning Map, Business and Tax Regulations Code, and Implementation Program Amendments contained in Exhibit 4, 6, 7 and 8 to this Resolution are in general conformity with the General Plan as set forth in Planning Commission Resolution Nos. 20184 and 20188.

AND BE IT FURTHER RESOLVED, that the Commission finds the Planning Code, Administrative Code, Zoning Map, Business and Tax Regulations Code, and Implementation Program Amendments contained in Exhibit 4, 6, 7 and 8 to this Resolution are in general conformity with Planning Code Section 101.1 as set forth in Planning Commission Resolution Nos. 20184 and 20188.

AND BE IT FURTHER RESOLVED, that the Commission adopts the Planning Code, Administrative Code, Zoning Map, Business and Tax Regulations Code, and Implementation Program Amendments as reflected in ordinances approved as to form by the City Attorney attached hereto as Exhibits 4, 6, 7 and 8, and incorporated herein by reference, and recommends their approval with modifications by the Board of Supervisors. The proposed modifications are attached hereto as Exhibit 1a.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 13, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED:

EXHIBIT 1a: Planning Commission Recommended Modifications

The Planning Department recommends the following modifications to the Planning Code and Administrative Code Ordinance (2011.13567T), as approved on September 13, 2016 in Commission resolution no. _____, pursuant to Planning Code Section 302(d).

1. Section 263.33: If the development on Assessor's Block 3763, Lot 105 seeks a special height exemption to build residential instead of a hotel, require that it meet the entirety of its inclusionary housing requirement through the On-Site Affordable Housing Alternative pursuant to Section 415.5(g)(1)(A).
2. Uncodified Section (Block 3786, Lot 035 / 636 4th Street): Staff recommends adding language that the Commission shall evaluate the project design through the Large Project Authorization process pursuant to Section 329 and make recommendations to address its urban design impacts, in order to: (1) limit the visual impact of the larger tower bulk and floorplate; and (2) address the impacts of the limited tower separation between this project and the adjacent development at Block 3786, lot 322 (505 Brannan Street).
3. Section 249.78: Allow proposed hotel projects on the parcels now proposed to be zoned MUR that submitted a development application prior to January 1, 2018 to proceed with their application, subject to Conditional Use Authorization.
4. Section 134: Clarify that projects in the Central SoMa SUD must meet the applicable lot coverage requirements in Sec. 249.78(d)(4) and that the rear yard requirements of this Section 134 do not apply.
5. Section 135.3: Clarify that open spaces provided to satisfy the Privately Owned Public Open Spaces (POPOS) requirement in Section 138 can satisfy the nonresidential usable open space requirement in Section 135.3.
6. Section 145.4(d)(4): Clarify that projects subject to the Privately Owned Public Open Spaces (POPOS) requirement in Section 138 and the required ground floor commercial uses in Section 145.4 may locate the POPOS along the street frontage subject to 145.4, provided it is lined with active commercial uses.
7. Section 249.78(c)(1)(F): Reduce the ground floor transparency requirement for new PDR businesses from 60% (which is equivalent to the requirement for ground floor retail) to 30% on facades >50' linear feet, and 0% for shorter facades.
8. Section 249.78(c)(5): Clarify that projects with multiple buildings or lots may locate the required PDR uses or community building space anywhere on the subject project site.
9. Section 249.78(d)(3): Clarify the standard for 100% greenhouse-gas free electricity and the process for review, and specify that the requirement shall apply to newly constructed commercial or residential buildings, or major renovations to an existing building, as defined by San Francisco Green Building Code Section 202.
10. Section 249.78(d)(8): Require that PDR space provided subject to the requirements of Section 202.8 or 249.78(c)(5) have a minimum floor-to-floor height of 17 feet, regardless of location in the building.
11. Section 263.32(b): Specify that MOHCD shall review land proposed to be dedicated for affordable housing, and the Director of Planning shall review land proposed to be dedicated for parks and open space.
12. Section 263.32(c): Clarify the method of calculating the development capacity of the primary project allowable with the Special Height Exemption.

13. Section 270(h): Modify the bulk requirements to specify that sky plane controls will take precedence over 261.1 controls on Stillman Street. Reduce the sky plane apparent mass control along Stillman Street to 85%.
14. Section 270(h): For projects that are required to provide PDR (pursuant to Sections 202.8 and 249.78(c)(5)), if such PDR is provided on the ground floor or above, add 3 vertical feet to:
 - The Base Height specified in the Apparent Mass Reduction Table 270(h)
 - The height where the upper story setback is required pursuant to Section 261.1
15. Section 329(d)(13)(D): Clarify that the wind exception is available for both wind comfort and wind hazard criterion, subject to Planning Commission review pursuant to 249.78(d)(7)(C)(iii).
16. Section 329(e)(2)(b): On the Key Site identified in Section 329(e)(2)(F) (the Flower Mart), add a section to allow the Planning Commission to grant certain code exceptions, if agreed upon with the City in a development agreement, including:
 - Exception to off-street parking controls of Section 151.1 to allow additional PDR parking solely to serve the Flower Market tenants and customers.
 - Exception to the requirement that POPOS be open to the sky in Section 138(d)(2)(E)(i) to allow a cumulative maximum of 20% of the POPOS to be covered by any combination of (a) an inhabitable portion of a building with the POPOS having a minimum clearance height of 20' and maximum depth from face of overhead building of 15', or (b) an inhabitable portion of a building with the POPOS having a minimum clearance height of 50' and minimum horizontal dimension in all directions of 20'.
 - Exception to the transparency and fenestration requirements of Section 249.78(c)(1)(F) on 5th Street between Brannan and Bryant Streets.
 - Exception to the protected street frontage requirements of Section 155.1(r) on 5th Street between Brannan and Bryant Streets.
17. Section 329(e)(2)(b)(iv): On the Key Site identified in Section 329(e)(2)(E) (the Park Block), allow exception to the requirement that POPOs be open to the sky in Section 138.
18. Section 329(e)(2)(b)(vi): On the Key Site identified in Section 329(e)(2)(H) (the Creamery), allow exception to the requirement on protected street frontages in Section 155.1.
19. Section 426: Clarify that sponsors must pay an in-lieu fee for any open space that does not meet the conditions of Sections 135.3 or 138, unless a Key Site exception is specified in Section 329(e).
20. Section 840 & 841: Make conforming edits to the MUR and MUG zoning control tables to reflect the zoning map amendments introduced at the Board of Supervisors and to cross reference the Central SoMa SUD.

1 applicable special use district(s), and may not include greater than 24,999 gross square feet of office
2 space that would be subject to the annual limit on office development set forth in Sections 321 et seq.

3 (4) The project does not exceed a height of 160 feet, except that any project whose
4 principal use is housing, where all such housing is restricted for a minimum of 55 years as affordable
5 for "persons and families of low or moderate income," as defined in California Health & Safety Code
6 Section 50093, shall be deemed to satisfy this subsection (c)(4) regardless of height.

7 (5) If the project sponsor seeks a density bonus pursuant to California Government
8 Code Section 65915 et seq., the project sponsor demonstrates to the satisfaction of the Planning
9 Department that the project would not result in a significant shadow impact.

10 (6) The project is not located on a lot containing a structure listed as a designated
11 landmark pursuant to Article 10 of the Planning Code or a contributory or significant structure
12 pursuant to Article 11 of the Planning Code.

13 (7) The project provides no less than 10% of its dwelling units as units affordable
14 to very low or low income families, using one of complies with the following methods affordability
15 requirements, as applicable:

16 (A) For projects subject to Section 415, by electing to shall comply with
17 Section 415 by choosing the On-Site Affordable Housing Alternative under Sections ~~415.5(g)(1)(A) or~~
18 415.5(g)(1)(D); or, and shall provide no less than 10% of dwelling units as units affordable to
19 very low or low income families.

20 (B) For projects not subject to Section 415 shall provide no less than 10%
21 of dwelling units as units affordable to very low or low income families, by entering into a
22 regulatory agreement with the City that contains the terms specified in Section 206.6(f).

(C) For all projects, an additional 5% of on-site housing units set at
an average affordable rent of 80% of Area Median Income for rental units and set at an
average 100% of Area Median Income for ownership units, beyond the baseline
requirements pursuant to either subsection (A) or (B).

23 (8) The project does not demolish, remove, or convert to another use any existing

9/27/18

L. Chen

831 Third St.
Santa Monica, CA 90403
EASegal@aol.com
(310)393-7068

September 9, 2018

Dear Sir/Madam,

I've been asked to give a brief statement about my interest in the Old Mint Building in downtown San Francisco. My name is Elizabeth Segal, and I live in Santa Monica, CA. I'm a Senior Writer and Editor in tech (for Mountain View-based Norton Symantec), and as a freelance journalist, write for a wide variety of publications, including *US News & World Report* and *The Independent UK*.

I love to travel, see the sights that cities have to offer, and learn their histories. I also have a particular fondness for San Francisco, and during my previous visits to the city, I'd pass the Old Mint Building and would wonder the role it played in the City of SF and in the state.

In early August, knowing I was traveling to SF for a combined 5-day work and vacation trip, I Googled the Old Mint Building to find that, in fact, there was going to be a tour on one of the days I was planning to explore the city! I enthusiastically bought a ticket from the California Historical Society website several weeks in advance.

When I got to the tour, however, I was sadly disappointed. Though the building clearly has its charms, the tour fell flat because it was not backed up by exhibits, dioramas, interactive displays and the kind of story-telling and teaching that one expects from a museum and building of the Mint's stature or historical significance. The grand building seems a natural place for a city to house an engaging historical tour, but the tour that I saw involved walking through the empty rooms and awkwardly craning my neck to see photos in the tour guide's flip book.

Despite my \$10 investment and my initial excitement about the Old Mint, I snuck out of the tour early, scratching my head about why the whole experience hadn't felt more valuable and been better developed. I hadn't realized that the California Historical Society's exhibits were housed in a different building from the Mint, and was sorry that I'd chosen to see the wrong tour during my limited amount of time in the City.

This said, I did take a really great tour while in SF. I visited the Angel Island Immigration Facility, which I absolutely loved, and which was created only in 2009 before which it was almost destroyed. Their facilities are quite small and naturally shabby, yet with some well-placed historical artifacts and an enthusiastic Parks Dept. ranger, the place and its history really came alive.

The Angel Island tour does an awful lot with very little, is extremely popular, and, I was told, is doing very well financially though it is little-known nationally (I myself had never heard of Angel Island until my arrival in SF last week). All that for a space whose history only stretches from 1912 – 1940.

Alcatraz Island's tour was equally imaginative and successful. Their gift shop was humming along at 9pm after the night tour I took, selling an impressive amount of merchandise, thanks to some clever theatricality and marketing.

"Imagine what a properly funded tour of California's history could do in this Old Mint Building," I mused about the barren space I'd seen. I contrasted the tour I took there to other great tours I'd had at the New York Historical Society, which has a variety of popular revolving

exhibits, and which properly houses the city's archives on its upper Central Park West. "Why doesn't San Francisco have such a museum?" I wondered. "It feels like it deserves one."

Which is why I'm happy to be writing you. I believe that the City of SF is currently doing the building an injustice by letting it sit empty, when it could be put to better use to both attract income and investment, as well as teach visitors about the history of California. I urge the City of SF to support funding for the restoration of the Old Mint Building by the California Historical Society.

A large-scale California Historical Society tour in the Old Mint Building could be instructive to many types of tour groups, and could act as a *bona fide* income-generator, employing guards, gift shop cashiers, guides, archivists, interactive developers and marketing professionals.

Most critically, the Old Mint space could make the history of the state come alive. I believe in its promise, would love to visit again in years to come if it were properly developed, and am very confident that others would, too.

Elizabeth Segal
Santa Monica, CA



L. Chen

9/27/18

Hello,

The first thing I would like to say, is how lucky we are to live in this beautiful and unique place. I am very grateful to have lived in San Francisco for 40 years. Some of the treasures of this city are its historic buildings, which people travel from all over the world to see. One of the most impressive is the Old Mint Building, a rare survivor from the 1906 earthquake.

Tourism is our largest industry, and provides employment for a great variety of people, from restaurant and hotel workers, to drivers, retailers, and many more. The Old Mint, centrally located downtown, is a repository of some of the Gold Rush Era history that so many travelers come here to observe, as well as a wonderful community resource for local events.

The Old Mint is owned by the city, which has the responsibility to maintain it, as a San Francisco landmark and a national landmark. Benefits from the proper restoration and care of the building will radiate outward into the rest of the area and the city.

Please consider restoring the original funding request of 20 million dollars to preserve this active resource for the current and future generations of San Franciscans, and its visitors. Thank you.



South of Market Community Action Network

1110 Howard Street | SF, CA 94103 | phone (415) 255-7693 | www.somcan.org

September 27, 2018

Rich Hillis
President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Central SOMA Plan and amendments

Dear Planning Commissioners,

The Central SOMA Plan is part of the larger neighborhood fabric of the South of Market and any development or rezoning of its area has a ripple effect to the entire city, especially in terms of gentrification and displacement.

Planning needs to revise and strengthen the controls of the SoMa Youth and Family Special Use District and those controls should be incorporated throughout the whole Central SOMA plan, not just the boundaries of the SUD that overlaps with the plan.

These following controls must be included:

- Incorporate 4 bedroom units as a requirement into the plan
- Restrictions on micro-units and market-rate SRO's
- Amend existing laws so no SRO building can be converted into tech co-ops
- A strong Community Opportunity to Purchase Act
- Aggressively land-bank soft-sites for future new 100% affordable housing development, such as the Caltrain Railyard
- A new nexus study on the Jobs-Housing Linkage fee
- A new nexus study on Prop K
- Require predefined POPOS designs. SOMCAN is already working with an architect that took ideas from community workshops that SOMCAN held with children, youth, and families from Bessie Carmichael, as well as with residents and workers in the area.
- Require living walls and living roofs in ALL new development regardless of height and use type
- A yearly housing balance study just for the South of Market (to better understand proportions of market-rate to affordable housing)

- Require a CU for all Cannabis Dispensaries
- Require on-site childcare facilities in all large development projects
- Require that developers and/or relevant city agencies work directly with SoMa Pilipinas to incorporate design standards into new projects
- Aggressively purchase existing rent-controlled buildings because with or without Central SOMA, *we need more funding to purchase these buildings. I'm sure there are strategies out there and hope this body can consider those strategies.*

We have also learned that there are three new hotel projects that are in the Central SoMa Plan, but have not being considered as Key Sites - 816 Folsom St, 399 5th St, and 300 5th St. All three sites are in the Youth & Family SUD and since the purpose of the SUD is to expand the stock of affordable housing we urge you to not support these projects, and instead consider them as sites for affordable housing to address the huge jobs-housing imbalance in the plan.

Comments on Amendments to PC, AC, ZM, IP, and HSD
Hearing Date: September 27, 2018

Housing Sustainability District

- The housing sustainability district allows the streamlining of housing production, but there is no additional affordability currently required.
- Because there is a threshold of 33% affordability overall in the plan, this should also be reflected in the Housing Sustainability District. We demand that at least 33% of dwelling units be required as affordable under the HSD.

Privately Owned Public Open Space

- The exceptions being allowed to POPOS (25% of indoor POPOS allowed to have ceiling heights of less than 20 feet and 10% of outdoor POPOS to be under a cantilever) highlight a larger issue of the reliance on this form of privatized open space in the plan.
- The issue with POPOS is that they are and will continue to be inaccessible and unfriendly to children, youth, and families. There are no controls in place to require that POPOS are actually designed and programmed to be community serving and actually function like true public open spaces.
- These exceptions further cement the reality that POPOS are not public open spaces and that the strategy for providing public open space under this plan is extremely inadequate.

PDR Replacement

- PDR replacement requirements must be applied to all types of developments regardless of use (for example, PDR replacement requirements must include residential developments).

Sincerely,



Angelica Cabande
 Organizational Director
 South of Market Community Action Network (SOMCAN)



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 9/27/18
L. Chen

MEMO

DATE: September 27, 2018
TO: San Francisco Planning Commissioners and Board of Supervisors
FROM: Jessica Range and Elizabeth White, Environmental Planning
RE: Environmental Analysis Addressing Additional Staff
Recommendations and Issues for Consideration to the Central South
of Market (SoMa) Area Plan
Planning Department Case No. 2011.1356E

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

The San Francisco Planning Commission certified the Final Environmental Impact Report (EIR) for the Central South of Market (Central SoMa) Plan in compliance with the California Environmental Quality Act (CEQA) on May 10, 2018. Upon four appeals of the Final EIR, the San Francisco Board of Supervisors upheld the certification of the Central SoMa Plan EIR by the Planning Commission on September 25, 2018.

The purpose of this analysis is to document whether the EIR adequately analyzes Additional Staff Recommendations and Issues for Consideration detailed in the September 27, 2018 – Executive Summary for Case No. 2011.1356TZU and 2018-004477PCA.

Additional Staff Recommendations

Planning Department staff is recommending modifications to the Central SoMa Plan. These additional modifications are clarifying edits or revisions to the Plan that would not result in increased physical environmental effects beyond that disclosed in the Central SoMa Plan Final EIR.

Additional Issues for Consideration

The September 27, 2018 Planning Commission Staff Executive Summary for approval of amendments to the Central SoMa Plan contains a list of Issues for Planning Commission consideration. The issues for consideration, if adopted, would not result in increased physical environmental effects beyond that disclosed in the Central SoMa Plan Final EIR.

Central SoMa Area Plan: Economic Impact Report



CITY & COUNTY OF SAN FRANCISCO

Office of the Controller
Office of Economic Analysis

Items #180184 & #180185

07.24.2018

Introduction

2

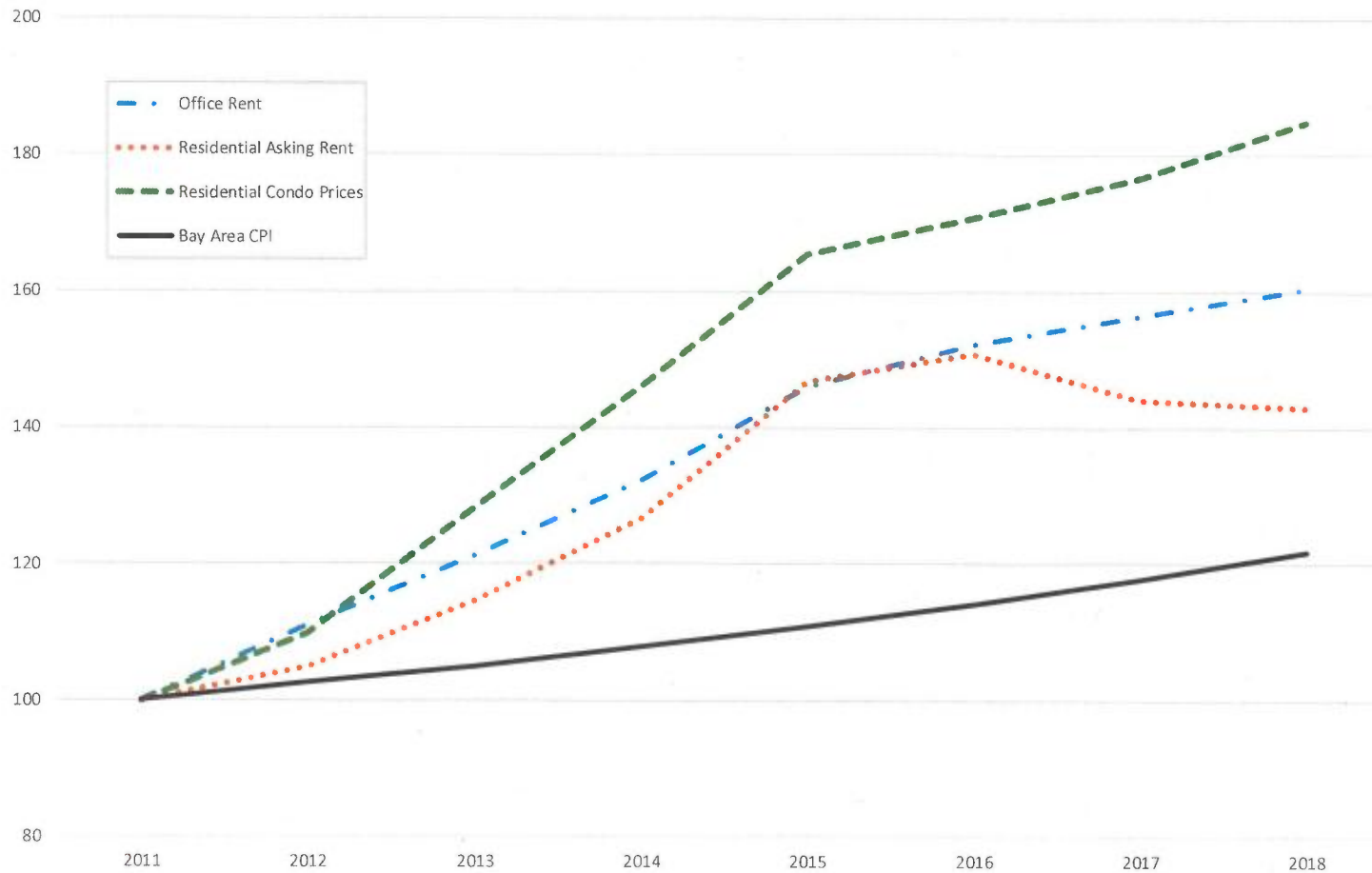
- The proposed legislation would make changes to the City's Planning and Administrative Codes to enact the Central SoMa plan, an area plan that has been under development for several years.
- The plan generally covers the area between Second and Sixth Street, and Market and King streets in the South of Market neighborhood.
- The new Central Subway passes through the center of the area, making it more accessible to residents and workers. The proposed plan accommodates demand for new employment and residential space, by taking advantage of the new transit infrastructure.
- The Office of Economic Analysis (OEA) has prepared this report after determining that the proposed tax increase might have a material impact on the City's economy.
- This report is based on the status of the legislation as of May, 2018, and may not reflect all amendments made since that time.

[Handwritten signature]
4/21/18

Background: Housing Prices and Office Rents

3

Price Trends in San Francisco Real Estate, 2011-2018
(2011=100)



The plan has been developed during a period of unprecedented growth in housing prices and office rents in San Francisco.

From 2011 to 2018, residential asking rates have grown twice the rate of inflation, office rents have grown three times, and condos have grown four times the rate of inflation.

This rapid price growth in both residential and commercial real estate is an indication of significant unmet demand in both sectors.

Sources: For condo prices and residential rents; Zillow. For office rents, REIS. For CPI, Bureau of Labor Statistics.

Economic Impact Factors

4

- The Central SoMa plan will affect city life and government in a number of ways, including transportation, environment, urban form, cultural heritage, and neighborhood amenities.
- This report is focused on the overall economic impact of the plan, at build-out. As such, two elements of the plan are especially relevant:
 1. The increase in amount of development that would be permitted by changes in zoning in the plan area. This would support new employment and population in the city.
 2. The plan provides for many public benefits, funded through exactions on new development. This spending on public benefits will also lead to economic growth in the city.

Broader impacts of the public benefits, such as how they may affect environmental and health outcomes, neighborhood quality, property values, etc. are not considered.

Amount of New Development

5

- The proposed plan would increase potential development in the area through a combination of relaxed of land use controls, an increase of height limits, and changes to bulk limits.
- The Planning department conservatively estimates that approximately 5.8 million additional square feet of non-residential space (including office, retail, replacement PDR, and hotels), and 5.4 million square feet of additional residential space, could be accommodated through the plan.
- This is not the total amount that would be built, but the difference between what will likely be built under the new zoning controls, and what would likely have been built under the old zoning controls.

Public Benefits Funding

6

- The plan's public benefits are provided in three ways:
 - Requiring developers to directly provide them in new development.
 - Establishing new fees and taxes on development, including a Community Facilities District (CFD) tax, a Central SoMa infrastructure impact fee, and a Community Facilities fee.
 - Generating additional funding through existing exactions, such as the Eastern Neighborhoods impact fee, the Jobs-Housing linkage fee, or the Transportation Sustainability Fee.
- Cumulatively, these measures are expected to generate approximately \$2 billion in funding for public benefits when the plan is fully built-out. The CFD tax is a property tax that will continue in perpetuity.
- The plan also requires new development to replace lost Production, Distribution, and Repair (PDR) space, and to purchase Transferable Development Rights (TDR) from historic properties in the plan area. These requirements primarily serve to neutralize potential negative effects of the plan, and are not considered in this analysis.

REMI Model Estimate

7

- The OEA's REMI model was used to estimate the combined impact of the following changes to the San Francisco economy. Each impact was considered to phase in gradually over a 25-year period beginning in 2019:
 - 15,000 office and retail jobs created, distributed across 10 different office-using industries and retail trade, associated with \$5.0 billion in new non-residential development.
 - 12,200 new residents who are be expected to occupy the new housing, created by \$6.6 billion in new residential investment.
 - \$940 million in affordable housing subsidy, reducing the housing burden of low-income households, and freeing up additional consumer spending in the local economy.
 - \$500 million in transit spending and investment.
 - \$538 million in other facility and infrastructure construction.
- The REMI model calculates the multiplier effects associated with each of these direct impacts, to estimate the total economic impact of the plan.

REMI Model: Aggregate Results

8

- Overall, the plan is projected to have a large, positive economic impact on the city over the next 25 years, assuming the projects remain financially feasible and the development occurs within that time frame.
- As shown on page 10, citywide job growth resulting from the plan is expected to be 3.0% larger in 2043, through creation of 32,190 additional jobs. The city's GDP is expected to \$7.8 billion larger, a 3.1% increase, at build-out.
- Total job creation across the city will significantly exceed the jobs that would be created within Central SoMa. As detailed on pages 12-13, multiplier effects will create jobs across the city, in most industry sectors.

REMI Model: Wages, Prices, & Incomes

9

- The growth in office space and employment will raise the demand for labor in San Francisco, particularly in office and closely-related industries.
- Since growth in the labor force is constrained, new employment demand will raise wages. As shown on the next page, average earnings of all workers in San Francisco are projected to be 0.8% higher as a result of this plan, at build-out.
- At the same time, this will also raise demand for housing in the city, leading to higher housing prices, although this will be partially offset by the new housing provided for in the plan.
- As shown on the next page, wage growth is expected to outweigh the effect of higher housing prices. The real per capita income of San Francisco residents, in today's dollars and including the effect of housing prices, is expected to be \$539 more than it would be without the plan.

REMI Model Results

10

	Numeric Difference from Baseline Projection, by 2043	Percent Difference from Baseline Projection, by 2043
Aggregate Impacts		
Total Employment in San Francisco	+32,190	+3.0%
San Francisco GDP (2017 \$)	+\$7.8 billion	+3.1%
Wage and Price Changes		
Average Annual Earnings (2043 \$)	+\$2,326	+0.8%
Citywide housing prices	+2.0%	+2.0%
Real Per Capita Personal Income (2017 \$, including the effect of housing prices)	+\$539	+0.4%

REMI Model: Impacts by Industry

11

- As a growing, high-paying industry, the technology industry is likely to occupy a significant share of new office space developed in the Central SoMa plan area.
- However, the total number of technology industry jobs in the city is not projected to grow disproportionately because of the plan. While the industry may prefer new space in an area where it is already concentrated, it can also more easily afford high rents, and would likely continue to grow rapidly, even in the absence of new office space in the plan area.
- As shown on the next page, on a percentage basis, retail trade, administrative services, and construction are expected to add the most jobs citywide. Professional, scientific, and technical services, the city's largest sector which includes most technology employment, will add the most jobs in absolute terms, but not in percentage terms.
- The manufacturing industry is the only industry not expected to add jobs, mainly because of its sensitivity to labor costs. Other PDR industries, like wholesale trade and transportation, are projected to add more jobs than manufacturing would lose.

Projected Employment Change by Industry

12

	Numeric Difference from Baseline Projection, by 2043	Percent Difference from Baseline Projection, by 2043
Professional, Scientific, and Technical Services	8,181	3.8%
Finance, Insurance, Real Estate	4,500	3.8%
Retail Trade	3,566	5.6%
Administrative and Waste Management Services	3,398	5.4%
Government	2,929	2.6%
Education and Health Services	2,250	1.6%
Leisure & Hospitality	1,778	1.6%
Construction	1,564	4.3%
Information	1,427	2.7%
Other Services, except Public Administration	1,015	2.4%
Management of Companies and Enterprises	799	2.9%
Wholesale Trade, Transportation, Warehousing	749	1.7%
Manufacturing	-18	-0.2%

The Balance of Housing and Office Uses

13

- The emphasis on office has led to suggestions that the imbalance between jobs and housing harms city residents, by raising housing prices.
- The results of this analysis suggest that, while housing prices will rise because of the employment growth, this is only half of the story.
- Housing affordability depends on incomes, as well as housing prices. Increasing employment, in a constrained housing market, will make the labor market more favorable to workers, and put upward pressure on wages.
- The growth real per capita incomes, after accounting for housing price inflation, indicates that the plan will make housing more affordable in San Francisco, on average.
- The fact both office rents and housing prices have grown much faster than inflation this decade is an indication of unmet demand for both types of real estate.

Conclusions

14

- In contrast to most other major area plans in the city over the last 15 years, the Central SoMa plan places a greater emphasis on accommodating the demand for new office development, and supporting employment growth. This emphasis will lead to both a substantial increase in the number of jobs in the city, and higher wages for employees.
- On a percentage basis, lower-paying office uses like Administrative Services, as well as retail trade and construction, are projected to add the most jobs across the city. Professional, scientific, and technical services, the city's largest sector which includes most technology employment, will add the most jobs in absolute terms.
- While the planned growth is also likely to raise housing prices, the growth in wages is expected to outweigh this. Per capita real incomes of city residents, after accounting for housing and other inflation, are projected to be \$539 a year higher when the plan is fully built-out. Higher incomes will lead to slightly more affordable housing, despite rising housing prices.

Staff Contact

15

Ted Egan, Ph.D., Chief Economist

ted.egan@sfgov.org

9/27/18

A. Perry

September 17, 2018

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

Re: 30 Otis Street Proposed Development

Dear Commission President,

During a time when it is hard for the arts to survive I applaud Align Real Estate and the 30 Otis team for providing a permanent home for the City Ballet School. Being involved with **Alonzo King LINES Ballet**, I know how difficult it is to operate in the City and love to hear that an organization has found a way to help to keep open when so many organizations are closing.

The 30 Otis Street mixed-use Development is an attractive design that will provide much needed housing, ground floor retail, and a new public plaza through an In-kind Agreement. I greatly look forward to this new development being added to the area.

Please approve as proposed without delay. Thank you for your time.

Thank you,

Arturo Fernandez, Ballet Master Emeritus

Alonzo King LINES Ballet

30 OTIS STREET SUPPORT SUMMARY

Received at CPC Hearing

9/27/18

A. Perm



101

SIGNATURES OF
SUPPORT

46

LETTERS OF SUPPORT

147

TOTAL PROJECT
SUPPORTERS

CITY BALLET - SAN FRANCISCO

CITY BALLET - SAN FRANCISCO

September 10, 2018

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

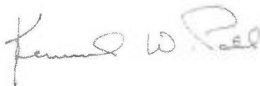
Re: 30 Otis Street – City Ballet School

Dear Commission President,

As the owner of City Ballet School and City Ballet Foundation I am overjoyed that the 30 Otis project creates a new home for our organizations. The City Ballet School has operated at the project site since 2001 and will remain on site after construction of the project in a permanent home for our operations.

In a time when you see many of the arts programs in the City go under, the Align team has paid for us to relocate into a temporary location while the development is under construction. Once the project is completed we will move back to the new approximately 16,000 square feet of arts activities space which includes new dance studios, changing rooms, ticket and concession booths and a theater space for performances at a discounted rent. Please approve the project as proposed without delay.

Many thanks,



Ken Patsel
City Ballet School

CC - Andrew Perry

September 17, 2018

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

Re: 30 Otis Street Proposed Development

Dear Commission President,

As a longtime resident on Brady Street I look forward to the addition of the 30 Otis development to the neighborhood. I have meet with the developer and was walked through the proposed plans for the project. I am glad they have placed access to bike parking off Chase Court and provided 3 access doors to help activation on the back of the building.

It is wonderful to hear the development will be providing a long term home to City Ballet and Foundation, a new 7,200sf public plaza though an In-kind Agreement, ground floor retail, and much needed housing. I look forward to this new development being added to the neighborhood. Please approve as proposed.

Sincerely,

Lisa Dunmeyer
Resident on Brady Street

September 24, 2018

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

Re: 30 Otis Street Proposed Development

Dear Commission President,

I am writing to let you know, as a longtime resident of San Francisco and someone that frequents the area daily, I am in full support of the 30 Otis Street project. I have seen the design and it is beautiful! The development will bring a non-descript, underutilized area of the city to life. I am especially pleased that the development will include a permanent home for City Ballet and Foundation, a new public plaza, ground floor retail, and 400+ units of much needed housing.

Please approve the project as proposed without delay. I look forward to this new development being added to the neighborhood.

Best regards,

Susan Lundquist

September 19, 2018

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

Re: 30 Otis Street Proposed Development

Dear Commission President,

As a previous student of City Ballet I am so grateful for all of the fond memories of my time at the school, as well as invaluable life lessons I carry with me to this day through my dance training. I am ecstatic to hear that the 30 Otis Street development will be providing a new home to City Ballet School so that current and future dancers will be offered the same opportunities that continue to have a lasting impact on my life.

The 30 Otis Street project provides 416 urgently needed homes with ground floor retail while creating a permanent home for the City Ballet School and Foundation with updated dance studios and a performance theater. It will be a great neighborhood addition to have this 7,200sf plaza located at 12th Street and South Van Ness Avenue, which the project will deliver through an In-Kind Agreement.

I am in full support of the 30 Otis Street mixed-use development. Please approve this beautifully designed project as proposed.

Sincerely,



Janelle Mammini

September 18, 2018

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

Re: 30 Otis Street

Dear Commission President,

As the Project Sponsor of the adjacent development at 42 Otis we are in support of the 30 Otis Street development. Align has walked our team through the proposed plans and have reviewed the logistics of the two developments happening in parallel.

It is impressive that the development will be delivering ballet studios and a new space for City Ballet School, a new public plaza through an In-kind Agreement, ground floor retail, and housing. This development is wonderful addition to the area. Please approve without delay.

Thank you,

Owner 42 Otis Development

Bora Ozturk

September 17, 2018

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

Re: 30 Otis Street Proposed Development

Dear Commission President,

As the longtime owner of 65 Brady Street Apartment building I am in full support of the 30 Otis Street mixed-use Development. Align has walked me through the proposed plans and helped me understand how the project steps down towards Chase Court which abuts the back of my property.

City Ballet and Ken Pastel, the owner, have been wonderful neighbors for nearly 20 years, helping to keep the area safe and clean. I was very pleased to hear that Align found a way to keep locally based arts in the neighborhood. I am really delighted to hear the development will be providing a long term home to City Ballet, a new public plaza through an In-kind Agreement, and much needed housing. I look forward to this new development being added to the neighborhood.

Sincerely,

*Don Hesse
Owner 65 Brady Street Apartments*

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

As a City Ballet parent, I am delighted that the 30 Otis project will create a new home for our dedicated ballet students. The City Ballet School has had a home at 30 Otis since 2001 and we are thrilled that a permanent home will be provided as part of the development.

Everyone affiliated with the Ballet School is excited for the new dance studios and theater space for performances. I love that the entry of the school and theater will open onto a new public plaza that the project is building through an In-Kind Agreement. Please approve the project as proposed without delay so that the new school can open for the 2020 school year.

Sincerely,

A handwritten signature in cursive script, appearing to read "Margaret Lyman".

City Ballet School Parent

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

As a City Ballet parent, I am delighted that the 30 Otis project will create a new home for our dedicated ballet students. The City Ballet School has had a home at 30 Otis since 2001 and we are thrilled that a permanent home will be provided as part of the development.

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Sincerely,



City Ballet School Parent

September 13, 2018

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

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Sincerely,

A handwritten signature in dark ink, appearing to read "Zell M. Z.", written over a horizontal line.

City Ballet School Parent

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

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City Ballet School Parent

September 13, 2018

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

Re: 30 Otis Street – City Ballet School_

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Sincerely,

A handwritten signature in dark ink, appearing to read 'Rebecca J. Weber'.

Rebecca J. Weber
City Ballet School Parent

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

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Sincerely,

Jana Roginsky

City Ballet School Parent

September 13, 2018

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

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Sincerely,

Aina Smith
Neil Smith
City Ballet School Parent

September 13, 2018

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

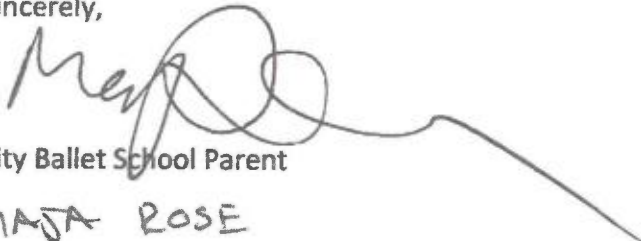
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Sincerely,



City Ballet School Parent
MAJA ROSE

September 13, 2018

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

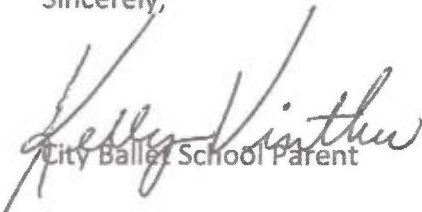
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Sincerely,


City Ballet School Parent

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

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Sincerely,


City Ballet School Parent

September 13, 2018

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

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Sincerely,

City Ballet School Parent

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a series of loops and a long horizontal line extending to the right.

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

As a City Ballet parent, I am delighted that the 30 Otis project will create a new home for our dedicated ballet students. The City Ballet School has had a home at 30 Otis since 2001 and we are thrilled that a permanent home will be provided as part of the development.

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Sincerely,

City Ballet School Parent

A handwritten signature in cursive script, appearing to read "Yon Bing".

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

A handwritten signature in dark ink, appearing to read "M. Sanchez", written over a horizontal line.

City Ballet School Parent

September 19, 2018

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

Re: 30 Otis Street Development

Dear Commission President,

As a recipient of the City Ballet School Foundation services we are so thankful they have been provided a new home in 30 Otis Street so they can continue their phenomenal efforts that help so many. The mission of the foundation is community engagement with a focus on underserved communities. The City Ballet Foundation provides tuition assistance for dancers passionate about classical ballet, so they can obtain training and participate in performances regardless of their economic means.

The foundation provides free tickets to performances and provides ballet classes at the Salvation Army's Kroc Center in the Tenderloin to ensure all residents of San Francisco have access and exposure to ballet and the arts. Thank you for your time and please approve the project as proposed.

Sincerely,

Milo Demeulenaere

September 13, 2018

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

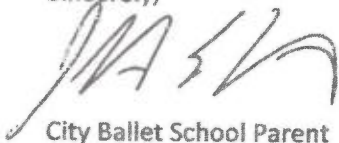
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Sincerely,



City Ballet School Parent

Jonathan Lichtman
Parent of Hank

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,



City Ballet School Parent

September 13, 2018

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

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Sincerely,

A handwritten signature in black ink, appearing to be 'C. Hillis', written over a horizontal line.

City Ballet School Parent

September 13, 2018

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

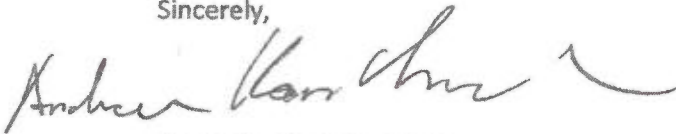
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Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Kerr", with a stylized flourish at the end.

City Ballet School Parent

September 13, 2018

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

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Sincerely,

A handwritten signature in dark ink, appearing to read "Donald Balthus". The signature is fluid and cursive, with the first name "Donald" and last name "Balthus" clearly distinguishable.

City Ballet School Parent

September 13, 2018

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

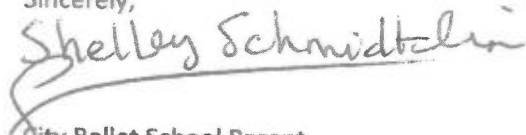
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Sincerely,


Shelley Schmidlin

City Ballet School Parent

September 13, 2018

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

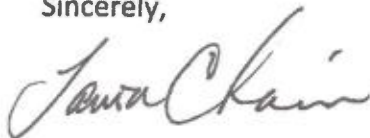
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Sincerely,

A handwritten signature in cursive script, appearing to read "Janna Chai".

City Ballet School Parent

September 19, 2018

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

Re: 30 Otis Street Development

Dear Commission President,

As a recipient of the City Ballet School Foundation services we are so thankful they have been provided a new home in 30 Otis Street so they can continue their phenomenal efforts that help so many. The mission of the foundation is community engagement with a focus on underserved communities. The City Ballet Foundation provides tuition assistance for dancers passionate about classical ballet, so they can obtain training and participate in performances regardless of their economic means.

The foundation provides free tickets to performances and provides ballet classes at the Salvation Army's Kroc Center in the Tenderloin to ensure all residents of San Francisco have access and exposure to ballet and the arts. Thank you for your time and please approve the project as proposed.

Sincerely,

Tiara Chaim-White

September 19, 2018

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

Re: 30 Otis Street Development

Dear Commission President,

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Sincerely,

A handwritten signature in dark ink, appearing to be 'RH' or similar initials, with a long horizontal stroke extending to the right.

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

A handwritten signature in dark ink, appearing to read 'Gallagher', written over a light blue horizontal line.

City Ballet School Parent

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

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Sincerely,

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City Ballet School Parent

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

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Sincerely,

A handwritten signature in dark ink, appearing to be a stylized 'AB' or similar initials, followed by a horizontal line extending to the right.

City Ballet School Parent

September 13, 2018

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

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City Ballet School Parent

September 13, 2018

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Sincerely,

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City Ballet School Parent

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

As a City Ballet parent, I am delighted that the 30 Otis project will create a new home for our dedicated ballet students. The City Ballet School has had a home at 30 Otis since 2001 and we are thrilled that a permanent home will be provided as part of the development.

Everyone affiliated with the Ballet School is excited for the new dance studios and theater space for performances. I love that the entry of the school and theater will open onto a new public plaza that the project is building through an In-Kind Agreement. Please approve the project as proposed without delay so that the new school can open for the 2020 school year.

Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'P' followed by a horizontal line.

City Ballet School Parent

September 13, 2018

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

Re: 30 Otis Street – City Ballet School


Dear Commission President,

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Sincerely,

City Ballet School Parent

CRISTINA RASIAN


September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

City Ballet School Parent

A handwritten signature in black ink, appearing to be 'J. J. Hillis', written in a cursive style.

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,



City Ballet School Parent

Brian Chew

September 13, 2018

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

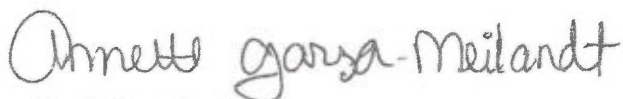
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Sincerely,

A handwritten signature in black ink that reads "Annette Garza-Meilandt". The signature is written in a cursive, flowing style.

City Ballet School Parent

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

City Ballet School Parent

A handwritten signature in dark ink, appearing to read "John A. Smith", written over a light blue horizontal line.

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

As a City Ballet parent, I am delighted that the 30 Otis project will create a new home for our dedicated ballet students. The City Ballet School has had a home at 30 Otis since 2001 and we are thrilled that a permanent home will be provided as part of the development.

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Sincerely,

A handwritten signature in cursive script, reading "Cerdine Salvador".

City Ballet School Parent

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

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Sincerely,



City Ballet School Parent

Stephen Morris

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

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Sincerely,

Jennie O'Brien

City Ballet School Parent

September 13, 2018

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

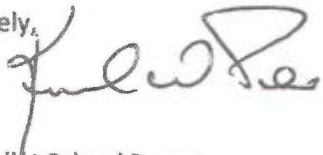
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Sincerely,

A handwritten signature in black ink, appearing to read "Julia Re", written over a horizontal line.

City Ballet School Parent

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

Brenda M. McConathy
Brenda M. McConathy

City Ballet School Parent

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

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Sincerely,

A handwritten signature in dark ink, appearing to be a stylized 'J' or 'K' followed by a long horizontal stroke.

City Ballet School Parent

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,


City Ballet School Parent

Jeff McConathy

September 13, 2018

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

Re: 30 Otis Street – City Ballet School

Dear Commission President,

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Sincerely,

City Ballet School Parent



T. Anastasio

The 30 Otis project provides 416 desperately needed residences with ground floor retail and creates a permanent home for the City Ballet School and Foundation with ballet studios and a theater. In addition, the project will provide a 7,200sf Plaza at 12th St. and South Van Ness Ave. through and In-Kind Agreement. We greatly appreciate your support of our development at 30 Otis Street.

By signing below, I hereby support the proposed project at 30 Otis Street.

#	Name / Company	Address	Contact Number	Email	Signature
1	Lina Smith GINA SMITH	2433 Filbert St. S.F. CA	415-567- 2490	ginaharveysmith@ aol.com	Lina Smith
2	T. Christine Ko	241 Hawthorne St SF CA 94114	415-292- 4326	tcKo@yahoo.com	
3	Brenda McConathy	262 30th St SF, CA 94131	415-206-1068	gobrenda@msn.com	Brenda McConathy
4	ROBERT SALVADOR	472 34 TH AVE	415 602 - 2446	CAROLINEKAI@YAHOO	Robert Salvador
5	CRISTINA RADIAN	8042 IGLESIA DR, RUBEN CA 94568	(408) 509 0836	CRISRADIAN@ gmail.com	CRodie

The 30 Otis project provides 416 desperately needed residences with ground floor retail and creates a permanent home for the City Ballet School and Foundation with ballet studios and a theater. In addition, the project will provide a 7,200sf Plaza at 12th St. and South Van Ness Ave. through and In-Kind Agreement. We greatly appreciate your support of our development at 30 Otis Street.






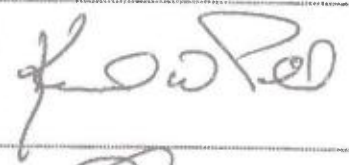

By signing below, I hereby support the proposed project at 30 Otis Street.

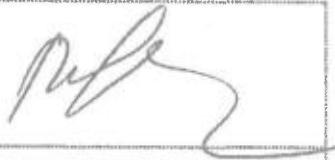





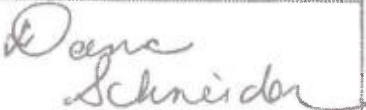
#	Name / Company	Address	Contact Number	Email	Signature
6	Kathryn Patsel	109 Berendos Ave, Pacifica, CA 94044	415-312-3054	Katiagenieve@gmail.com	
7	Isabella Mills	1712 48 th Avenue, San Francisco, CA 94122	206-660-1593	Isabellarosemills@gmail.com	
8	Meredith Page	16 Kim Court Martinez, CA 94553	(603) 867-6553	merry lindbrook@gmail.com	
9	Daltrey Schmidt	1 Baltusrol Way Moraga CA 94556	530-433-1082	daltreyschmidt@gmail.com	
10	Matisse D'Aloisio	401 College ave SF CA 94112	(415) 987-1742	matisse.daloisio@icloud.com	
11	Amara Weber	601 Lancaster Blvd Moss Beach, CA 94038	(650) 563-9384		

12	Nicole Townsend	577 dmtoy Drive 95136	408-264-5088	irisdowntownsend@aol.com irisdowntownsend@aol.com	Nicole
13	Makena Malinso	3380 Napoli Loop, San Jose, CA, 95135	408-402-1001	makenadancer23@gmail.com	Makena Malinso
14	ARI LEVINE	400 Yerba Buena Ave.	415-305-4924	arilevinesf@gmail.com	ari
15	Chelsea Blair	174 San Carlos St San Francisco, CA 94110	415-361-0335	casblair@gmail.com	Chelsea
16	Lisa Kondrich	48 Corte De Rosas, Moraga, CA	925-247-4955	lkondrich@gmail.com	Kondrich
17	Blair Mendes	2601 Lyon St., SF, C.A.	415-480-9496	BlairM2021@International sf.org	Blair Mendes
18	Maja Rose	3931 Pacheco SF, CA	412 841 6773	majarosedesign@ gmail.com	Maja Rose
19	Ji Young Lee	2782 Diamond St S.F. CA	510 552 6864	jiyounglee@me.com	Jiyounglee
20	Juliet Petter	1 Eagle Rock road Mill Valley CA.	415-342-1219	Julietrose@aol.com icloud.com	Juliet

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#	Name / Company	Address	Contact Number	Email	Signature
21	 BRIAN CHEW	2636 JUDAH #214 SF CA 94122	415 516 2060	me@brianchew.org	
22	Zoe Chew	2138 26th Ave SF 94116	415-806 -7327	zocheu@s.sfusd.edu	
23	John A Richtmann	521 Wayland St SF CA 94134		JARICHA2053@ hotmail.com	
24	Ella Schmidlin	1291 noe st SF CA 94114	310-922- 6998		
25	Ken Petsel	2135 Sutter St San Francisco CA 94115	415 845-8122	Kenpetsel@gmail.com	
26	Jennie O'Brien	49 Woodland Ave SF CA 94117	415-601-0201	Jenniebrien99@ gmail.com	

27	Tim O'Brien	49 Woodland Ave SF CA 94117	415 254-8360	Timobrien26@gmail.com	
28	Hank Lichtmacher	143 Parnassus Ave SF CA 94117	415-0626 (415)	hlichtmacher@gmail.com	
29	Richmond Salvador	472 34th Ave SF CA	415-290-4152	20salvador@ndrsf.org	
30	Daniel Bales	580 Pennsylvania Ave	628-999-7812	danielobales@ixd.com	Daniel
31	Andrew Kondrich	48 Corte De Rosas	925-461-7004	andrank1@stanford.edu	
32	Caroline Miller	5 Charlton Ct. S.F. CA	415-994-1669	20crown@ndrsf.org	
33	Antonia Miller	5 Charlton Ct. S.F. CA	415-994-1669	antoniamiller11@gmail.com	<u>Antonia</u>
34	Donald Button	901 Rockdale Dr. SF, CA 94127	408-568-3588	donald-button@yahoo.com	
35	Dana Schneider	35 Skylonda Dr. Woodside, CA 94062	970-402-9500	dschneider804@gmail.com	

The 30 Otis project provides 416 desperately needed residences with ground floor retail and creates a permanent home for the City Ballet School and Foundation with ballet studios and a theater. In addition, the project will provide a 7,200sf Plaza at 12th St. and South Van Ness Ave. through and In-Kind Agreement. We greatly appreciate your support of our development at 30 Otis Street.

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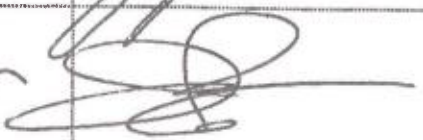
#	Name / Company	Address	Contact Number	Email	Signature
36	Nikolai Kabanianev	725 Tambo Walnut Creek CA 94598	(925) 788-4332	iamnikolai@comcast.net	
37	ALAIN JEMEULENAERE	863 HAYES ST SAN FRANCISCO CA 94117	(415) 5834526	alain.jemeulenaere@ruomeca.com	
38	Jonathan Lichtman	143 Parnassus Ave SF 94117	(510) 882-6947	jlichtman@gmail.com	
39	Liza Geary	143 Parnassus Ave, SF, CA 94119	415-378-7120	gearylicht@gmail.com	
40	Alex Coric	1235 B Rensel Ct. San Francisco CA 94129	614 618 6904	acoric@gmail.com	Alex Coric
41	Chris Mommens	50 Perine Place SF CA 94115	415 713 6586	chrisdivechro@gmail.com	

42	Jenna Walker	737 Cole St. San Francisco, CA 94117	917-836-3676	jpulcini@gmail.com	
43	KR WINGARD	70 POTOMAC SF CA 94117	415- 225- 5633	KRWINGARD @WPAC.COM	
44	Shreya Ranchandani	400 Beech St. Apt 614 SF, CA 94105	415 630- 0120	Shreyaranchandani @mon. com	
45	Jiaobu Huang	718 London Street	415-811-6183	Jiaobu Huang	94
46	Laurel Mendenhall	1 Lofstrom Dr. SF, 94129	415-426- 6321	—	
47	Jackson Mitchell	620 Butterfield RD	415-717-6208	jacksonmitchell54 @gmail.com	
48	Roshan Pancha	809 Francisco St	415-735-8103	Rpancha@icloud.com	R Pancha
49	Johanna Vahan Chen	1998 Broadway SF 94109	415.315.3930	Johanna1@gmail.com	
50	Balendra Bhattarai	1998 Baker	415.305.3930	BalendraBhattarai@gmail.com	

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#	Name / Company	Address	Contact Number	Email	Signature
51	Naomi Cohen	811 Clayton St. 94117 SF, CA	415-996-5094	19naomi@gatewayhigh.net	Naomi Cohen
52	Claire Churchill	3501 Walnut Ave Concord CA 94519	925-765-8067	Claire.Churchill@adwiscschools.org	Claire Churchill
53	AURORA Chernis	2750 36 th Ave San Francisco, CA 94116	415-240-2363	rorygrace@gmail.com	Aurora Chernis
54	Simone Sarte	35 Carl St SF CA 94117	(415)-664-4703	sjsarte1@gmail.com	Simone Sarte
55	Sasha Lieberman	84 South Park St SF CA 94107	(415) 310-5473	sasha@sashalieberman.com	Sasha Lieberman
56	Annette Garza-Meiland	22 Driftwood Ct Pacifica CA 94044	415 305 6647	agmeiland@yahoo.com	Annette G. Meiland

57	Alexander Patsel	109 Berandos Ave. Pacifica, CA 94044	415-223-3002	SotheSpies@aol.com	
58	Tiana Chacón-White	3500 Market St. CA	(415) 351-8334	tianawhite@gmail.com	Tiana Chacón-White
59	Samuel Morris	441 8th Ave.	415-609-1023	Samorris.1@gmail.com	Sam
60	Ezra Corliss	1507 Dolores Street	415-568-6899	ezracorliss@gmail.com	Ezra
61	CAROLYN CHIN	10477 MAGDALENA LOS ALTOS HILLS CA	650-776-0781	mangopod@hotmail.com	
62	Scarlett Sarté	35 Carl St	415-664 4703	scarlettsarte@gmail.com	SCARLETT
63	Ruzana Iremashvili	1812 Trinity ave Walnut Creek.	(561) 932-5657	rverel@yahoo.com	Irem
64	YIANA ROJINIG	173 Ripley SF, CA 94110	(415) 444-6328	piraticke@gmail.com	
65	Ilyse Pether	1 Eagle Rock Mill Valley CA 94041	415 342 7299	ilyse@datacube.com	

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#	Name / Company	Address	Contact Number	Email	Signature
66	Shelley Schindler	1291 Noe St. SF, CA 94114	(310) 922- 6998	shelleyschindler@gmail.com	
67	Jeremy Hagen	2065 LaRabyn Wy Yuba City CA 95998	(530) 845- 0007	jeremyhagen13@comcast.net	
68	Gabe White	3500 Market #302 San Francisco 94131	(415) 503-7987	gabriel.kuhlite@gmail.com	
69	Tania Chao	3500 Market St. #302 SF, CA 94131	(415) 503-7986	tania_chao_n_d@yahoo.com	
70	Urbano Ortiz	3670 Tomsland Foster City CA 94404	650 345-9804	Urbano.ortiz@comcast.com	
71	Carrie Deblasio	752 Cayuga Ave SAN FRANCISCO CA	415 425 2050	cdeblasio@mac.com	

72	Fiona McGRATH- PANCHHA	809 FRANCISCO ST. SF CA 94109	415 516-5163	IRISHFEE@ gmail.com	Mfanchha
73	Bing Yan	41313 Norman Ct. Fremont, CA 94539	510-579- 8841	belindayan99@ gmail.com	Yan Bing
74	Philipp Josenko	335 Berry St, #302 SF, CA 94158	(415) 450 8415		
75	KATHLEEN BOST	216 MARIAN SAN FRANCISCO, CA	415-359- 3063	KATHLEEN KATHLEENBOST.COM	ttt
76	Rebecca Weber	601 Lancaster Blvd Mass Beach, CA 94038	650-534-4735	letsawebers@yahoo. com	Rlll
77	Milo Dementlender	869 Hayes	415-860 0818	intothe doll house@gmail.com	AS
78	Rich Levine	400 Yerba Buena Ave SF CA 94127	415-519-1034	levinesf@comcast.net	Rich Levine
79	Nancy Levine	"	650-238- 4196	levinesf@gnad. com	Nancy Levine
80	Naoko Katakami- Kach	435 Dolores St. S.F., CA 94110	415- 795-3237	NKatakami@ outlook.com	M. Katakami

The 30 Otis project provides 416 desperately needed residences with ground floor retail and creates a permanent home for the City Ballet School and Foundation with ballet studios and a theater. In addition, the project will provide a 7,200sf Plaza at 12th St. and South Van Ness Ave. through and In-Kind Agreement. We greatly appreciate your support of our development at 30 Otis Street.

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#	Name / Company	Address	Contact Number	Email	Signature
81	Gareth Maher	752 Camden Ave	415-425-1997	gar.maher@gmail	
82	Sabine O'Brien	49 Woodland	415 601 0201	beaniebomb00	
83	Kyra Orozco-Davey	18721 Kosich Dr.	408-772-1122	 KyraOroza@icloud.com	Kyra
84	Sophia McConathy	262 30 th Street	415-279- 4764	Sophia.baldering@icloud -com	Saphia McConathy
85	Kate Vercellino	35 Roselyn Terrace	(415)987- 1317	katevercellino @gmail.com	Kate Vercello
86	Payton Chen	2636 Judah Street 214	(415)-516 2060	mc@brian.chen org	

87	Tomie Ishimatsu	677 bucher Ave 95001	1(408) 931-6411	tomietta@gmail.com	Tomie Ishimatsu
88	Uma Petzke	35 Kathleen Ct Pacifica CA 94024 US	415-653-9150	puma455@icloud.com	Umpf.
89	Anastasia Hoppe	2226 Clay Street SF CA 94115 USA	415-656-4456	anidancer@gmail.com	stap
90	Gennylene Smith	2433 Filbert Street 94123	415-567-2490	gennysmith20@gmail.com	gsm
91	Ana Cisneros	3369 Jackson St SF 94118	4158964989	racisneros@comcast.net	Ana
92	Ray Cisneros	3369 Jackson St SF 94118	415894989	racisneros115@gmail.com	
93	Sofi Cisneros	3369 Jackson St SF 94118	4088160851	sifi.5281@icloud.com	Sofi Cisneros
94	Celeste Cisneros	3369 Jackson St SF 94118	4088160852	celestemcisneros@gmail.com	Celeste Cisneros
95	Kian Manghise	10477 Magdalena Rd.	650-716-0905	Kmanghise02@gmail.com	Kian

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#	Name / Company	Address	Contact Number	Email	Signature
96	Kyungwa Lin	141 Adick Ave	(650) 996-7979	kyungwa.lin@gmail.com	Kyungwa Lin
97	KARL PETZKE	455 Mariposa St	415 626 5979	kp@karlpetzke.com	KP
98	Margaret Tappan	639 Baker St	415-317-3176	mtappan@me.com	Margaret Tappan
99	Kimberly Davey	18791 Mosich Dr. Saratoga CA 95070	408 772-1122	scvini@yahoo.com	Kimberly Davey
100	Natalia Thompson	20 Mendocino Lane Nevada, CA	415-828-9878	NataliaThompson@gmail.com	Natalia
101	Emma Johnson	639 Baker St.	415-440-0648	mtappan@mac.com	Emma Johnson

Received at CPC Hearing 9/27/18
L. Ajello

From: Christin Evans <christin@booksmith.com>

To: laura.ajello <laura.ajello@sfgov.org>

Cc: richhillissf <richhillissf@gmail.com>; myrna.melgar <myrna.melgar@sfgov.org>; planning <planning@rodneyfong.com>; milicent.johnson <milicent.johnson@sfgov.org>; joel.koppel <joel.koppel@sfgov.org>; kathrin.moore <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) (CPC) <dennis.richards@sfgov.org>

Subject: Re: 858 Stanyan

Date: Thu, Sep 27, 2018 12:16 pm

Dear Ms. Ajello,

I also left you a voicemail message and I was hoping to hear back from you before today's hearing. I see that this is included in today's packet for 858 Stanyan, "The meeting was attended by seven residents, including the chair of the Haight Neighborhood Merchant Association."

As the current President of the Haight Ashbury Merchant Association, I can confirm that I nor any of our board members were in attendance. There is no such position as "chair" of our organization -- and I felt it important to clarify that our association was not part of the community outreach process for this address.

I understand that the proposal is for 3 market rate units. And, our association's position has been that our area requires high density housing including affordable housing. Most merchants have struggled to attract & retail staff because of the escalating costs of living in our community. We support housing which includes opportunities for low wage and middle class staff to rent and live. I don't believe this project uses the lot to maximize the number of units which might be included. Especially since this is located on a corner lot, there should be a way to include more units including ones that meet the affordable unit inclusion.

I'd appreciate a reply (ideally before the hearing) to confirm you have received this message. And, will update the planning commission on our association's position on this lot.

Thanks!

Christin Evans

President of the Haight Ashbury Merchants Association

christin@booksmith.com

cell 510-459-5451

>

> commissions.sfplanning.org/cpcpackets/2017-006454SHDVAR.pdf

>

> on page 5 [labeled page 3] 3. Public Outreach and Comments. The project sponsor held a pre-application public outreach meeting in conjunction with the related building permit application on May 3, 2017. The meeting was attended by seven residents, including the chair of the Haight Neighborhood Merchant Association.

Received at OPC Hearing 9/27/18
L. Ajello

From: tesw <tesw@aol.com>

To: laura.ajello <laura.ajello@sfgov.org>

Cc: richhillissf <richhillissf@gmail.com>; myrna.melgar <myrna.melgar@sfgov.org>; planning <planning@rodneymong.com>; milicent.johnson <milicent.johnson@sfgov.org>; joel.koppel <joel.koppel@sfgov.org>; kathrin.moore <kathrin.moore@sfgov.org>; dennis.richards <dennis.richards@sfgov.org>

Subject: 2017-006454 SHD/VAR

Date: Thu, Sep 27, 2018 12:21 pm

Dear Ms. Ajello,

I am voicing my objections to the 2017-006454 SHD/VAR application for 858 Stanyan, corner of Frederick.

I live a few blocks away from the project site.

I see no consideration in planning review of the proposed number of units. In this day of housing shortage, both in the Haight Ashbury and throughout San Francisco, I am surprised that the Planning Department is not advocating additional units at this location. I'd like to see at least 6 housing units, perhaps as many as 10-12 housing units.

Planning has actively urged other developers to add housing units. Where are you now??

It is time to address the out-dated standard of one unit per 800 sf of lot size.

Please ask the developer to return with a plan for at least six units.

Cordially,

Tes Welborn, neighbor

9/27/18

L. Agello

858 STANYAN STREET

RE: 858 Stanyan Street proposed mixed use development

Dear Planning Commission Members:

I would like to express my support for the upcoming mixed-use development project at 858 Stanyan Street in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Kavaklidere LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Print name: Sam Del GobboSign name: [Signature]Address: 325 Parnassus AvePhone number: (415) 686.0010I am a... Merchant ☐ Resident ☒

8/18/18
1562 Waller St.
San Francisco, CA 94117

Laura Ajello
San Francisco Planning Dept.
San Francisco, CA 94103

Re: Variance for 858 Stanyan St. (2018-001669VAR)

Dear Ms. Ajello,

I am writing to voice my support for granting the entitlements for this project, including granting of the requested variances. There really is no alternative.

The location of this property is greatly under-utilized as it is today. Improving the property with ground-floor retail and three levels of housing, with off-street parking, is exactly the kind of development we need in the City to address the shortage of housing. One thing is certain: if efforts like this are not approved and built, the housing "crisis" will forever plague this city.

I believe the variances requested are inconsequential. The shadows possibly cast by the structure on Golden Gate Park in fact will only affect the parking lot on the west side of Stanyan. Surely, no one will ever be sun-bathing there in the early morning winter hours when such shadows can stretch that far. In addition, the benefit off-street parking for three vehicles outweighs the technical need for a street-level rear yard. No such rear yard existed since the construction of the current structure on the site. Having open recreational space for the proposed lower unit on the roof of the ground floor structure makes imminent sense. The occupants will actually be able to use that daily due to the convenience.

Therefore, I urge that the Planning Commission approve the variances and permit the builder to begin work as soon as possible. I believe the City will be better for it.

Sincerely,



Ted Loewenberg
President, Haight Ashbury Improvement Association

25 September 2018



September 15th 2018

Dear Planning Commission Members:

I am writing today with regards to 858 Stanyan Street. I would like to express my support for the upcoming mixed use proposed project at 858 Stanyan Street in San Francisco. I have reviewed the proposed project and believe that this will be a welcome addition to the neighborhood.

I own a business directly across the street from the site being considered. My company, American Cyclery has been in this neighborhood and cycling community on Stanyan Street for 76 years. I have owned it since 1996.

For 18 years, from 1999 through 2017, I was the tenant of 858 Stanyan building. We ran a bicycle retail store and service department from the building. I have first hand knowledge of the condition of the current structure and difficulties of dealing with this aging building. I am happy to see a new clean building in its place.

Again, I would like to express my support for the project Mr Bora Ozturk of Kavaklidere LLC have presented. If you have any questions for me or would like to discuss this with me please let me know,

Best Regards,

Bradley Woehl, Owner
American Cyclery
510 Frederick St
San Francisco CA 94117
415 664-4545
415 572-1500
Bradley@americancyclery.com

American Cyclery
Tel: 415-664-4545 • Fax: 415-664-6653
510 Frederick Street, San Francisco, CA 94117

American Cyclery Too
Tel: 415-876-4545 • Fax: 415-876-4507
858 Stanyan Street, San Francisco, CA 94117

858 STANYAN STREET

RE: 858 Stanyan Street proposed mixed use development

Dear Planning Commission Members:

I would like to express my support for the upcoming mixed-use development project at 858 Stanyan Street in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Kavaklidere LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Print name: Domenic Tringali

Sign name:  _____

Address: 2854 Golden Gate Ave.

Phone number: 415-342-3929

I am a... Merchant _____ Resident x

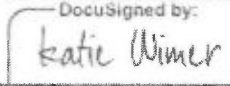
858 STANYAN STREET

RE: 858 Stanyan Street proposed mixed use development

Dear Planning Commission Members:

I would like to express my support for the upcoming mixed-use development project at 858 Stanyan Street in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Kavaklidere LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Print name: Katie Wimer

Sign name:  9/17/2018
DocuSigned by: DEACB2F03AF548E1

Address: 400 Parnassus Ave Suite A-311 San Francisco, CA 94143

Phone number: 480-544-8651

I am a... Merchant ☒ Resident ☐

employee of the UCSF
Medical Center

858 STANYAN STREET

RE: 858 Stanyan Street proposed mixed use development

Dear Planning Commission Members:

I would like to express my support for the upcoming mixed-use development project at 858 Stanyan Street in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Kavaklidere LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: AHMED KHATSHKI

Address: 455 FREDERICK STREET

Phone number: 415.652.0211

I am a... Merchant ☐ Resident ☒

858 STANYAN STREET

RE: 858 Stanyan Street proposed mixed use development

Dear Planning Commission Members:

I would like to express my support for the upcoming mixed-use development project at 858 Stanyan Street in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Kavaklidere LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: UZMA KHAISTICH

Address: 455 FREDERICK ST

Phone number: 415-595-8815

I am a... Merchant ☐ Resident ☒

858 STANYAN STREET

RE: 858 Stanyan Street proposed mixed use development

Dear Planning Commission Members:

I would like to express my support for the upcoming mixed-use development project at 858 Stanyan Street in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Kavaklidere LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Print name: John Hornbaker

Sign name: John Hornbaker

Address: 140 Belvedere Street, San Francisco, CA 94117

Phone number: 415-307-3124 (mobile)

I am a... Merchant ☐ Resident ☒

858 STANYAN STREET

RE: 858 Stanyan Street proposed mixed use development

Dear Planning Commission Members:

I would like to express my support for the upcoming mixed-use development project at 858 Stanyan Street in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Kavaklidere LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name:

John Newlin

Address:

24 Hugo

Phone number:

415-830-1146

I am a... Merchant

Resident

X

858 STANYAN STREET

RE: 858 Stanyan Street proposed mixed use development

Dear Planning Commission Members:

I would like to express my support for the upcoming mixed-use development project at 858 Stanyan Street in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Kavaklidere LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Name: Marjorie Powell

Address: 74 Parnassus Ave

Phone number: 415-425-7132

I am a... Merchant Resident x

858 STANYAN STREET

RE: 858 Stanyan Street proposed mixed use development

Dear Planning Commission Members:

I would like to express my support for the upcoming mixed-use development project at 858 Stanyan Street in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Kavaklidere LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Print name: Sharon A. Knight

Sign name: Sharon A. Knight

Address: 140 Belvedere Street, San Francisco, CA 94117

Phone number: 650-743-8256 (mobile)

I am a... Merchant ☐ Resident ☒

858 STANYAN STREET

RE: 858 Stanyan Street proposed mixed use development

Dear Planning Commission Members:

I would like to express my support for the upcoming mixed-use development project at 858 Stanyan Street in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Kavaklidere LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing and commercial space.

Print name: Tracy Todd

Sign name: 
DocuSigned by
4067706-40174024113

Address: 1149 Cole Street

Phone number: (415) 424-8909

I am a... Merchant Resident x

Hi Laura,

I am a resident of the Haight Ashbury district who lives walking distance from this project, and I urge the Planning Commission to approve it immediately with no delays or changes.

San Francisco is facing a critical housing shortage and this property, currently one-floor commercial, is a perfect place to add four units of badly needed housing. Any potential shadows or blocked views are entirely immaterial compared to the impact of the housing shortage, causing rents to skyrocket and people to be unable to find places to live in walkable areas of San Francisco. At a time when we claim to care about climate change, the best thing we can do is to build more homes in neighborhoods well-served by transit, and this is one such place.

Please pay no heed whatsoever to complaints about shadows in particular. The area of Golden Gate Park that might see a few hours of shade is occupied by parking and a residential building! There is no need to keep it in sunlight.

Again, please pass on to the commission my recommendation to approve this IMMEDIATELY with NO CHANGES.

Thanks,
Andrew Sullivan
Haight Ashbury
andrew@sulli.org



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 9/27/18
L. Hoagland

Subject to: (Select only if applicable)

☒ Affordable Housing (Sec. 415)

☒ First Source Hiring (Admin. Code)

☒ Transportation Sustainability Fee (Sec. 411A)

☒ Residential Child Care Fee (Sec. 414A)

☒ Eastern Neighborhoods Impact Fee (Sec. 423)

☐ Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. XXXXX

HEARING DATE: SEPTEMBER 27, 2018

Case No.: 2014.0376CUA
Project Address: 2918 Mission Street
Zoning: Mission St NCT (Neighborhood Commercial Transit) Zoning District
45-X, 55-X and 65-B Height and Bulk Districts
Block/Lot: 6529/002, 002A and 003
Project Sponsor: Mark Loper – Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
linda.ajellohoagland@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTION 121.1, 127.7 AND 303, FOR NEW DEVELOPMENT OF A LOT LARGER THAN 10,000 SQUARE FEET IN THE MISSION ST NCT ZONING DISTRICT AND A LOT MERGER RESULTING IN LOT FRONTAGE EXCEEDING 100 FEET IN THE MISSION ST NCT ZONING DISTRICT FOR THE PROPOSED PROJECT CONSISTING OF THE DEMOLITION OF A 5,200 SQUARE FOOT, SINGLE-STORY COMMERCIAL BUILDING, AND NEW CONSTRUCTION OF AN EIGHT-STORY, 84-FOOT, 8-INCH-TALL, 67,314 SQUARE FOOT MIXED-USE BUILDING WITH 75 DWELLING UNITS AND APPROXIMATELY 6,724 SQUARE FEET OF GROUND FLOOR RETAIL, WHICH WOULD UTILIZE THE STATE DENSITY BONUS LAW (CALIFORNIA GOVERNMENT CODE SECTIONS 65915-65918), AND PROPOSES WAIVERS FROM 1) REAR YARD (PLANNING CODE SECTION 134); 2) DWELLING UNIT EXPOSURE (PLANNING CODE SECTION 140); 3) HEIGHT (PLANNING CODE SECTIONS 250); AND, 4) BULK (PLANNING CODE SECTION 270), AT 2918 MISSION STREET WITHIN THE MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) ZONING DISTRICT AND A 45-X, 55-X AND 65-B HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 8, 2016, Mark Loper (hereinafter "Project Sponsor"), on behalf of RRTI, Inc. (Property Owner), filed an application with the Planning Department (hereinafter "Department") for a Conditional Use Authorization for the proposed project at 2918 Mission Street, Lots 002, 002A, 003, Block 6529

(hereinafter "subject property"), pursuant to Planning Code Sections 121.1, 303 and 754, and the Mission 2016 Interim Zoning Controls, to demolish a 5,200 square-foot (sq. ft.), single-story, approximately 15-foot-tall commercial building and to construct an eight-story, 84-foot, 8-inch-tall 67,314 sq. ft. mixed-use building with 75 dwelling units and 6,724 sq. ft. of ground floor retail within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, and 45-X, 55-X and 65-B Height and Bulk District.

The Project Sponsor seeks to proceed under the State Density Bonus Law, Government Code Section 65915 et seq ("the State Law"). Under the State Law, a housing development that includes affordable housing is entitled to additional density, concessions and incentives, and waivers from development standards that might otherwise preclude the construction of the project. In accordance with the Planning Department's policies regarding projects seeking to proceed under the State Law, the Project Sponsor has provided the Department with a 55 unit "Base Project" that would include housing affordable to very-low income households. Because the Project Sponsor is providing 7 units of housing affordable to very-low income households, the Project seeks a density bonus of 35% and waivers of the following development standards: 1) Rear Yard (Planning Code Section 134); 2) Dwelling Unit Exposure (Planning Code Section 140); 3) Height (Planning Code Sections 250); and, 4) Bulk (Planning Code Section 270).

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

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

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

On September 20, 2018, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Eastern Neighborhoods Area Plan and was encompassed within the analysis contained in the Eastern Neighborhoods Final EIR. Since the Eastern Neighborhoods Final EIR was finalized, there have been no substantial changes to the Eastern Neighborhoods Area Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Eastern Neighborhoods Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

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

The Planning Department Commission Secretary is the custodian of records; the file for Case No. 2014.0376CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On September 27, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2014-0376CUA.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization requested in Application No. 2014.0376CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The site ("Project Site"), Lots 002, 002A and 003 in the Assessor's Block 6529, is located on the west side of Mission Street, between 25th and 26th Streets in the Mission Street Neighborhood Commercial Transit (NCT) Zoning District. The property is currently developed with a single-story, 5,200 square foot commercial building that is 15 feet in height and an associated surface parking lot. The subject properties are located mid-block with a

combined street frontage of approximately 120 feet on Mission Street. In total, the site is approximately 11,653 square feet.

3. **Surrounding Properties and Neighborhood.** The Project Site is located along a mixed-use corridor within the Mission Area Plan. The Project Site has two frontages: Mission Street, which is a two-way street with parallel on-street parking on both sides of the street; and Osage Alley, which is a one-way alley with no on-street parking. The immediate context is mixed in character with a mix of residential, commercial, retail and public uses. The immediate neighborhood includes a commercial bank to the north at the corner of Mission and 25th Street, the Zaida T. Rodriguez Early Education School to the south, and a residential apartment building and parking garage to the west. The Zaida T. Rodriguez annex child development center on Bartlett Street is across Osage Alley from the project site, as are two- to three-story multi-family residential uses. There are three schools (Zaida T. Rodriguez Early Education School, Synergy Elementary School and Saint Anthony – Immaculate Conception School) located within 1,000 feet of the Project Site. Access to Highway 101 and Interstate 80 is about one block to the east at the on- and off-ramps located at South Van Ness Avenue and the Central Freeway. The Project Site is located along Mission Street, which is a high injury pedestrian and vehicular corridor. Other zoning districts in the vicinity of the Project Site include: PDR-1-G (Production, Distribution, and Repair - General); RM-1 (Residential Mixed - Low Density); NCT-3 (Moderate Scale Neighborhood Commercial Transit); and, P (Public).
4. **Project Description.** The project includes the demolition of an existing 5,200 square foot, single-story, approximately 15-foot-tall commercial building and new construction of an eight-story, 84-foot, 8-inch-tall 67,314 sq. ft. mixed-use building with 75 dwelling units, 6,724 sq. ft. of ground floor retail, 76 Class 1 bicycle parking spaces and 14 Class 2 bicycle parking spaces. The project does not propose any off-street vehicular parking. The dwelling unit mix includes 18 studios, 27 one-bedroom units and 30 two-bedroom units. The Project includes 9,046 sf of usable open space through a combination of private (10 units totaling 2,045 sf) and common open space (7,001 sf). Six new trees would be planted adjacent to the subject property along Mission Street and the existing curb cut on Mission Street will be removed and replaced with new sidewalk. The Project would also merge three existing lots to create one 11,653 square foot lot. Pursuant to California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law.
5. **Public Comment.** In addition to the prior public correspondence received and reviewed by the Commission at the public hearing on November 30, 2017, the Department has received an additional two (2) e-mails in opposition to the Project, as of September 20, 2018. Both correspondences cited that the building is too tall for the neighborhood.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Permitted Uses in NCT Zoning Districts.** Planning Code Section 754 states that residential uses are a principally permitted use within the Mission Street NCT Zoning District. Retail uses are principally, conditionally or not permitted.

The Project would construct new residential and retail uses within the Mission Street NCT Zoning District; therefore, the Project complies with Planning Code Section 754. Depending on the specific retail tenant(s), they will comply as principally permitted retail uses per Sec. 754 or seek a Conditional Use, as required by the Planning Code.

- B. **Floor Area Ratio.** Planning Code Section 124 establishes a FAR (Floor Area Ratio) of 3.6:1 for properties within the Mission Street NCT Zoning District and a 45-X, 55-X and 65-B Height and Bulk District.

The subject lots are 11,653 sq. ft. in total, thus resulting in a maximum allowable floor area of 41,950 sq. ft. for non-residential uses. The Project would construct approximately 6,954 sq. ft. of retail space, and would comply with Planning Code Section 124.

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided at every residential level.

The Project includes an above-grade rear yard, which measures approximately 2,570 sq. ft. The required rear yard does not measure the entire length of the lot. In certain locations, the required rear yard depth is less than 25 percent.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law, and proposes a waiver from the development standards for rear yard requirements, which are defined in Planning Code 134. This reduction in the rear yard requirements is necessary to enable the construction of the project with the increased density provided by as required under Government Code Section 65915(d).

- D. **Usable Open Space.** Within the Mission Street NCT, Planning Code Section 754, a minimum of 80 sq. ft. of open space per dwelling unit if private or 100 sq. ft. if common is required for each dwelling unit.

Per Planning Code Section 134(g), private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sq ft 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 sq ft if located on open ground, a terrace or the surface of an inner or outer court. Common usable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum are of 300 sq. ft. Further, inner courts may be credited as common useable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 sq ft in area, and if the height of the walls and projections above the court on at least three sides is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.

The Project includes 10 units with private open space meeting the size and dimensional requirements of the Planning Code. For the remaining 65 units, 7,001 sq. ft. of common open space is provided with common terraces on the second and sixth floors and roof deck; therefore, the Project complies with Planning Code Section 754.

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

The subject lot is not located in close proximity to an Urban Bird Refuge as defined in Section 139, and the Project meets the requirements for feature-related hazards.

- F. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, rear yard or other open area that meets minimum requirements for area and horizontal dimensions. To meet exposure requirements, a public street, public alley at least 20 feet wide, side yard or rear yard must be at least 25 feet in width, or an open area (either inner court or a space between separate buildings on the same lot) must be no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit is located.

The Project organizes the dwelling units to have exposure on Mission Street or along the rear yard. As proposed, 39 dwelling units face the non-complying rear yard and 3 south-facing units only face a side yard that does not meet the dimensional requirements. Therefore, 42 of the 75 dwelling units do not meet the dwelling unit exposure requirements of the Planning Code; therefore, the Project does not comply with Planning Code Section 140.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law, and proposes a waiver from the development standards for dwelling unit exposure, which are defined in Planning Code 140. This reduction in the dwelling unit exposure requirement is necessary to enable the construction of the project with the increased density provided by Government Code Section 65915(d).

- G. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires off-street parking at street grade on a development lot to be set back at least 25 feet on the ground floor; that no more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new structure parallel to and facing a street shall be devoted to parking and loading ingress or egress; that space for active uses be provided within the first 25 feet of building depth on the ground floor; that non-residential uses have a minimum floor-to-floor height of 14 feet; that the floors of street-fronting interior spaces housing non-residential active uses and lobbies be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces; and that frontages with active uses that are not residential or PDR be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level.

The Project meets the requirements of Planning Code Section 145.1. The Project does not possess off-street parking. The Project features active uses on the ground floor with a residential lobby, and retail space along Mission Street. The ground floor ceiling height of the non-residential uses are at least 14 feet tall and provide required ground level transparency and fenestration. Therefore, the Project complies with Planning Code Section 145.1.

- H. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires one Class 1 bicycle parking space per dwelling unit and one Class 2 bicycle parking spaces for every 20 dwelling units. Additional bicycle parking requirements apply based on classification of non-residential uses; at least two Class 2 spaces are required for retail uses.

The Project includes 75 dwelling units; therefore, the Project is required to provide 75 Class 1 bicycle parking spaces and four Class 2 bicycle parking spaces for residential uses and one Class 1 bicycle space and three Class 2 bicycle parking spaces for the ground floor non-residential uses. The Project will provide seventy-six (76) Class 1 bicycle parking spaces and fourteen (14) Class 2 bicycle parking spaces, which exceeds the requirement. Therefore, the Project complies with Planning Code Section 155.2.

- I. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior to Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 14 points.

The Project submitted a completed Environmental evaluation Application prior to September 4, 2016. Therefore, the Project must only achieve 50% of the point target established in the TDM Program Standards, resulting in a target of 7 points. As currently proposed, the Project will achieve its required 7 points through the following TDM measures:

- *Bicycle Parking (Option A)*
- *On-site Affordable Housing (Option B)*
- *Parking Supply (Option K)*

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

For the 75 dwelling units, the Project is required to provide at least 30 two-bedroom units or 23 three-bedroom units. The Project provides 18 studios, 27 one-bedroom units and 30 two-bedroom. Therefore, the Project meets and exceeds the requirements for dwelling unit mix.

- K. **Height and Bulk.** Planning Code Section 250 and 252 outlines the height and bulk districts within the City and County of San Francisco. The Project is located in three height and bulk districts: 45-X, 55-X and 65-B. Therefore, the proposed development is permitted up to a height of 45 to 55 feet with no bulk limit in the 45-X and 55-X Height and Bulk Districts, and up to a height of 65 feet and a 110 foot maximum length and 125 foot maximum diagonal for a height above 50 feet in the 65-B Height and Bulk District.

The Project would construct a new mixed-use development up to 84 feet, 8 inches tall and exceeds the height limits by approximately 20 feet. The portion of the Project located in the 65-B bulk district above 50 feet in height has a maximum length of 117 feet, exceeding the 110 foot limit, and a maximum diagonal dimension of 122 feet, 8 inches, complying with bulk restrictions. The total diagonal dimension of the Project above 50 feet is 146 feet, 1 inch, including the portion of the Project site zoned 45-X and 55-X, which is not subject to bulk limits.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law, and proposes a waiver from the development standards for height and bulk, which are defined in Planning Codes 250, 252, and 270. These expansions beyond the height and bulk requirements are necessary to enable the construction of the project with the increased density provided by Government Code Section 65915(f)(2).

- L. **Narrow Streets.** Planning Code Section 261.1 outlines height and massing requirements for projects that front onto a "narrow street", which is defined as a public right of way less than or equal to 40-feet in width. Osage Alley measures approximately 15-feet wide and is considered a narrow street. For the subject frontage along a narrow street, a 10 foot setback is required above a height of 31-feet, 4-inches. Subject frontage is defined as any building frontage more than 60-ft from an intersection with a street wider than 40-feet.

Along Osage Alley, the Project is setback at least 10-feet from the property line where the height is above 31-feet, 4-inches; therefore the Project complies with Planning Code Section 261.1.

- M. **Shadow.** Planning Code Sections 147 and 295 restricts net new shadow, cast by structures exceeding a height of 40-feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40-feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

The Planning Department prepared a preliminary shadow fan analysis and determined that the proposed project would not cast shadows on any parks or open spaces at any time during the year. The Department has also included additional study of the shadow on adjacent elementary school, as requested by the Board of Supervisors.

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

The Project includes approximately 60,006 gsf of new residential use and 6,724 gsf of non-residential use. This square footage shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A. The Project filed an environmental review application on or before July 21, 2015, thus the residential use will be subject to 50 percent of the applicable residential TSF.

- O. **Residential Childcare Impact Fee.** Planning Code Section 414A is applicable to any residential development citywide that results in the addition of a residential unit.

The Project includes approximately 60,006 gsf of residential use. The proposed Project is subject to fees as outlined in Planning Code Section 414A.

- P. **Inclusionary Affordable Housing Program in Mission Street NCT Zoning District.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements would apply to any housing project that consists of 10 or more units where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with 10 or more units, even if the development is on separate but adjacent lots. For any development project that submitted a complete Environmental Evaluation application on or prior to January 12, 2016, affordable units in the amount of 14.5 percent of the number of units shall be constructed on-site.

The Project Sponsor seeks to develop under the State Density Bonus Law, and therefore must include on-site affordable units in order to construct the Project at the requested density and with the requested waivers of development standards. The Project Sponsor submitted a complete Environmental Evaluation on July 21, 2015, thus is required to provide affordable units in the amount of 14.5 percent of the number of units constructed on site. The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Sections 415.5 and 415.6 and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing on-site affordable housing. The Project Sponsor is providing 14.5 percent of the base project units as affordable to satisfy the Inclusionary Affordable Housing Program obligation, which includes 8 units (2 studios, 3 one-bedroom and 3 two-bedroom) of the 75 units provided will be affordable units.

In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project or submit to the Department a contract demonstrating that the projects on- or offsite units are not subject to the Costa Hawkins Rental Housing Act, California Civil Code Section 1954.50 because, under Section 1954.52(b), the Project Sponsor has entered into an agreement with a public entity in consideration for a direct financial contribution or any other form of assistance specified in California Government Code Sections 65915 et seq. and submits an Affidavit of such to the Department. All such contracts entered into with the City and County of San Francisco must be reviewed and approved by the Mayor's Office Housing and Community Development and the City Attorney's Office. The Project Sponsor has indicated the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions provided by the City and approved herein. The Project Sponsor submitted such Affidavit on July 24, 2017. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was

submitted on July 21, 2015; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 14.5 percent of the total proposed dwelling units in the Base Project as affordable.

The Project Sponsor will satisfy the Inclusionary Housing requirements by providing seven units, or 11 percent of the total proposed dwelling units in the Base Project as affordable to very-low income households (as defined in California Health and Safety Code section 50105) and by providing one additional inclusionary unit at the affordability levels specified in the City's Inclusionary Housing Program or any successor program applicable to on-site below-market rate units, totaling 14.5% of the proposed dwelling units in the Base Project.. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative prior to issuance of the first construction document, this conditional use approval shall be deemed null and void. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative after construction, the City shall pursue any and all available remedies at law.

- Q. Eastern Neighborhood Infrastructure Impact Fee.** Planning Code Section 423 is applicable to any development project within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District that results in the addition of gross square feet of residential and non-residential space.

The Project includes approximately 67,314 gsf of new development consisting of approximately 60,006 sq. ft. of residential use and 6,724 sq. ft. of retail use. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

- 7. State Density Bonus Law:** Per California Government Code Section 65915-65918 and Planning Code section 206.6, the Project Sponsor has elected to utilize the State Density Bonus Law. The State Law permits a 35 percent density bonus if at least 11 percent of the "Base Project" units are affordable to very-low-income households (as defined in California Health and Safety Code section 50105). The "Base Project" includes the amount of residential development that could occur on the project site as of right without modifications to the physical aspects of the Planning Code (ex: open space, dwelling unit exposure, etc.). Under the State Density Bonus Law, the Project Sponsor is entitled to a specified number of concessions or incentives, as well as waivers for any development standard that would physically preclude construction of the project at the proposed density and with the concessions or incentives.

The Project is providing 11 percent of units in the Base Project as affordable to very-low income households (as defined in California Health and Safety Code section 50105) and is entitled to a 35 percent density bonus and three concessions or incentives under State Law. The Project also seeks waivers to the development standards for: 1) Rear Yard (Planning Code Section 134); 2) Dwelling Unit Exposure (Planning Code Section 140); 3) Height (Planning Code Sections 250); and, 4) Bulk requirement (Planning Code Section 270), which are necessary to construct the Project at the proposed density.

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

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

The Project will demolish a single-story commercial building that is currently occupied by a laundromat and associated surface parking lot, and construct a new eight-story mixed-use development with 75 dwelling units and ground floor retail space. Given the objectives of the Mission Area Plan, the Project is necessary and desirable in preserving the diversity and vitality of the Mission, while also maintaining and contributing to the important aspects of the existing neighborhood, such as providing new housing opportunities and minimizing displacement. Housing is a top priority for the City and County of San Francisco. The size and intensity of the proposed development is necessary and desirable for this neighborhood and the surrounding community because it will provide new opportunities for housing and add new site amenities that will contribute to the character of the surrounding neighborhood. The Project will also replace an underutilized site, while also providing new public amenities, including landscaping, sidewalk improvements and bicycle parking. The Project is consistent with the neighborhood uses, which include a mix of ground floor commercial uses with residential above, educational facilities, multi-family residential building and commercial uses. The influx of new residents will contribute to the economic vitality of the existing neighborhood by adding new patrons for the nearby retail uses. In summary, the Project is an appropriate urban invention and infill development.

- 2) That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development on the vicinity, with respect to aspects including but not limited to the following:

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

The Project site is a three-parcel, L-shaped lot with frontage on both Mission Street and Osage Alley, totaling 11,653 square feet in area. The site is currently developed with a 6,433 square foot surface parking lot and a 5,500 square foot commercial building containing a laundromat. The Project will consist of a single structure that maintains a street wall along all frontages at the ground floor, with a podium-level rear yard 18 to 40-feet deep fronting Osage Alley. The building massing is oriented towards the more prominent Mission Street frontage with the 6th(partial), 7th and 8th stories sculpted back. The building is also sculpted back on the 7th and 8th stories from Osage Alley and the adjacent condominium building to the west of the property at 3421 25th Street. Overall, the Project, which would establish a new six- to eight-story building with ground floor retail in an existing mixed-use neighborhood, will be beneficial to the surrounding neighborhood.

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

The Project would not adversely affect public transit in the neighborhood. The Project site is located one block from the 24th Street BART Station and is close to several MUNI bus lines, including the 12, 14, 14R, 27, 48, 49, 55, 67 and 800. The Project provides no off-street parking, which supports the City's transit first policies. Provision of bicycle storage areas along with the close proximity to mass transit is anticipated to encourage residents, employees and visitors to use alternate modes of transportation. The Project also incorporates an on-street loading zone in front of the building on Mission Street.

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

The Project will comply with Title 24 standards for noise insulation. The Project will also be subject to the standard conditions of approval for lighting and construction noise. Construction noise impacts would be less than significant because all construction activities would be conducted in compliance with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code, as amended November 2008). The SF Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection. Therefore, the Project would be required to follow specified practices to control construction dust and to comply with this ordinance. Overall, the Project is not expected to generate dust or odor impacts.

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

The Project will provide the required number of street trees and bicycle parking along the public-rights-of-way. The Project will also remove a curb cut along the Mission Street frontage and replace it with new sidewalk. These upgrades will be beneficial to the surrounding neighborhood because it will provide new street improvements, lighting and vegetation.

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

The Project complies with all relevant requirements and standards of the Planning Code, except for those requirements for which the Project Sponsor seeks a waiver under the State Density Bonus Law (California Government Code Sections 65915-65918). The Commission finds that these waivers are required in order to construct the Project at the density allowed by State Law. The Project is consistent with objectives and policies of the General Plan as detailed below.

- 4) That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

Per Planning Code Section 754, the Mission St NCT Zoning District is described as:

This District has a mixed pattern of larger and smaller lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving commercial development is encouraged mainly at the ground story. While offices and general retail sales uses may locate at the second story of new buildings under certain circumstances, most commercial uses are prohibited above the second story. Continuous retail frontage is promoted by requiring ground floor commercial uses in new developments and prohibiting curb cuts. Housing development in new buildings is encouraged above the ground story. Housing density is not controlled by the size of the lot but by requirements to supply a high percentage of larger units and by physical envelope controls. Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions, mergers, and subdivisions. Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.

The Project will be in conformity with the Mission Street NCT in that it will provide a mixed-use development that provides ground floor retail space with a continuous retail frontage and residential units above, consistent with surrounding neighborhood.

9. **Planning Code Section 121.1** establishes criteria for the Planning Commission to consider when reviewing applications for Developments of Large Lots In Neighborhood Commercial Districts. On balance, the project complies with said criteria in that:

- a) The mass and facade of the proposed structure are compatible with the existing scale of the district.

The Project's design includes a mass and façade that borrows elements present in the surrounding neighborhood, such as traditional bay windows, painted plaster and terracotta cladding, to ensure a design that is of an appropriate scale for this larger development site. The Mission Street façade's massing is broken up horizontally by two large retail storefronts on the ground floor and differentiated exterior finished on the 8th floor. Vertically, the façade is broken up with a series of bay window projections with accent colors and varying wall planes.

- b) The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

The Mission is one of the City's most distinctive neighborhoods as identified in the City's General Plan. The proposed facade design and architectural treatments with various vertical and horizontal elements and a pedestrian scale ground floor which is consistent with the unique identity of the Mission. The new building's character ensures the best design of the times with high-quality building

materials (including terracotta cladding, glass reinforced concrete (GRC) cladding, painted plaster, and stone tile) that relate to the surrounding structures that make-up the Mission's distinct character while acknowledging and respecting the positive attributes of the older buildings. The Project also includes blind wall murals its northern and southern facades to be commissioned to local artists. It also provides an opportunity for an increased visual interest that enhances and creates a special identity with a unique image of its own in the neighborhood. Overall, the Project offers an architectural treatment, which provides for contemporary, yet contextual, architectural design that appears consistent and compatible with the surrounding neighborhood

10. **Planning Code Section 121.7** establishes criteria for the Planning Commission to consider when reviewing applications for Lot Mergers In Neighborhood Commercial Districts. On balance, the project complies with said criteria in that:

- a) The lot merger will enable a specific residential project that provides housing on-site at affordability levels significantly exceeding the requirements of Section 415.

The Project will provide 11% of its on-site inclusionary units to very-low income households. Planning Code Section 415 requires that a minimum of 10% of the units be affordable to low-income households, 5% of the units shall be affordable to moderate-income households, and 5% of the units shall be affordable to middle-income households and does not require any units to be offered to very-low income households. Currently, the Project exceeds the requirements of Planning Code Section 415.

- b) The lot merger will facilitate development of an underutilized site historically used as a single use and the new project is comprised of multiple individual buildings.

The Project will redevelop an underutilized site that contains a single-story, 5,500 square foot commercial building and a 6,433 square foot surface parking lot. The site has been used as a laundromat and ancillary surface parking lot since the early 1990's. Prior to the laundromat, the site was primarily occupied by automobile sales and repair related uses. The lot merger will allow the development of a mixed-use building with 75 dwelling units and 6,724 square feet of ground floor commercial space.

- c) The lot merger serves a unique public interest that cannot be met by building a project on a smaller lot.

The Project will provide 75 new residential dwelling units on a site that currently does not have any housing and will increase the commercial space by approximately 1,200 square feet. The number of residential units and increased commercial space could not be accomplished on a smaller lot.

- d) In the Mission Street NCT, projects that propose lot mergers resulting in street frontages on Mission Street greater than 50 feet shall provide at least one non-residential space of no more than 2,500 square feet on the ground floor fronting Mission Street.

The Project provides a total of 6,724 square feet of non-residential space on the ground floor fronting on Mission Street that has the ability to be demised into smaller units. The Commission has included a Condition of Approval to require a minimum of one non-residential space on the ground floor fronting on Mission Street be no more than 2,500 square feet. Therefore, the Project will meet the requirement.

11. Planning Code Section 206.6 establishes criteria for the Planning Commission to consider when reviewing applications for State Density Bonus Program: Individually Requested. On balance, the project complies with said criteria in that:

(1) Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning Commission shall make the following findings as applicable.

(A) The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project is eligible for the Individually Requested Density Bonus Program in that it consists of five or more dwelling units; is subject to a recorded covenant that restricts rent levels to affordable levels for very low or low-income persons or families; and is not located in the RH-1 or RH-2 Zoning District.

(B) The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The Project is not seeking any Concessions or Incentives.

(C) If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

In order to achieve the maximum number of units on the site, the Project is seeking waivers from height, bulk, rear yard and dwelling unit exposure requirements. Without said waivers, construction of the Project at the at the proposed density would be physically precluded by the Development Standards for which the waiver is requested. A code-compliant project on the site would allow for 55 units with a building height of 45 to 65 feet. Through the application of the State Density Bonus, an additional 20 units can be provided on the site.

(D) If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

Does not apply to the Project.

(E) If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

Does not apply to the Project.

(F) If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k)(2) have been met.

Does not apply to the Project.

~~11.~~12. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.4

Ensure community based planning processes are used to generate land use controls.

Policy 1.6

Consider greater flexibility in number and size of units within established building envelopes in community based planning processes, especially if it can increase the number of affordable units in multi-family structures.

Policy 1.8

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional, or other single use development projects.

Policy 1.10

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

The Project is a higher density mixed-use development on an underutilized lot along a primary vehicular transit corridor. The Project Site is an ideal infill site that is currently occupied by a commercial use (laundromat) and ancillary surface parking lot. The proposed Project would add 75 units of housing to the site with a dwelling unit mix of studio, one-bedroom, and two-bedroom units. The Project is consistent

with the Mission Street NCT Zoning District, which encourages housing development in new buildings above the ground story and that is affordable to people with a wide range of incomes. The Project includes eight on-site affordable housing units for ownership, which complies with the Mission Street NCT District's goal to provide a higher level of affordability. As noted by the Project Sponsor, the Project is "affordable by design," since the Project incorporates economically efficient dwelling units, which average 402 sf for studios, 563 sf for one-bedrooms, and 818 sf for two-bedrooms. The Project does not possess any vehicular parking. The Project would satisfy its inclusionary affordable housing requirement by designating 8 on-site affordable housing units to satisfy the Inclusionary Affordable Housing obligation.

OBJECTIVE 4

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

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

The Project will add 75 dwelling units to the City's housing stock, and meets the affordable housing requirements by providing for eight on-site permanently affordable units for rental, thus encouraging diversity among income levels within the new development.

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.8

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

The Project responds to the site's location within a mixed-character neighborhood. The Project would construct a new eight-story mixed-use building on the west side of Mission Street. The scale of the Project is appropriate from an urban design perspective because it recognizes the significance of this location along the Mission Street transit corridor, one block from the 24th Street BART station. Overall, the Project's massing also recognizes the existing block pattern as it relates to the street frontage along Mission Street. The neighborhood is characterized by a wide variety of residential, commercial, retail and PDR uses. In addition, the Project includes projecting vertical and horizontal architectural elements, which provide vertical and horizontal modulation along the street facades and provides a high-quality material palette which invokes the traditional architecture found in the Mission.

OBJECTIVE 12

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

Policy 12.2

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

The Project is located in proximity to many neighborhood amenities. The Project is located on Mission Street between 25th and 26th Streets, which provide a variety of retail establishments, restaurants, small grocery stores, educational facilities and cafes. The Project is also located near the Mission Cultural Center and the 24th Street BART Station.

OBJECTIVE 13

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

Support "smart" regional growth that locates new housing close to jobs and transit.

Policy 13.3

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

The Project Site is located within a quarter mile of several local transit lines including MUNI lines 12, 14, 14R, 27, 48, 49, 55, 67 and 800. The 24th Street Bart Station is on block away. Residential mixed-use development at this site would support a smart growth and sustainable land use pattern in locating new housing in the urban core close to jobs and transit. Furthermore, the bicycle network in the Mission District is highly developed and utilized. The Project provides 76 Class 1 bicycle parking spaces on-site in addition to 14 Class 2 bicycle parking along the frontage.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 2:

INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BY REGION

Policy 2.11:

Assure that privately developed residential open spaces are usable, beautiful, and environmentally sustainable.

The Project proposes landscaped open space at the rear of the first residential level, and the roof deck has potential for planters and additional landscaping.

OBJECTIVE 3:

IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE

Policy 3.6:

Maintain, restore, expand and fund the urban forest.

The Project will add to the urban forest with the addition of street trees.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

Policy 24.4:

Preserve pedestrian-oriented building frontages.

The Project will install new street trees along Mission Street. Frontages are designed with transparent glass and intended for active spaces oriented at the pedestrian level.

OBJECTIVE 28:
PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:
Provide secure bicycle parking in new governmental, commercial, and residential developments.

Policy 28.3:
Provide parking facilities which are safe, secure, and convenient.

The Project includes 76 Class 1 and 14 Class 2 bicycle parking spaces in secure, convenient locations.

OBJECTIVE 34:
RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.3:
Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

Policy 34.5:
Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

The Project does not provide any off-street vehicular parking, which complies with Planning Code Section 151.1. Further, the project will infill the existing curb cut on the project site along the Mission Street frontage.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:
IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.4:
Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13:
Improve pedestrian areas by providing human scale and interest.

Policy 4.15:

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

The Project does not provide any off-street vehicular parking; therefore, the Project limits conflicts with pedestrians and bicyclists. New street trees will be planted on Mission Street and an existing curb cut will be removed. Along the project site, the pedestrian experience will be greatly improved.

MISSION AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.1

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

Policy 1.1.7

Permit and encourage greater retail uses on the ground floor on parcels that front 16th Street to take advantage of transit service and encourage more mixed uses, while protecting against the wholesale displacement of PDR uses.

The Project will provide 6,724 square feet of retail space on the ground floor of the building while also providing new housing on a site where none currently exists. Therefore strengthening the mixed use character and maintaining the neighborhood as a place to live and work.

OBJECTIVE 1.2

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

Policy 1.2.1

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

Policy 1.2.2

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

Policy 1.2.3

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

The Project will replace a single-story commercial building and associated parking lot with a new mixed-use building with ground floor retail space and residential units above, consistent with the existing residential and commercial uses in the neighborhood. Additionally, the Project complies with the applicable

the bedroom mix requirements and is seeking waivers from the height and bulk standards through utilization of the State Density Bonus Law.

Housing

OBJECTIVE 2.3

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

Policy 2.3.3

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

Policy 2.3.5

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

Policy 2.3.6

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

The Project includes 18 studios, 27 one-bedroom units and 30 two-bedroom units of which 8 will be Below Market Rate (BMR). Three of the BMR units will be two-bedroom units. Furthermore, the Project will be subject to the Eastern Neighborhood Impact Fee, Transportation Sustainability Fee and Residential Childcare Fee.

OBJECTIVE 2.6

CONTINUE AND EXPAND THE CITY'S EFFORTS TO INCREASE PERMANENTLY AFFORDABLE HOUSING PRODUCTION AND AVAILABILITY.

Policy 2.6.1

Continue and strengthen innovative programs that help to make both rental and ownership housing more affordable and available.

The Project will create seventy-five residential units, eight of which are BMR units, on a site where no housing currently exists, thus increasing affordable housing production and availability.

Built Form

OBJECTIVE 3.1

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

Policy 3.1.6

New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.

The Project will replace an unremarkable single-story commercial building with a well-articulated, contemporary, mixed-use building. The Project will be constructed with high quality materials and within the allowed height limits for the zoning district to respect the surrounding buildings.

OBJECTIVE 3.2

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

Policy 3.2.1

Require high quality design of street-facing building exteriors.

Policy 3.2.2

Make ground floor retail and PDR uses as tall, roomy and permeable as possible.

Policy 3.2.3

Minimize the visual impact of parking.

Policy 3.2.4

Strengthen the relationship between a building and its fronting sidewalk.

The Project is largely residential, but includes a moderately-sized ground floor retail component along Mission Street, with a ceiling height for the retail is approximately of 16 feet, 6 inches. The Project provides the mix of uses encouraged by the Area Plan for this location. In addition, the Project includes the appropriate dwelling-unit mix, since 40% or 30 of the 75 units are two-bedroom dwelling units. The Mission is one of the City's most distinctive neighborhoods as identified in the City's General Plan. The new building's character ensures the best design of the times with high-quality building materials that relates to the surrounding structures that make-up the Mission's distinct character while acknowledging and respecting the positive attributes of the older buildings. It also provides an opportunity for an increased visual interest that enhances and creates a special identity with a unique image of its own in the neighborhood. Overall, the Project offers an architectural treatment that is contemporary, yet contextual, and that is consistent and compatible with the surrounding neighborhood. The Project does not include any off-street parking and will eliminate the existing curb cut along Mission Street.

~~12-13.~~ 13. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project complies with said policies in that:

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

Currently, the existing building on the Project Site is a one-story laundromat. Although the Project would remove this use, the Project does provide for 6,724 square feet of new retail space at the ground level. The Project improves the urban form of the neighborhood by adding new residents, visitors, and employees to the neighborhood, which would assist in strengthening nearby retail uses.

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

No housing exists on the Project Site. The Project will provide 75 new dwelling units, thus resulting in a significant increase in the neighborhood housing stock. The Project offers an architectural treatment that is contemporary, yet contextual, and an architectural design that is consistent and compatible with the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project will not displace any affordable housing because there is currently no housing on the site. The Project will comply with the City's Inclusionary Housing Program, therefore increasing the stock of affordable housing units in the City.

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

The Project Site is served by public transportation. Future residents would be afforded close proximity to bus or rail transit. The Project also provides bicycle parking for residents and their guests.

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

The Project is consistent with the Mission Area Plan, which encourages mixed-use development along Mission Street. The Project does not involve the creation of commercial office development. The Project would enhance opportunities for resident employment and ownership in retail sales and service sectors by providing for new housing and retail space, which will increase the diversity of the City's housing supply (a top priority in the City) and provide new potential neighborhood-serving uses and employment opportunities.

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

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

G. That landmarks and historic buildings be preserved.

There are no landmarks or historic buildings on the Project Site.

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

The Planning Department prepared a preliminary shadow fan analysis and determined that the proposed project would not cast shadows on any parks or open spaces at any time during the year.

~~13.~~14. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

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

~~14.~~15. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

~~15.~~16. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2014.0376CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 30, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 20066. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 27, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 27, 2018

EXHIBIT A

AUTHORIZATION

This authorization is a Conditional Use Authorization to allow development on a lot larger than 10,000 square feet in the Mission St NCT Zoning District and a lot merger resulting in lot frontage larger than 100-ft in the Mission St NCT Zoning District for the proposed project involving demolition of an existing 5,200 square-foot (sq. ft.), single-story, approximately 15-foot-tall commercial building and construction of an eight-story, 84-foot, 8-inch-tall 67,314 sq. ft. mixed-use building with 75 dwelling units and 6,724 sq. ft. of ground floor retail located at 2918 Mission Street, Block 6529, Lots 002, 002A, 003, pursuant to Planning Code Sections 121.2, 121.7, 303 and 754 within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, and 45-X, 55-X and 65-B Height and Bulk Districts; in general conformance with plans, dated November 30, 2017, and stamped "EXHIBIT B" included in the docket for Record No. 2014.0376CUA and subject to conditions of approval reviewed and approved by the Commission on November 30, 2017 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 27, 2018 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid up to two (2) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this two-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** The Commission shall conduct a public hearing in order to consider the revocation of the Authorization and shall consider the project's progress and intent to construct/build. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
6. **Mitigation Measures.** Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2014.0376ENV) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the Project Sponsor.

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

DESIGN

7. **Non-Residential Ground Floor Space.** The ground floor non-residential space fronting along Mission Street shall be demised so there is a minimum of one space that is no more than 2,500 square feet.

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

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

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

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

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

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

11. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

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

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

- a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;

- b. On-site, in a driveway, underground;
- c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
- f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- g. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

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

PARKING AND TRAFFIC

12. **Bicycle Parking.** Pursuant to Planning Code Sections 155.2, the Project shall provide no fewer than 90 bicycle parking spaces (76 Class 1 spaces for the residential portion of the Project and 14 Class 2 spaces for both the residential and commercial/PDR portion of the Project).

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

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

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

PROVISIONS

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

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

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

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

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

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

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

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

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

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

MONITORING

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

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

OPERATION

20. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>

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

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

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

22. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on January 29, 2016. These conditions state:
- a) **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
 - b) **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
 - c) **Design Considerations.**
 - i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE’s operations and noise during all hours of the day and night.
 - d) **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
 - e) **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

INCLUSIONARY HOUSING REQUIREMENTS

23. **Affordable Units.** The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document..

- a) **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is currently required to provide 14.5% of the proposed dwelling units in the Base Project as affordable to qualifying households. The Project Sponsor has elected to satisfy the Inclusionary Affordable Housing obligation by providing on-site inclusionary units. The Project Sponsor will fulfill this requirement by providing the 8 affordable units on-site. As required for the project to achieve a 35% density bonus under the State Density Bonus Law and Planning Code section 206.6, 7 (11%) of the eight required units shall be affordable for a term of 55 years to households earning less than 50% of area median income and, upon the expiration of the 55 year term, shall thereafter be rented at the rates specified in the inclusionary affordable housing program. The remaining inclusionary unit is subject to the requirements as set forth in Section 415. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD"), and in accordance with the State Density Bonus Program and Planning Code section 206.6.

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

- b) **Unit Mix.** The Base Project contains 15 studios, 17 one-bedroom, and 23 two-bedroom units; therefore, the required affordable unit mix is 2 studios, 3 one-bedroom, and 3 two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

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

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

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

- d) **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than fourteen and one half percent (14.5%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

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

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

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

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

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

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

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

- (i) The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- (ii) If the units in the building are offered for rent, seven (11%) of the affordable unit(s) shall be rented to very low-income households, as defined in California Health and Safety Code Section 50105 and/or California Government Code Sections 65915-65918, the State Density Bonus Law. Any remaining inclusionary units shall be rented to low-income households, as defined in the Planning Code and the Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy, (ii) lease changes, and (iii) subleasing are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.

- (iii) The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- (iv) Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- (v) Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- (vi) The Project Sponsor has demonstrated that it is eligible for the On-site Affordable Housing Alternative under Planning Code Section 415.6 instead of payment of the Affordable Housing Fee, and has submitted the *Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415* to the Planning Department stating the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and waivers (as defined in California Government Code Section 65915 et seq.) provided herein. The Project Sponsor has executed the Costa Hawkins agreement and will record a Memorandum of Agreement prior to issuance of the first construction document.
- (vii) If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- (viii) If the Project becomes ineligible for the On-site Affordable Housing Alternative prior to the issuance of the first construction permit, the approvals shall be null and void. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor or its successor shall pay the Affordable Housing Fee on the entirety of the project, including any additional density as allowed under State law, and shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable, and the City shall pursue any and all available remedies at law.

Received at CPC Hearing 9/27/18
G. Pantoja

Carlos and Sandra Balzaretto
72 Robinhood Drive
San Francisco, CA 94127

September 26, 2018

San Francisco Planning Commission
c/o Jonas P. Ionin, Commission Secretary
1650 Mission Street, Suite 400
San Francisco, CA 94103
commissions.secretary@sfgov.org

Re: Casa dei Bambini School, 2401 Taraval Street
September 27, 2018 Meeting, Item B.8

Dear Planning Commissioners:

We are the applicants for the proposed Casa dei Bambini preschool at 2401 Taraval Street. We write to request your support for this important and much-needed child care facility and to respond to the letter from the "Westside = best side!" community group.

Casa dei Bambini is a family-owned business that runs a highly popular and successful Montessori preschool program. We have been operating in Palo Alto and Menlo Park since 1992, and numerous parents, teachers, and community members have submitted letters in support of our application. We also have close ties to San Francisco, having lived here since 1999, and we have long wanted to bring our educational program to the City. Last year, with the help of the Small Business Administration, we purchased the property at 2401 Taraval, with the goal of opening a new preschool in the underserved Sunset District. The two teachers who will work at our new Taraval location have also lived in San Francisco for more than 10 years.

"Westside = best side!" opposes our project on grounds that it includes a dwelling unit removal. We would like to clarify two important points in this regard.

First, the project will not displace any residents. The existing single-family home at 2401 Taraval is vacant, and nobody has lived there on a permanent basis for years. The previous owner died on April 30, 2016, and since that date, the property has been vacant. In addition, even before she died, the previous owner did not live at 2401 Taraval on a permanent basis. Instead, in her later years, she spent most of her time at her second home in Redding, California. Thus, 2401 Taraval has not been used for housing by Sunset residents in recent memory. (This information was confirmed by the previous owner's probate lawyer and is documented in the enclosed materials, previously submitted to the Planning Department.)

Second, the project will preserve the existing single-family home for future residential use. The project does not include demolition of the home or any significant structural changes. If the preschool closes in the future, the home will immediately become available for use again as a dwelling unit.

"Westside = best side!" suggests that we abandon our project and develop six or more new homes on the property. This is not realistic. There is no evidence that the site could accommodate that level of development, and in any event, Casa dei Bambini is in the business of education, not real estate development. "Westside = best side!" accuses us of "predatory behavior" and of letting the property sit vacant. But this is simply untrue. Since acquiring the property in 2017, we have been making seismic, fire, and building code upgrades so that the property is safer for our students and for anyone who might reside there in the future.

We fully support the mission of "Westside = best side!" to relieve the housing shortage and address the affordability crisis. But our preschool will not displace any Sunset residents, nor exacerbate the City's housing problems. We are simply repurposing a vacant and long-underused building for another, equally-needed use. As recognized by the General Plan and the recently-adopted Child Care Facilities Ordinance, the City has a "severe shortage" of child care

facilities and a “critical” need to open new child care facilities like this one in our residential neighborhoods.

We ask you to vote in support of our project.

Very truly yours,

/s/ Carlos Balzaretti

/s/ Sandra Balzaretti

Carlos and Sandra Balzaretti

cc: Gabriela Pantoja, Planner, gabriela.pantoja@sfgov.org

Alex Merritt

From: Alex Merritt
Sent: Tuesday, July 24, 2018 1:10 PM
To: 'Carlos Balzaretti'; gabriela.pantoja@sfgov.org
Subject: RE: 2401 Taraval Street_2018-007452CUA

Hi Gabriela,

Carlos and I wanted to follow-up on a couple of items for the 2401 Taraval project.

First, have you had a chance to review the updated application materials, and is there anything else you need to find the application complete?

Second, after submitting the vacancy history, I got a call from the probate lawyer. He confirmed that the previous owner died on April 30, 2016, so the property has been completely vacant since that date. In addition, the previous owner had another property in Redding, and she was spending most of her time there in the years leading up to her death. (This is the reason the probate was in Shasta County.) So even before April 30, 2016, the Taraval property was mostly vacant, and nobody lived there full time.

Thanks,
Alex

Alexander L. Merritt
415.774.2976 | direct
415.403.6089 | direct fax
amerritt@sheppardmullin.com | [Bio](#)

SheppardMullin

Sheppard Mullin Richter & Hampton LLP
Four Embarcadero Center, 17th Floor
San Francisco, CA 94111-4109
415.434.9100 | main
www.sheppardmullin.com

-----Original Message-----

From: Carlos Balzaretti [mailto:carlos@casadeibambini.net]
Sent: Thursday, July 5, 2018 4:51 PM
To: gabriela.pantoja@sfgov.org
Cc: Alex Merritt <amerritt@sheppardmullin.com>
Subject: 2401 Taraval Street_2018-007452CUA

Hi Gabriela,
I dropped off today the package today addressing your comments.

please let us know if you have questions.
Regards,
Carlos

2401 Taraval Street

Vacancy and Acquisition History

To the best of our knowledge, the 2401 Taraval property has been vacant since the death of the previous owner, Mary Elizabeth Bernie Miller. Based on probate records, Ms. Miller died in or before May 2016. Accordingly, we believe the property has been vacant for at least 26 months.

The following chronology and supporting materials detail the known vacancy and acquisition history for the property:

- Before 19 May 2016—Previous owner of the property, Mary Elizabeth Bernie Miller, died.
- 19 May 2016—Probate initiated for Ms. Miller's estate. We have unsuccessfully attempted to contact the estate's executor for further details about the property. If we reach him in the future, we will supplement this summary. (See Exhibit A, Register of Actions, Civil Probate, Estate of Bernie, Shasta County Superior Court, Case No. SC RD CB-PB-16-0028715-000.)
- 9 Sep 2016—Property listed for sale. (Multiple listing service (MLS) records, MLS #449961, accessed via www.redfin.com; C. Balzaretti, pers. comm.)
- 23 Sep 2016—Property under contract with applicant, with contingencies. (MLS records, MLS #449961, accessed via www.redfin.com; C. Balzaretti, pers. comm.)
- 31 Oct 2016—Executor of Ms. Miller's estate authorizes applicant to apply for building and planning permits for the property. (See Exhibit B, Letter of Authorization from George R. Sullivan, Executor for Estate of Mary E. Miller Bernie.)
- 8 Nov 2016—Sale of property pending. (MLS records, MLS #449961, accessed via www.redfin.com; C. Balzaretti, pers. comm.)
- 3 Feb 2017—Sale of property closed. (MLS records, MLS #449961, accessed via www.redfin.com; C. Balzaretti, pers. comm.)

Exhibit A

DATE 2018-06-28 SHASTA COUNTY COURTS PAGE 1
CASE#: SC RD CV-PB-16-0028715-000 TIME 9:44
TYPE: CIVIL PROBATE STATUS: CLOSED 4/24/17
EST OF BERNIE

-----JUDGE-----
CURRENT: MCKEE, MONIQUE D.
-----ATTORNEYS-----
ER 002: SULLIVAN, GEORGE R. SULLIVAN, GEORGE R.
VS.

DC 001: BERNIE, MARY ELIZABETH NONE

FILING PROCEEDINGS
DATE EVENT COMMENT EVENT DATE

5/19/16 INITIATE PROBATE
5/19/16 PET/FOR PROBATE
5/19/16 NOT ALL PRPOSE ASSGN
5/19/16 ASSIGN JUDGE TO CASE
5/19/16 DUTIES AND LIAB P.R.
5/19/16 NOT PET ADMIN ESTATE 6/20/16 14:30
DISPO DATE.: 06/20/16
DISPOSITION: GRANTED
EVENT JUDGE: MCKEE, MONIQUE D.
6/08/16 PROOF OF SERV-MAIL
6/08/16 PROOF OF SERV-MAIL
6/15/16 PROOF OF PUBLICATION
6/20/16 CONFIRMATION HEARING 10/24/16 14:30
DISPO DATE.: 10/24/16
DISPOSITION: TENTATIVE DECISION
EVENT JUDGE: MCKEE, MONIQUE D.
6/20/16 STATUS CONFERENCE 6/26/17 14:30
DISPO DATE.: 06/19/17
DISPOSITION: VACATE
EVENT JUDGE: MCKEE, MONIQUE D.
6/20/16 ORD FOR PROBATE
6/20/16 LAST WILL/TESTAMENT
6/20/16 LETTERS FOR PROBATE
10/20/16 INVENTORY/APPRaisal

DATE 2018-06-28 SHASTA COUNTY COURTS
CASE#: SC RD CV-PB-16-0028715-000

PAGE 2
TIME 9:44

3/10/17 FIRST & FINAL ACCTG

3/10/17 INVENTORY/APPRaisal

3/10/17 INVENTORY/APPRaisal

3/10/17 INVENTORY/APPRaisal

3/10/17 INVENTORY/APPRaisal

3/10/17 AGREEMENT

3/10/17 AGREEMENT

3/10/17 AGREEMENT

3/10/17 CONSENT

3/30/17 RECEIPT

3/30/17 NOT HG - PROBATE

4/24/17 14:30

DISPO DATE.: 04/24/17

DISPOSITION: GRANTED

EVENT JUDGE: MCKEE, MONIQUE D.

3/30/17 NOTICE

4/24/17 CONFIRMATION HEARING

8/07/17 14:30

DISPO DATE.: 08/07/17

DISPOSITION: ORDER

EVENT JUDGE: MCKEE, MONIQUE D.

4/24/17 ORD FINAL DISTRIBUTI

7/10/17 RECEIPT

7/10/17 RECEIPT

7/10/17 RECEIPT

7/10/17 RECEIPT

7/10/17 RECEIPT

7/10/17 RECEIPT

7/10/17 RECEIPT

7/10/17 RECEIPT

DATE 2018-06-28 SHASTA COUNTY COURTS
CASE#: SC RD CV-PB-16-0028715-000

PAGE 3
TIME 9:44

7/10/17 RECEIPT

7/25/17 DOCUMENTS RETURNED

7/31/17 DOCUMENTS RECEIVED

8/07/17 EX PARTE PET/FIN DIS

2/15/18 DOCUMENTS RETURNED

Exhibit B

Date:

Subject: Letter of Authorization
To obtain building permits

Subject
Property: 2401 Taraval St. San Francisco.
Vol# 17 Block# 2391 Lot#001

To San Francisco Building department or whom
It may concern:

I authorize Carlos Balzaretto to act and sign on my behalf in obtaining building &
planning permits on the subject property.

I certify that I am the owner of the property for which the permit is to be issued.

George R. Sullivan, Executor Est of
Print Name - Owner Mary E Miller Bernie

George R. Sullivan 10/31/2016
Owner Signature

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): George R. Sullivan SBN 146241 George R. Sullivan, Attorney at Law 345 Franklin Street San Francisco, CA 94102 TELEPHONE AND FAX NOS: 415-777-5544 415-500-2508		FOR COURT USE ONLY FILED JUN 20 2016 <i>h</i> CLERK OF THE SUPERIOR COURT BY: K CARRANZA, DEPUTY CLERK
ATTORNEY FOR (Name): George R. Sullivan, In Pro Per SUPERIOR COURT OF CALIFORNIA, COUNTY OF Shasta STREET ADDRESS: 1500 Court Street, Room 319 MAILING ADDRESS: CITY AND ZIP CODE: Redding, California 96001 BRANCH NAME: Probate		
ESTATE OF (Name): Mary Elizabeth Bernie, also known as Mary Elizabeth Miller DECEDENT		
LETTERS <input checked="" type="checkbox"/> TESTAMENTARY <input type="checkbox"/> OF ADMINISTRATION <input type="checkbox"/> OF ADMINISTRATION WITH WILL ANNEXED <input type="checkbox"/> SPECIAL ADMINISTRATION		
		CASE NUMBER: 28715

LETTERS

- ☒ The last will of the decedent named above having been proved, the court appoints (name):
 George R. Sullivan
 a. ☒ executor.
 b. ☐ administrator with will annexed.
- ☐ The court appoints (name):
 a. ☐ administrator of the decedent's estate.
 b. ☐ special administrator of decedent's estate
 (1) ☐ with the special powers specified in the Order for Probate.
 (2) ☐ with the powers of a general administrator.
 (3) ☐ letters will expire on (date):
- ☒ The personal representative is authorized to administer the estate under the Independent Administration of Estates Act ☒ with full authority
☐ with limited authority (no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property).
- ☐ The personal representative is not authorized to take possession of money or any other property without a specific court order.

WITNESS, clerk of the court, with seal of the court affixed.



Date: JUN 20 2016

Clerk, by

 (DEPUTY)

AFFIRMATION

- ☐ PUBLIC ADMINISTRATOR: No affirmation required (Prob. Code, § 7621(c)).
- ☒ INDIVIDUAL: I solemnly affirm that I will perform the duties of personal representative according to law.
- ☐ INSTITUTIONAL FIDUCIARY (name):

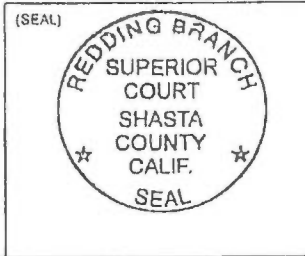
I solemnly affirm that the institution will perform the duties of personal representative according to law. I make this affirmation for myself as an individual and on behalf of the institution as an officer.
 (Name and title):

- Executed on (date): 6/3/2016
 at (place): San Francisco, California.

 (SIGNATURE)

CERTIFICATION

I certify that this document is a correct copy of the original on file in my office and the letters issued the personal representative appointed above have not been revoked, annulled, or set aside, and are still in full force and effect.



Date: JUN 20 2016

Clerk, by

 (DEPUTY)
LETTERS
(Probate)

San Francisco Montessori School

Received at CPC Hearing 9/27/18
G. Pantoja

The digitized image(s) shown approximate actual paint colors as closely as possible.
Colors may vary due to viewing equipment, lighting conditions and printers.



Scheme 3

Stucco Walls: Benjamin Moore™ CW-75 Randolph Stone

White Trim / Wall / Window Casings / Fascia / Gutters / Belly Band: Benjamin Moore™ OC-130 Cloud White; Window Frames: Benjamin Moore™ HC-151 Buckland Blue

Window Jam: Benjamin Moore™ 140 Fruit Punch



San Francisco Montessori School

The digitized image(s) shown approximate actual paint colors as closely as possible.
Colors may vary due to viewing equipment, lighting conditions and printers.



Scheme 3

Stucco Walls: Benjamin Moore™ CW-75 Randolph Stone

White Trim / Wall / Window Casings / Fascia / Gutters / Belly Band: Benjamin Moore™ OC-130 Cloud White; Window Frames: Benjamin Moore™ HC-151 Buckland Blue
Window Jam: Benjamin Moore™ 140 Fruit Punch



9/27/18

G. Pantoja

To Whom It May Concern

My name is Desiree Balzarette, and I am the daughter of Sandra and Carlos, the owners of 2401 Travel St. I wanted to share a little bit about our family and our project on Travel Street.

We are not a big money company based in Palo Alto, quite the opposite. My mother and grandmother started our first Montessori preschool, in Palo Alto, now running for over 25 years. We do not own that property rather have chosen to rent from a church, knowing that our rent money would help to support the community. We are a family run business. My mother head of school, father in accounts, my brother is our Communications manager, and I am a lead Montessori teacher and will be the head teacher at our Taraval school. My grandparent's continue to offer business advice and support on a daily basis.

Our decision to open a school in San Francisco was family decision based on our love for San Francisco and our love of education. My family moved from Palo Alto around 1998, to San Francisco. Since then my parent's have endured the daily commute to Palo Alto. I personally have been commuting to the Peninsula for the past 9 years. For me the only way I was able to stay a teacher, living in San Francisco, was to commute to the highest paying teacher salary. I was unable to find work in SF that paid me enough, with enough hours to stay in SF. As it goes, I have also had a second job the past four years, as rising costs in the bay have made daily life expensive. I am not unique in my story; many teachers' are suffering through very long commutes to get to their work, and struggling in particular to stay living in San Francisco.

By allowing, us 24 children at this site you would be dramatically changing the life of this teacher and my co-teacher as well as my families life. Myself and Jenny Liang (her letter has been submitted), both live in San Francisco, Jenny like me has commuted down the Peninsula for over five years. We both dream of living and working in San Francisco, and starting to build our own families here in SF.

For us, finding 2401 Taraval was a blessing. We had never thought of being able to own our own property for a school. But upon finding 2401 Taraval the family rallied together to do what needed to acquire this property. Finding space for a preschool is incredibly difficult. 2401 Taraval is ideal because of its outdoor play space with multiple exits. We are committed to this site as a school for the long term. Both my brother and myself are interested in maintaining our schools for years to come, in particular we plan for our children to attend school at 2401 Taraval.

We are a genuine family business, and invested in bringing quality early childhood education. In my time introducing myself around 2401 Taraval, I was warmed by the positive responses. Many business invited us in for a school presentation, either at the Animal Hospital or local paint store. I even had the pleasure of meeting a Greek women, who we may work with to teach some Greek classes. These are the type of community connections we create. We look forward to serving and being a part of this amazing community.

We have participated in the Golden Gate Mother's Club Preschool Fair, the past couple of years. We already have over 70 interested families and 24 children

will be a small part of that need. I ask you please to approve the use for 24 children,
so that we may serve a larger community and continue to employ SF teachers.

Thank you,
Desiree Balzaretta

To Whom It May Concern.

I am a resident or business owner in close proximity to 2401 Taraval Street, San Francisco CA. I support Casa dei Bambini opening a single classroom Montessori preschool at that address. I understand that Casa dei Bambini will work to benefit the neighboring community in a positive way.
Thank you

NAME

SIGNATURE

ADDRESS (optional)

JOHN J BERMINGHAM	<i>John J. Bermingham</i>	2425 34 ave
<i>omw yna</i>		
Ling Zhu	<i>Ling Zhu</i>	Hoppy rat Salon
Shahn	<i>Shahn</i>	2501 Taraval.
B V Electric	<i>B V Electric</i>	2400 Taraval St.
Denise CRUZ	<i>Denise Cruz</i>	2221 Taraval St
MATTHEW NERNEY	<i>Matthew Nerney</i>	2050 TARAVAL



457-463 College Ave., Palo Alto, CA. 94306 - (650) 473-9401
email@casadeibambini.net
AMI (Association Montessori Internationale) Family Membership
NAEYC Accredited





Casa dei Bambini School Inc.

650-473-9401

Education for the 21st. Century

To receive a brochure and application, please complete.

2018

	Name / Email	Address	Phone #	Child's Age
1	Abner [REDACTED]	[REDACTED]	[REDACTED]	5+ months
2	Suzanna [REDACTED]	[REDACTED]	[REDACTED]	18 mos
3	Heather [REDACTED]	[REDACTED]	[REDACTED]	2 yrs
4	[REDACTED]	[REDACTED]	[REDACTED]	2 yrs
5	Danica [REDACTED]	[REDACTED]	[REDACTED]	16 mos
6	Erin [REDACTED]	[REDACTED]	[REDACTED]	19 mos
7	NORMAN [REDACTED]	[REDACTED]	[REDACTED]	Serenitee 15 mo
8	Pearlie [REDACTED]	[REDACTED]	[REDACTED]	18 months
9	Carl [REDACTED]	[REDACTED]	[REDACTED]	16 months
10	ADITHYAN [REDACTED]	[REDACTED]	[REDACTED]	13 months
11	Melanie [REDACTED]	[REDACTED]	[REDACTED]	7 mos
12	Mari [REDACTED]	[REDACTED]	[REDACTED]	2.5 yrs
13	[REDACTED]	[REDACTED]	[REDACTED]	2 yr
14	Melanie [REDACTED]	[REDACTED]	[REDACTED]	2 yr 2 mo



Casa dei Bambini School Inc.

650-478-9401

Education for the 21st Century

To receive a brochure and application, please complete.

208

	Name / Email	Address	Phone #	Child's Age
15	Matt [redacted]	[redacted]	[redacted]	(Twins) 2 yr 3 mo
16	Loveno [redacted]	[redacted]	[redacted]	13 mo.
17	Kathleen [redacted] Kristen [redacted]	[redacted]	[redacted]	17 mo. ^{above}
18	Will [redacted]	[redacted]	[redacted]	12 mo.
19	Kimberly [redacted]	[redacted]	[redacted]	15 mo
20	GABRIEL [redacted]	[redacted]	[redacted]	2 yrs
21	Luis [redacted]	[redacted]	[redacted]	2.5 yrs
22	[redacted]	[redacted]	[redacted]	2.9 yrs
23	Imani [redacted]	[redacted]	[redacted]	11 months
24	Evan [redacted]	[redacted]	[redacted]	20 mos
25	Greg [redacted]	[redacted]	[redacted]	18 mos.
26	Hannah [redacted]	[redacted]	[redacted]	21 mo twins
27	Jenn [redacted]	[redacted]	[redacted]	19 mo
28	Gretchen [redacted]	[redacted]	[redacted]	19 mos.
	[redacted]	[redacted]	[redacted]	



Casa dei Bambini School Inc.

650-473-9401

Education for the 21st Century

To receive a brochure and application, please complete.

208

Name / Email	Address	Phone #	Child's Age
39 Gabriella [redacted]	[redacted]	[redacted]	3
0 Jenni [redacted]	[redacted]	[redacted]	2
38 Angel [redacted]	[redacted]	[redacted]	2.5 months

Judith Lynn jafmcc@aol.com

Member, Board of Supervisors
District 4



City and County of San Francisco

KATY TANG

September 22, 2018

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

RE: 2401 Taraval Street – Child Care Facility (d.b.a. Casa dei Bambini)
2018-007452CUA

To: Planning Commissioners

I write in support of a proposed child care facility (d.b.a. Casa dei Bambini) at 2401 Taraval Street. This project includes the conversion of a single-family home into a child care facility in the Outer Sunset district.

The costs of child care in the city have been increasing drastically where families are paying an average of \$12,000 and up to \$24,000 annually. Even when families can afford to pay and/or receive subsidies for preschool care, the facilities are beyond full. While parents can put their children on waitlists, the impact of this wait can slow down the process for the children in learning how to socialize and with preparing for Kindergarten. There is a shortage of high-quality child care facilities especially in neighborhoods like the Sunset, where there are many families with children.

Approval of the proposed project will allow up to 24 children between the ages of 2-6 years to have a safe space to socialize and to learn critical skills.

I hope that you will join me in supporting the proposed project at 2401 Taraval Street.

I understand that by submitting this letter in support of Casa dei Bambini that I may need to recuse myself from a vote at the Board of Supervisors should an appeal on this Conditional Use Authorization be filed.

Sincerely,

A handwritten signature in black ink that reads "Katy Tang".

Katy Tang
District 4
San Francisco Board of Supervisors

From: Claudia Assis
To: Pantoja, Gabriela (CPC)
Subject: 2401 Taraval Street
Date: Tuesday, September 25, 2018 7:23:03 AM

Dear Ms. Pantoja,

I'm writing to you to express my support for Casa dei Bambini, a planned preschool to open at 2401 Taraval Street. As I understand it, zoning codes require that the project receive a conditional use permit, which I hope will be granted. I believe projects such as these improve the city and our neighborhood incrementally, as they'd bring more life to that stretch of Taraval, which could use it. As a mother of two children, I also know how hard it is to find a good preschool for your child reasonably close to home or work, so I'd support the project from that perspective as well.

Yours,
Claudia Assis
25th Avenue resident

Date: Sept 17, 2018

Re: Casa dei Bambini

Dear Sir / Madam

I am writing this letter in support of Casa dei Bambini. I am a current parent at Casa dei Bambini with twin 3 year old boys both attending the school. Our family lives in Palo Alto in the Evergreen Park neighborhood. I work as VP of Finance at Zymergen, a mission-driven biotech start-up and my husband is Co-founder and CEO of ReadyState a strategic marketing firm based in San Francisco. I would like to take this opportunity to share our extremely positive experience with Casa dei Bambini (CdeiB) as parents as well as the impact it is driving in our community.

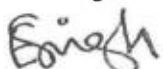
Casa dei Bambini has been a true blessing to our family. The teaching staff are extremely professional and well trained – they love the children and truly care about their development and success. They take into account the personalities and needs of each individual child and look for ways to support each child's unique development. As a mother of twins I have witnessed this first hand. When we started at CdeiB, the teachers suggested that it may be in the best interest of my twins if we put them in separate classes so each one had the opportunity to develop as an individual. I resisted the idea at first as I was worried that it would be too hard on them being so young as they are extremely close.

The teachers shared the decades of experience they had working with twins in this area and convinced me to at least give it a try. They developed a plan for the separation and worked with me to ensure each child had the emotional support needed both in the school as well as at home. In hindsight, separating my twin boys in preschool was one of the best decisions I made thanks to CdeiB. My sons are still extremely close, but they have each developed a strong sense of individual identity and self confidence. This would not have been possible without the advice, hard work and continual guidance of the exceptional teaching staff at CdeiB.

Another very important aspect of CdeiB that I'd like to highlight is the extremely positive impact it has had on our community. The families that are a part of CdeiB represent an extremely diverse group both ethnically and socio-economically. Furthermore Casa dei Bambini strives to create a truly close and supportive community through multiple non-academic related family events throughout the year. Some examples are the annual Saturday picnic in the park, the school's annual participation in Palo Alto's Spring Fete where the children walk in the parade and are followed by the parents and other family members, and multiple other opportunities and events for the parents and families to get to know each other and create strong bonds of support. This is reflective of Casa's philosophy that CdeiB should be a place of support making a positive impact on our community and environment, where we are all a part of the same extended family.

As a family we have created many strong bonds of friendship through the CdeiB community and are so grateful for the support the school provides to parents, children and families. In short, I could not possibly recommend Casa dei Bambini more strongly. It continues to make an extremely positive impact on the community and teach my children positive values that will last them a lifetime. We are truly blessed to be a part of the Casa dei Bambini family.

Warm regards



Enakshi Singh

Dear Planning Department,

As a former student of Casa dei Bambini, I'm writing to offer my overwhelming support for the new campus in the Parkside neighborhood. I consider myself incredibly fortunate to have attended this school during such critical development years. I was exposed to new languages and cultures, given the freedom and support to explore my interests, and learned how to apply myself to my endeavors with discipline and integrity. I believe my work ethic today stems largely from the foundation set so early on in my education by the dynamic, comprehensive approach of Casa dei Bambini and its staff. This school would be an incredible asset to any community and neighborhood. I truly wish this type of education were more readily available to all and should I have the chance, I will send my own family to a school that honors the same values that Casa dei Bambini embodies.

Best,

A handwritten signature in cursive script that reads "Camille de la Vega". The signature is fluid and elegant, with a large initial 'C' and a long, sweeping tail on the 'y'.

Camille de la Vega
Communications & Public Engagement Associate
Los Angeles Food Policy Council

September 17 2018

To Whom It May Concern:

I would like to give my wholehearted support to the new Casa dei Bambini Montessori School in San Francisco. Our school is a multicultural international private school providing the highest Montessori education serving two years through kindergarten. I have been working with Casa dei Bambini (Palo Alto) for 19 years. I have experienced hundreds of students graduating from our school. The foundation given to these students with the highest standard. The parent community is extremely happy with the services provided by Casa dei Bambini. Our school is a well-reputed school in the Bay area. Parents highly refer their friends, relatives and co-workers when it comes in search of a great school for their children.

Mrs. Sandra Balzeritti has shared her vision with her extremely well trained staff and the school. There have been a number of parent education events organized through the years. Casa dei Bambini School has promoted teachers' professional growth all along. Our school organizes special events for the parent community in mind. Breakfast in the park, movie weekend during summer, end of the year family get together. Just to name a few.

New Casa dei Bambini School will be a great addition to San Francisco. The parent community will be able to experience a unique one of its kind Montessori school. It is my pleasure to highly recommend Casa dei Bambini to all families in San Francisco. Feel free to contact me for any further question at 650 473 9595.

Sincerely,
Roshan Amerasinghe

September 16th, 2018

To Whom It May Concern,

We are writing this letter to express our unbounded support for the Casa dei Bambini education program. We have seen first-hand the positive impact that Casa dei Bambini provides not just for the children in their programs, but for the parents and community alike.

Quality childcare in San Francisco is always in high demand and an institution like Casa dei Bambini will yield positive results for the city and its citizens for years to come. We are parents raising a 2 year old in the City, and we are actively looking around the Bay Area for a quality program for our child-- Casa dei Bambini is one that we believe in and we wouldn't hesitate trusting them with the education of our son.

We strongly encourage those in charge to approve this project. It will create an immeasurable positive impact in the lives of San Francisco families, such as ours.

All the best,

Vish, Nivy, and Nikhil Sarathy

Vishrudh Sarathy

+1-925-216-3948

219 Brannan St. #4F

San Francisco, CA 94107

vishrudh.sarathy@gmail.com

My name is Jerry Dratler.

The Largent house designed by Richard Neutra at 49 Hopkins avenue is an important part of San Francisco's architectural heritage and the property is owned by 49Hopkins, LLC a corporation.

- Tim Brown's statement two weeks ago that Ross Johnston owns 49 Hopkins Avenue is false. You have a copy of the property deed and Ross Johnson's name is not on it.
- 49Hopkins, LLC acquired the grant deed to the property on January 17th, 2017. On that same day the LLC entered into an agreement with a second LLC, TABNotes, who loaned the first LLC \$350,000 or 20% of the property purchase price. It appears that TABNotes provided the down payment or equity for the purchase of Largent house.
- When 49Hopkins, LLC borrowed the \$350,000 it executed a deed of trust. 49Hopkins agreed to keep the property in good condition and repair and not remove or demolish any building. In the event the borrower fails to perform under the agreement the lender can declare the \$350,000 due and payable and cause the property to be sold or require the borrower to restore the house.
 - Did TABNotes declare 49Hopkins, LLC in default when it destroyed Largent house and if not why not? The only one who can answer this question is Tim Brown the Chief Executive Officer of TABNotes, LLC.
 - TABNotes filed a form 12 with the State of California listing Timothy Brown as the Chief Executive Officer and the address on the form is 775 Monterey Boulevard, the address of Brown & Company Real Estate Group. Tim Brown owns Brown & Co. Real Estate Group.
- The public information on 49 Hopkins, LLC is brief.
 - The legal address is 775 Monterey Boulevard, the address of Brown and Co. Real Estate Group.
 - The legal representative is Mark Brown, a broker associate at Brown and Co.
- In conclusion we don't know who controls the Largent house today. We do know that the answer to that question resides at 775 Monterey Boulevard, the office of Brown & Co. Real Estate Group.

Documents attached

1. Grant deed 49Hopkins, LLC.
2. Deed of Trust- 49Hopkins, LLC (trustor), TABNotes, LLC (beneficiary)
3. Form 12, 2016 TABNotes, LLC.
4. Entity detail 49 Hopkins, LLC.

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 0224041627

APN: 2799-042 *

Situs: 49 Hopkins Avenue *

When Recorded Mail Document and Tax Statements to:

49Hopkins, LLC

PO Box 1298

Winter Park, FL 32790

20179K39621200003

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2017-K396212-00

Acct 5002-Old Republic Title Company

Thursday, JAN 19, 2017 08:44:23

Ttl Pd\$12,781.00 Nbr-0005537282

oar/RE/1-3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$12,750.00

☒ (X) computed on full value of property conveyed, or

☐ () computed on full value less of liens and encumbrances remaining at time of sale.

☐ () Unincorporated area: ☒ (X) City of San Francisco

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Goodberg, LLC, a California limited liability company

hereby GRANT(S) to

49Hopkins, LLC, a California limited liability company

that property in City of San Francisco, San Francisco County, State of California, described as:

*** See "Exhibit A" attached hereto and made a part hereof. ***

Date: January 17, 2017

Goodberg, LLC, a California limited liability company

By:

Thomas F. Young, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

On 1/18/17 before me, Rawan Habash a Notary Public, personally appeared Thomas F. Young who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Rawan Habash

Name: Rawan Habash
(Typed or Printed)

(Seal)



ORDER NO. : 0224041627

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Lots Nos 270 and 271, according to Map entitled, "Map of the Heyman Tract", filed October 1, 1891 in Book "E" and "F" of Maps, at Pages 158 and 159, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: Lot No. 042; Block 2799

RECORDING REQUESTED BY:

Old Republic Title Company

ESCROW NO.: 0224041627

APN: 2799-042 *

Situs: 49 Hopkins Avenue *

WHEN RECORDED MAIL TO

TABNotes, LLC

775 Monterey Blvd.

San Francisco, CA 94127

20179K39621300005

San Francisco Assessor-Recorder

Carmen Chu, Assessor-Recorder

DOC 2017-K396213-00

Acct 5002-Old Republic Title Company

Thursday, JAN 19, 2017 08:44:23

Ttl Pd \$45.00 Nbr-0005537283

oar/RE/2-5

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Deed of Trust and Assignment of Rents

This Deed of Trust, made this 17th day of January, 2017, between 49Hopkins, LLC, a California limited liability company, herein called TRUSTOR, whose address is PO Box 1298, Winter Park, FL 32790, Old Republic Title Company, a California corporation, herein called TRUSTEE, and TABNotes, LLC, a California limited liability company, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in San Francisco County, California, described as:

See "Exhibit A" attached hereto and made a part hereof.

In the event the herein described property, or any part thereof, or any interest therein, is sold, agreed to be sold, conveyed or alienated by the Trustor, or by the operation of law or otherwise, all obligations secured by this instrument, irrespective of the maturity dates expressed therein, at the option of the holder hereof, and without demand or notice, shall immediately become due and payable.

Together With the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing:

1. Performance of each agreement of Trustor herein contained. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$350,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said

property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien of charge thereof.

(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as

"the person or persons legally entitled thereto". Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

49Hopkins, LLC, a California limited liability company

By: RJH

Ross Johnston, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

On January 17, 2017 before me, N.J. Shanta a Notary Public, personally appeared Ross Johnston, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Signature]

Name: N.J. Shanta
(Typed or Printed)

(Seal)



ORDER NO. : 0224041627

EXHIBIT A

The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows:

Lots Nos 270 and 271, according to Map entitled, "Map of the Heyman Tract", filed October 1, 1891 in Book "E" and "F" of Maps, at Pages 158 and 159, in the Office of the Recorder of the City and County of San Francisco, State of California.

APN: Lot No. 042; Block 2799



State of California
Secretary of State

L

STATEMENT OF INFORMATION
(Limited Liability Company)

Filing Fee \$20.00. If this is an amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

FILED
Secretary of State
State of California

JAN 22 2016

1. LIMITED LIABILITY COMPANY NAME

TABNOTES, LLC

21 | NF | PC | 20 R | 1 | 29 | 16
This Space For Filing Use Only

File Number and State or Place of Organization

2. SECRETARY OF STATE FILE NUMBER

201522510369

3. STATE OR PLACE OF ORGANIZATION (If formed outside of California)

No Change Statement

4. If there have been any changes to the information contained in the last Statement of Information filed with the California Secretary of State, or no Statement of Information has been previously filed, this form must be completed in its entirety.

☐ If there has been no change in any of the information contained in the last Statement of Information filed with the California Secretary of State, check the box and proceed to item 15.

Complete Addresses for the Following (Do not abbreviate the name of the city. Items 5 and 7 cannot be P.O. Boxes.)

5. STREET ADDRESS OF PRINCIPAL OFFICE

14 Precita Avenue

CITY

San Francisco

STATE

CA

ZIP CODE

94110

6. MAILING ADDRESS OF LLC, IF DIFFERENT THAN ITEM 5

CITY

STATE

ZIP CODE

7. STREET ADDRESS OF CALIFORNIA OFFICE

14 Precita Avenue

CITY

San Francisco

STATE

CA

ZIP CODE

94110

Name and Complete Address of the Chief Executive Officer, if Any

8. NAME

ADDRESS

CITY

STATE

ZIP CODE

Name and Complete Address of Any Manager or Managers, or if None Have Been Appointed or Elected, Provide the Name and Address of Each Member (Attach additional pages, if necessary.)

9. NAME

ADDRESS

CITY

STATE

ZIP CODE

Timothy Brown

775 Monterey Blvd.

San Francisco

CA

94127

10. NAME

ADDRESS

CITY

STATE

ZIP CODE

11. NAME

ADDRESS

CITY

STATE

ZIP CODE

Agent for Service of Process If the agent is an individual, the agent must reside in California and item 13 must be completed with a California address, a P.O. Box is not acceptable. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to California Corporations Code section 1505 and item 13 must be left blank.

12. NAME OF AGENT FOR SERVICE OF PROCESS

Allison Surowitz

13. STREET ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL

14 Precita Avenue

CITY

San Francisco

STATE

CA

ZIP CODE

94110

Type of Business

14. DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY

Real estate

15. THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

1-20-2016

DATE

Allison Surowitz

TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM

Company Counsel

TITLE

SIGNATURE

LLC-12 (REV 01/2014)

APPROVED BY SECRETARY OF STATE

Alex Padilla
California Secretary of State

Business Search - Entity Detail

The California Business Search is updated daily and reflects work processed through Wednesday, September 12, 2018. Please refer to document [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity. Not all images are available online.

201701310041 49HOPKINS, LLC

Registration Date:	01/03/2017
Jurisdiction:	CALIFORNIA
Entity Type:	DOMESTIC
Status:	ACTIVE
Agent for Service of Process:	MARK BROWN 775 MONTEREY BLVD SAN FRANCISCO CA 94127
Entity Address:	775 MONTEREY BLVD SAN FRANCISCO CA 94127
Entity Mailing Address:	PO BOX 1298 WINTER PARK FL 32790
LLC Management	One Manager

A Statement of Information is due within 90 days of registration and then EVERY ODD-NUMBERED year beginning five months before and through the end of January.

Document Type	File Date	PDF
REGISTRATION	01/03/2017	

* Indicates the information is not contained in the California Secretary of State's database.

Note: If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to [Name Availability](#).
- If the image is not available online, for information on ordering a copy refer to [Information Requests](#).
- For information on ordering certificates, status reports, certified copies of documents and copies of documents not currently available in the Business Search or to request a more extensive search for records, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Frequently Asked Questions](#).

[Modify Search](#)[New Search](#)[Back to Search Results](#)