



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: SEPTEMBER 28, 2017
CONTINUED FROM: FEBRUARY 23, APRIL 13, & JULY 6, 2017

Date: September 21, 2017
Case No.: 2013.1330DRP
Project Address: 1900 MISSION STREET
Permit Application: 2015.07.08.0963
Zoning: Mission Street NCT (Neighborhood Commercial Transit) District
Mission Street Formula Retail Restaurant Subdistrict
Mission Alcoholic Beverage Special Use Subdistrict
80-B Height and Bulk District
Block/Lot: 3554/001
Project Sponsor: Kevin Stephens Design
P. O. Box 31081
San Francisco, CA 94131
Staff Contact: Doug Vu – (415) 575-9120
Doug.Vu@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

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BACKGROUND

The Project includes the demolition of an existing 1,690 square-foot light automotive repair shop and construction of a 75 feet tall, approximately 16,475 square-foot, seven-story building with basement that includes approximately 741 square-feet of ground floor commercial space and 15,734 square-feet of residential use for eleven two-bedroom dwelling units. Approximately 323 square-feet of private open space for two units, a 1,211 square-foot roof deck for common use, and a combined total of fourteen Class 1 and 2 bicycle parking spaces are also proposed. On July 20, 2016 (Case No. 2013.1330V), the Zoning Administrator considered a modification from the rear yard requirement because the Project complies with the criteria under Planning Code Section 134(e)(1).

On February 23, 2017, the Planning Commission considered a request for Discretionary Review (DR) of the proposed project at 1900 Mission Street (Case No. 2013.1330DRP) pursuant to Planning Code Section 312, which included the demolition of an existing 1,690 square-foot light automotive repair shop and construction of a 75 feet tall, 17,662 square-foot, seven-story building over a basement with 989 square-feet of ground floor commercial space and 16,673 square-feet of residential use for twelve dwellings and a combined 1,599 square feet of private and common open space.

The Planning Commission received testimony from the DR Requestor, Mr. Peter Papadopoulos, on behalf of Mission Economic Development Agency regarding the Project's compliance with General Plan and Planning Code Priority Policy #1 to preserve neighborhood-serving retail uses by replacing the existing automotive repair shop with luxury housing. The DR Requestor stated the project should maintain the

Production, Distribution & Repair (PDR) use and its jobs to remain in compliance with the Priority Policies. The DR Requestor also stated the Project was in conflict with the General Plan and Planning Code Priority Policy #2 to preserve existing housing and neighborhood character in order to protect the cultural and economic diversity of the Mission neighborhood, by replacing a long-standing automotive repair shop with luxury housing that would negatively impact the character of this working-class neighborhood and contribute to displacement impacts that threaten the Mission neighborhood community's cultural and economic diversity. After receiving public testimony, the Commission deliberated and continued this item to the public hearing on April 13, 2017, requiring the Sponsor to modify the Project to address light and privacy impacts to the adjacent property at 1906-1910 Mission Street, the building's fenestration and exterior materials to be more compatible, and the interior layout of the ground floor's retail space and dwelling unit. On April 13, 2017, the Sponsor requested the hearing be continued to June 15, 2017, and again to July 6, 2017 and September 23, 2017, to allow the Sponsor additional time to revise the Project as directed by the Commission.

CURRENT PROPOSAL

The Sponsor proposes the following modifications to the Project:

- A 27-ft. lightwell equal to 85 percent of the depth of the adjacent building's 31-ft. 9-in. lightwell has been added at the second floor and above to minimize light impacts to that adjacent building. This 27-ft. proposed depth is consistent with the design guideline used by the department for matching lightwells.
- The common roof deck has been set back 5-ft. from the building's south perimeter to reduce privacy impacts to the adjacent building.
- Private stair penthouses to the roof deck have been removed and replaced with common access penthouses that have the minimum required footprint and are sloped to reduce bulk and reduce privacy impacts to the adjacent building.
- The total area of glazing and size of windows have been reduced by 25 percent to increase the proportion of wall-to-window area that is more balanced and compatible with the neighborhood character.
- A ground floor commercial storefront with an improved fenestration pattern and architectural details including a bulkhead, pilasters and awnings to better define the ground floor and be more compatible with the neighborhood.
- Exterior materials such as troweled cement plaster, lap siding, ceramic tiles and black aluminum-framed windows that are appropriately applied to create a more unified and desirable visual appearance that maintains the character of this area of the Mission neighborhood.
- The relocation of interior stairs and reduction of the mezzanine area to improve the ground floor commercial space.
- The modifications above have reduced the number of dwelling units to eleven.

PUBLIC COMMENT

Since the Planning Commission considered this request for Discretionary Review on February 23, 2017, the Department has received six additional letters of support for the proposed project.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves new construction on a vacant lot.

BASIS FOR RECOMMENDATION

- The Project complies with the Planning Code and advances the policies of the General Plan and Mission Area Plan.
- The Project is in an appropriate in-fill development that will eliminate a nonconforming use to add eleven new dwelling units to the City's housing stock and 741 square feet of commercial retail space in an area that encourages maximum development in keeping with neighborhood character.
- The Project fully respects the character of the adjacent neighborhood commercial, mixed use and residential neighborhoods.
- The Project is supportive of the City's transit first policies by providing no off-street parking and the appropriate number of bicycle parking spaces.
- The Project will include one permanently affordable on-site two-bedroom dwelling unit.
- The Project will fully utilize the Eastern Neighborhoods Area Plan controls and will pay the appropriate development impact fees
- There are no exceptional or extraordinary circumstances that would necessitate Discretionary Review or modification of the project.

RECOMMENDATION: Do not take DR and approve the project as proposed.

Attachments:

Revised 09/19/2017 Project Plans

Public Communication

DV: G:\Documents\DRP\1900 Mission Street_2013.1330DRP\Draft Docs\1900 Mission Street_09-28 CPC Memo.doc

From: Milo Trauss
To: [Vu, Doug \(CPC\)](#)
Subject: 1900 Mission St.
Date: Wednesday, May 17, 2017 2:37:04 PM

Hello,

Please support this project and approve it for construction.

It will bring badly needed housing to San Francisco. The only way to make “market rate” housing not synonymous with “luxury” is to build more of it. Additionally this proposal includes BMR units.

Commissioner Melgar’s comments regarding this project that “poor people don’t do large windows” is absurd!!! Large windows are great, every building should have them, and every resident regardless of income should be able to enjoy them.

Also, please notify me when this item will appear once again before the Planning Commission.

Thank you,
Milo

Milo Trauss
milotrauss@gmail.com
215-370-1225

From: Gavin Hayes
To: [Vu, Doug \(CPC\)](#)
Subject: 1900 Mission
Date: Tuesday, April 11, 2017 11:14:33 AM

Let's build it! We need this project and many more like it.

Best,
Gavin Hayes

From: Theodore Randolph
To: [Vu, Doug \(CPC\)](#)
Subject: Approve 1900 Mission St with no further delay
Date: Thursday, April 13, 2017 2:06:29 AM

Dear Mr. Vu,

The proposal for 1900 Mission would be a valuable addition to the neighborhood. The 8 2-bedroom apartments can be rented by small families, and the 4 1-bedroom apartments would relieve a small part of the pressure on the rest of the housing stock in the neighborhood. In addition, I believe that its scale, proposed mass, and not-boring-box style are a good fit for the neighborhood, and an example of smart growth near transit.

Signed,
Theodore

From: D Dewsnup
To: [Vu, Doug \(CPC\)](#)
Cc: [Richards, Dennis \(CPC\)](#); richhillissf@yahoo.com; planning@rodneyfong.com; [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Subject: I support 1900 Mission
Date: Tuesday, April 11, 2017 11:33:43 AM

Doug Vu
Planner
San Francisco Planning Department

Dear Mr. Vu,

Here is my letter of support for the 1900 Mission Project.

My pro-housing friends and I who live in the City support creating both new affordable housing units and market-rate apartments/condos near freeways and arterial public transit hubs in the City and County of San Francisco.

We need to urgently address the housing shortage. The 1900 Mission Project address the housing shortage effectively and efficiently and located very near a BART station.

San Francisco has chronically under built affordable housing and apartments over the last 40 years driving rent prices skyward.

It's meaningless to say San Francisco is a "Sanctuary City" if we don't make room for new immigrants who are forced to pay \$3,500 a month for a one bedroom apartment to live currently in most SF neighborhoods due to the housing constraints imposed by car-loving Nimby's.

We need to bring rents down immediately and effectively.

Working together we can all bring rents down by building more affordable housing units and new construction apartments/condos. With new construction of housing units it eliminates the need to evict from existing housing stock, it adds both community and neighborhood benefits to existing and future residents.

Density brings generational sustainable healthy green living to our neighborhoods combating global climate change and rising sea levels.

<http://seattlebubble.com/blog/2017/01/12/huge-2017-apartment-boom-soften-housing-market/>

In 2017 with the regime change at the Whitehouse we expect an influx of people moving to SF to be protected from bullying and discrimination. To them and us, San Francisco is a beacon of hope where basic human rights are protected.

In addition, starting in 2017 20% of San Francisco's baby boomer population are eligible to retire that will have a direct effect on the job market here in the City of all industries across the whole employer spectrum. 160,000 jobs will be available over the next 5 years open to newcomers from across the country and the entire world.

Both SF and the Bay Area have room enough for this new influx of newcomers that will desire to become permanent residents.

We need to immediately plan for the organic population growth of our beloved city and region.

http://www.bizjournals.com/sanfrancisco/news/2017/01/12/retirement-crisis-baby-boomers-aging-workforce.html?ana=e_du_prem&s=article_du&ed=2017-01-12&u=32322357774f2b02b2291a9c69d205&t=1484293917&j=77059281

My pro-housing friends and I reaffirm and support SF Planning wholeheartedly the SF 2014 Housing Element; An element of THE GENERAL PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO.

Objective #12: Balance housing growth with adequate infrastructure that serves the City's growing population.

POLICY 12.1: Encourage new housing that relies on transit use and *environmentally sustainable patterns of movement*.

POLICY 12.3 Ensure new housing is sustainably supported by the City's public infrastructure systems.

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.

Objective 1 Identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing.

POLICY 1.10 Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

Objective 4 Foster a housing stock that meets the needs of all residents across all life cycles.

POLICY 4.6 Encourage an equitable distribution of growth according to infrastructure and site capacity.

Issue 5: Remove Constraints to the Construction and Rehabilitation of Housing

Objective 10 Ensure a streamlined, yet thorough, and transparent decision-making process.

POLICY 10.2 Implement planning process improvements to both reduce undue project delays and provide clear information to support community review.

POLICY 10.3 Use best practices to reduce excessive time or redundancy in local application of CEQA.

POLICY 10.4 Support state legislation and programs that promote environmentally favorable projects.

I encourage the SF Planning Department and staff continue to adhere to the spirit and agreed upon SF 2014 Housing Element; An element of THE GENERAL PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO, The 1900 Mission Project complies with on every level of planning code.

My pro-housing friends and I believe that San Francisco has always been, and should continue to be, an innovative and forward-looking city of immigrants from around the U.S. and the world. San Francisco is not full, and the Bay Area is definitely not full. It long has been a San Francisco traditional value since the early days of California of an inclusive vision of welcoming all new and potential residents. Anyone who desires to live in the City and the Bay Area should be able to not only afford housing but have a clear unobstructed path becoming a permanent resident of our local neighborhoods and community continuing urban core livability for future generations as older generations pass on from this life.

1900 Mission effectively fights climate change through density and adds community and neighborhood benefits to not only it's residents but also it's neighbors and visitors to the Mission.

1900 Mission is architecturally solid in design and structurally sound.

Please no more delays.

Sincerely,

Donald J. Dewsnup

SF Pro Housing Activist

From: Martin Bourqui
To: [Vu, Doug \(CPC\)](#)
Subject: In support of 1900 Mission Street
Date: Thursday, April 13, 2017 4:32:57 PM

Hi there,

I'd like to write a brief note in support of the 1900 Mission Street development. The SF Housing Action Coalition report card (http://www.sfhac.org/wp-content/uploads/2015/07/1900_Mission_Report_Card-.pdf) says it all better than I could, and we desperately need more housing in our housing-starved city. I hope you'll support this project.

Thanks,
Martin

From: John kim
To: [Vu, Doug \(CPC\)](#)
Subject: in support of 1900 Mission
Date: Tuesday, April 11, 2017 1:23:04 PM

Hi Mr. Vu

I am writing in support of 1900 Mission project. I think it would be great to have a residential area in place of an auto repair shop. I think by increasing the residential density of the area, it would bring improvement in the flow of people and a reduction in crime that has been apparent in the neighborhood. The design is appealing and I don't mind the amount of glass as I am sure it can be covered by drapes / shades to accomodate some of the comments of the neighbors. I live along South Van Ness and do feel that more buildings with residents in the area can provide additional source of comfort that the neighborhood may be safer as we have kids and the increased population will contribute to the tax base that can help with the local Marshall elementary school. Thanks for considering 1900 Mission Street

John Kim

johnvpkim@gmail.com