



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Large Project Authorization

HEARING DATE: JUNE 1, 2017
CONTINUED FROM MAY 18, 2017

Date: May 19, 2017
Case No.: **2014-002026ENX**
Project Address: **1726-1730 MISSION STREET**
Zoning: UMU (Urban Mixed Use) Zoning District
68-X Height and Bulk District
Block/Lot: 3532/004A and 005
Project Sponsor: Jody Knight, Reuben, Junius and Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
jknight@reubenlaw.com or (415) 567-9000
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project consists of merging the two existing lots into a single 7,800 square-foot (sq. ft.) lot, demolition of a two-story industrial building, and construction of a six-story, 66-foot tall, 35,893 sq. ft. mixed-use building with 40 dwelling units, approximately 2,250 sq. ft. of ground floor PDR (Production Distribution and Repair) use, and 22 off-street parking spaces. One parking space would be handicap accessible, and the other 21 parking spaces would be housed in mechanical stackers. A garage door would be provided on Mission Street. The northernmost of the two existing curb cuts would be retained, and the other curb cut at the south end of the project site would be removed. The project would provide a total of 68 bicycle parking spaces, which would consist of 60 Class 1 spaces in the garage, and eight Class 2 spaces on the Mission Street sidewalk. Usable open space for the residents of the proposed project would be provided in the form of a common roof deck. Four new trees would be planted adjacent to the subject property along Mission Street.

SITE DESCRIPTION AND PRESENT USE

The site ("Project Site"), Lots 004A and 005 in the Assessor's Block 3532, is located on the west side of Mission Street, between Duboce Avenue and 14th Street in the Urban Mixed Use (UMU) Zoning District. The property is currently developed with a two-story, 11,200 square foot industrial building that is 20 feet in height. The subject properties are located mid-block with a combined street frontage of approximately 78 feet on Mission Street. The existing industrial building occupies the entire street frontage and is built to the front property line. In total, the site is approximately 7,800 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located in the UMU Zoning District along a mixed-use corridor within the Mission Area Plan. The Project Site is bounded by Duboce and 13th Streets to the north, 14th Street to the south, Woodward Street to the west and Mission Street to the east. The surrounding neighborhood is characterized by a wide variety of residential, commercial, retail, PDR and public uses. The adjacent properties to the north and south include three-story, multi-family residential uses, three- and four-story multi-family residential uses to the west and across Mission Street to the east is a four-story commercial building. The surrounding properties are located within the: Urban Mixed Use (UMU); Residential Mixed, Low Density (RM-1); and Production Distribution and Repair, General (PDR-1-G). There is one school (San Francisco Friends 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).

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on May 24, 2017, the Planning Department of the City and County of San Francisco determined that the proposed application was exempt from further environmental review under Section 15183 of the CEQA Guidelines and California 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 Area Plan Final EIR. Since the 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 conclusion set forth in the Final EIR.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	May 12, 2017	April 26, 2017	32 days
Posted Notice	20 days	May 12, 2017	May 8, 2017	24 days
Mailed Notice	20 days	May 12, 2017	April 28, 2017	34 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the notification for the Large Project Authorization. On May 18, 2017, the Planning Commission continued the project to the public hearing on June 1, 2017.

PUBLIC COMMENT

- The Department has received one letter of support from San Francisco Housing Action Coalition (SFHAC), and four letters opposing the project, expressing concern over the height of the project, impacts to light and air to adjacent residential properties, increased vehicular traffic and construction noise.

ISSUES AND OTHER CONSIDERATIONS

- Large Project Authorization: The Commission must grant Large Project Authorization pursuant to Planning Code Section 329 to allow new construction over 25,000 gross square feet in an Eastern Neighborhoods Mixed-Use District. As part of the Large Project Authorization (LPA), the Commission may grant exceptions from certain Planning Code requirements for projects that exhibit outstanding overall design and are complementary to the design and values of the surrounding area. The project is not seeking any exceptions from the Planning Code.
- Inclusionary Affordable Housing: The Project has elected the on-site affordable housing alternative, identified in Planning Code Section 415.6 and 419.3. The project site is located within the UMU Zoning District, and is subject to the Tier B Affordable Housing Program Requirements, which requires seventeen and one half (17.5) percent of the total number of units to be designated as part of the inclusionary affordable housing program. The Project contains 40 units and the Project Sponsor will fulfill this requirement by providing the 7 affordable units on-site, which will be available for ownership.
- Proposition X (Planning Code Section 202.8): Planning Code Section [202.8](#) requires that projects resulting in the loss of PDR, Institutional Community, or Arts Activities uses in certain Eastern Neighborhoods provide replacement space for said use. The Project is located in the UMU Zoning District, which is subject to Proposition X, and would remove 11,200 square feet of PRD space. However, because it results in the removal of less than 15,000 square feet of PDR space and had an Environmental Evaluation submitted to the Planning Department by June 14, 2016, it is exempt from the replacement requirement, pursuant to Section 202.8(f) of the Planning Code.

MISSION INTERIM ZONING CONTROLS

For “Medium Projects,” Planning Commission Resolution No. 19865 requires a Large Project Authorization from the Planning Commission for any project that would construct between 25,000 and 75,000 gross square feet or non-residential use or has between 25 and 75 dwelling units. The Project Sponsor provided a summary of additional findings for the Mission Interim Zoning Controls (see attached). Staff has reviewed the Sponsor’s submittal and confirmed the selected citations originate from an independent qualified professional.

As required by the Mission Interim Zoning Controls, the most relevant topics for the Commission’s consideration as it relates to this project are the removal of PDR uses, potential demographic changes, indirect residential displacement, and the new construction of market-rate housing. The Project Sponsor evaluates how the Project would affect existing and future residents and businesses of the area in their submission.

In the Mission Interim Zoning Controls, the only study that addresses commercial displacement is the UC

Berkeley Case Study for the Mission (UC Berkeley's Institute of Governmental Studies), which only addresses retail use. However, the Department has recognized that the conversion of PDR uses throughout the city is an important issue. While the conversion of PDR is occurring consistent with the Mission Area Plan, at the time of adoption the Plan didn't set in place measures for assisting existing businesses when they faced displacement due to redevelopment of a parcels. In addition there continues to be encroachment of office into PDR uses further diminishing the availability of PDR space, which has pointed to the need for a greater response from the City to help with business retention and relocation within San Francisco.

The Project is not displacing current residential uses or any existing tenants, since the subject property is currently vacant. Since it is a new residential project, the Project Sponsor did include a discussion of various studies cited in the Mission Interim Zoning Controls. These studies discuss the need to alleviate the shortage of housing and the role of market-rate housing in affecting price and displacement. Based on these reports, the Project Sponsor's analysis concludes that the Project is contributing to the supply of housing, which is in high demand across the City. Per the cited reports, the Sponsor's analysis concludes that the Project will not impact demographic changes occurring in the Mission, nor will it cause direct or indirect displacement in the Mission. Although the Project Sponsor concludes that no demographic changes are occurring as part of the Project, the Controller's Study does state that new market-rate housing does tend to cater to upper income households, which may result in demographic changes. However, the Project provides a broad unit-type mix of new market rate housing in addition to on-site BMR units that would provide for a mix of income levels within the new development.

The Department recognizes that newer studies are underway to study the precise effect of market-rate housing on affordability. These studies may reach different conclusions, and it is clear that more research is needed to determine the effect with certainty. However, most studies point to the need for more not less housing coupled with other retention measures as building alone is not the only solution to the affordability challenges. While more analysis is needed and being conducted by outside researchers, the Mission Interim Zoning Controls does not expect that each development project will resolve the question or calculate its specific effect, but rather, will provide relevant information for the Commission's consideration, presenting a balance of the project's contributions as well as impacts (direct and potential).

Staff's analysis of the Project Sponsor's submittal against adopted City policies that are relevant to the Mission Interim Zoning Controls (including supporting housing production while retaining neighborhood character, and reducing displacement) is described in the section titled "General Plan Compliance" of the attached Draft Large Project Authorization Motion, and is summarized below.

The Project maximizes the allowable building height and provides the required unit mix for a total of 40 dwelling units that include 20 studios/one-bedroom and 20 two-bedroom units. The Project provides for a range of housing needs, including family-sized housing. Of the 40 units, seven will be on-site affordable units, bringing new affordable housing into the neighborhood. The Project fully utilizes the controls offered in the Eastern Neighborhoods Area Plan and appropriately addresses the surrounding neighborhood. Therefore, the Project's housing production is supported by adopted housing policy pursuant to the Objectives and Policies in the Housing Element.

Although the Project will remove existing PDR space, the Department found that this Project, which includes new market rate and on-site affordable housing, on balance, complied with the following Objectives and Policies of the General Plan relating to the Mission Interim Zoning Controls:

General Plan, Housing Element:

Objective 1, Policies 1.1, 1.8 and 1.10; Objective 4, Policies 4.1, 4.4, and 4.5; Objective 11, Policies 11.1, 11.2, 11.3, 11.4, 11.6, and 11.8; Objective 12, Policy 12.2;; and Objective 13, Policies 13.1 and 13.3.

Mission Area Plan:

Objective 1.1, Policies 1.1.7 and 1.1.8; Objective 1.2, Policies 1.2.1, 1.2.2 and 1.2.3; Objective 2.3, Policies 2.3.3, 2.3.5 and 2.3.6; Objective 2.6, Policy 2.6.1; Objective 3.1; Policies 3.1.4, 3.1.6 and 3.1.8; Objective 3.2: Policies 3.2.1, 3.2.2, 3.2.3 and 3.2.4.

Conversely, the project is in conflict with following Objectives and Policies of the General Plan relating to the Mission Interim Zoning Controls:

Mission Area Plan:

Objective 1.7; Policy 1.7.1

The Project maximizes the allowable building height and provides the required unit mix for a total of 40 dwelling units that include 20 one-bedroom and 20 two-bedroom units. The Project provides for a range of housing needs, including family-sized housing. Of the 40 units, seven will be on-site affordable units, bringing new affordable housing into the neighborhood. The Project fully utilizes the controls offered in the Eastern Neighborhoods Area Plan and appropriately addresses the surrounding neighborhood. Therefore, the Project's housing production is supported by adopted housing policy pursuant to the Objectives and Policies in the Housing Element.

Although the Project results in a loss of PDR space, the Project is providing 2,250 square feet of replacement PDR space. The Project would provide a substantial amount of new rental housing, including new onsite affordable units, which is a goal for the City and County of San Francisco. Overall the Project discloses the information required by the Interim Controls and is, on balance, consistent with the Mission Area Plan Objectives.

MISSION ACTION PLAN 2020

The subject property falls within the area of the ongoing [Mission Action Plan 2020](#) (MAP2020) process and of the Mission Interim Controls 2016. MAP 2020 is a collaboration, initiated by the community, between community organizations and the City of San Francisco, to create and preserve affordable housing and bring economic stability to the Mission. The goal is to retain and attract low to moderate income residents and community-serving businesses, artists, and nonprofits in order to strengthen and preserve the socioeconomic and cultural diversity of the Mission neighborhood.

Community organizations initiated the plan given the loss and displacement trends of low to moderate income residents, community-serving businesses, artists, and nonprofits affecting the neighborhood due to the affordability crisis. Some of the concerns community representatives involved in MAP2020 and other community organizing efforts, such as the proposed moratoriums earlier this year, have articulated relate to the role market-rate projects could play in exacerbating the direct or indirect displacement and gentrification of this historically working-class neighborhood. Community advocates would like more scrutiny and examination of what these potential effects are, and for market-rate projects to contribute to the solutions, to neighborhood stabilization, and to minimize any potential displacement.

These community concerns gave rise, in part, to the Mission Interim Controls, while permanent solutions and controls are drafted. Interim controls are intended to provide the Commission with additional information to consider in its deliberation related to a project's contribution to the goals of neighborhood stabilization and whether they are addressing any potential negative effects such as direct displacement of residents or businesses.

The Mission Action Plan 2020 was endorsed by the Planning Commission on March 2, 2017. In addition to the endorsement, the Commission approved a nine month extension of the Mission 2016 Interim Zoning Controls to allow staff more time to continue developing legislation to implement MAP2020.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant a Large Project Authorization pursuant to Planning Code Section 329 and the Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865), to allow the demolition of a two-story, 11,200 square feet, industrial building and the new construction of a new six-story, 66-foot tall, 35,893 square foot, mixed-use building with 40 dwelling units, 2,250 square feet of PDR space, 22 on-site parking spaces, and 62 Class I bicycle parking spaces and 8 Class II bicycle parking spaces.

BASIS FOR RECOMMENDATION

The Department believes this project is approvable for the following reasons:

- The Project complies with the applicable requirements of the Planning Code.
- The Project is, on balance, consistent with the objectives and policies of the General Plan.
- The Project is located in a zoning district where residential and ground floor PDR uses are principally permitted.
- The Project is consistent with and respects the varied neighborhood character, and provides an appropriate massing and scale for the adjacent contexts.
- The Project complies with the First Source Hiring Program.
- The Project produces a new mixed-use development with ground floor PDR and significant site updates, including landscaping and common open space.
- The Project is consistent with and respects the existing neighborhood character, and provides an appropriate massing and scale for a mid-block site.
- The Project adds 40 new dwelling units to the City's housing stock, including 20 one-bedroom and 20 two-bedroom units.
- The Project proposes a parking ratio of approximately .55 spaces per dwelling unit, or 22 off-street parking spaces, which is less than the 0.75 maximum ratio of off-street parking spaces.
- The Project will fully utilize the Eastern Neighborhoods Area Plan controls, and will pay the appropriate development impact fees.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion

Block Book Map

Sanborn Map

Zoning Map

Height and Bulk Map

Aerial Photograph

Context Photographs

Environmental Determination

Project Sponsor Submittal, including:

- Affordable Housing Affidavit
- Anti-Discriminatory Housing Affidavit
- First Source Hiring Affidavit
- Project Plans

Public Correspondence

- Letters in Support

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input checked="" type="checkbox"/> Housing Documents |
| | <input checked="" type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

Exhibits above marked with an "X" are included in this packet

LAH

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Affordable Housing (Sec. 415) | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code) |
| <input checked="" type="checkbox"/> Transportation Sustainability Fee (Sec. 411A) | <input checked="" type="checkbox"/> Residential Child Care Fee (Sec. 414A) |
| <input checked="" type="checkbox"/> Eastern Neighborhoods Impact Fee (Sec. 423) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

HEARING DATE: JUNE 1, 2017

Case No.: **2014-002026ENX**
Project Address: **1726-1730 Mission Street**
Zoning: **UMU (Urban Mixed Use) District**
68-X Height and Bulk District
Block/Lot: **3532/004A and 005**
Project Sponsor: **Jody Knight – Reuben, Junius & Rose , LLP**
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: **Linda Ajello Hoagland – (415) 575-6823**
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ADOPTING FINDINGS RELATING TO A LARGE PROJECT AUTHORIZATION, PURSUANT TO PLANNING CODE SECTION 329 AND PLANNING COMMISSION RESOLUTION NO. 19865-MISSION 2016 INTERIM ZONING CONTROLS, TO DEMOLISH A 11,200 SQUARE FOOT, TWO-STORY INDUSTRIAL BUILDING, AND TO CONSTRUCT A SIX-STORY, 66-FOOT-TALL, 33,589 SQUARE FOOT MIXED-USE BUILDING WITH 40 DWELLING UNITS, APPROXIMATELY 2,250 SQUARE FEET OF GROUND FLOOR PDR (PRODUCTION, DISTRIBUTION AND REPAIR) AND 22 OFF-STREET PARKING SPACES FOR THE PROJECT AT 1726-1730 MISSION STREET WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On July 14, 2015, Jody Knight (hereinafter "Project Sponsor"), on behalf of Sustainable Living LLC (Property Owner), filed an application with the Planning Department (hereinafter "Department") for a Large Project Authorization for the proposed project at 1726-1730 Mission Street, Lots 004A, 005, Block 3532 (hereinafter "subject property"), pursuant to Planning Code Section 329 and the Mission 2016 Interim Zoning Controls, to demolish an 11,200 square-foot (sq. ft.), two-story, approximately 20-foot-tall industrial building and to construct a six-story, 66-foot-tall 35,893 sq. ft. mixed-use building with 40 dwelling units, 2,250 sq. ft. of ground floor PDR (Production Distribution and Repair) and 22 below off-street parking spaces within the UMU (Urban Mixed-Use) Zoning District, and 68-X Height and Bulk District.

On May 18, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Large Project Authorization Application No. 2014-002026ENX. At this public hearing, the Commission continued the project to the public hearing on June 1, 2017.

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 May 24, 2017, 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. 2014-002026ENX is located at 1650 Mission Street, Suite 400, San Francisco, California.

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 Large Project Authorization requested in Application No. 2014-002026ENX, 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 project site is on the west side of Mission Street, between Duboce Avenue and 14th Street in the Urban Mixed Use (UMU) Zoning District. The property is currently developed with a two-story, 11,200 square foot industrial building that is 20 feet in height. The subject properties are located mid-block with a combined street frontage of approximately 78 feet on Mission Street. The existing industrial building occupies the entire street frontage and is built to the front property line. In total, the site is approximately 7,800 square feet.
3. **Surrounding Properties and Neighborhood.** The Project Site is located in the UMU Zoning District along a mixed-use corridor within the Mission Area Plan. The Project Site is bounded by Duboce and 13th Streets to the north, 14th Street to the south, Woodward Street to the west and Mission Street to the east. The surrounding neighborhood is characterized by a wide variety of residential, commercial, retail, PDR and public uses. The adjacent properties to the north and south include three-story, multi-family residential uses, three- and four-story multi-family residential uses to the west and across Mission Street to the east is a four-story commercial building. The surrounding properties are located within the: Urban Mixed Use (UMU); Residential Mixed, Low Density (RM-1); and Production Distribution and Repair, General (PDR-1-G). There is one school (San Francisco Friends 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 consists of merging the two existing lots into a single 7,800 square-foot (sq. ft.) lot, demolition of a two-story industrial building, and construction of a six-story, 66-foot tall, 35,893 sq. ft. mixed-use building with 40 dwelling units, approximately 2,250 sq. ft. of ground floor PDR (Production Distribution and Repair) use, and 22 off-street parking spaces. One parking space would be handicap accessible, and the other 21 parking spaces would be housed in mechanical stackers. A garage door would be provided on Mission Street. The northernmost of the two existing curb cuts would be retained, and the other curb cut at the south end of the project site would be removed. The project would provide a total of 68 bicycle parking spaces, which would consist of 60 Class 1 spaces in the garage, and eight Class 2 spaces on the Mission Street sidewalk. Usable open space for the residents of the proposed project would be provided in the form of a common roof deck. Four new trees would be planted adjacent to the subject property along Mission Street.
5. **Public Comment.** The Department has received one letter of support from San Francisco Housing Action Coalition (SFHAC), and four letters opposing the project, expressing concern over the height of the project, impacts to light and air to adjacent residential properties, increased vehicular traffic and construction noise.
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 UMU Zoning Districts.** Planning Code Sections 843.20 state that residential use is a principally permitted use within the UMU Zoning District. PDR uses listed in Planning Code Sections 843.70-843.87 are principally, conditionally or not permitted.

The Project would construct new residential and retain PDR uses within the UMU Zoning District; therefore, the Project complies with Planning Code Sections 843.20 and 843.70-843.87. Depending on the specific PDR tenant, they will comply as principally permitted PDR uses per Sec. 843.70-843.87 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 5:1 for properties within the UMU Zoning District and a 68-X Height and Bulk District.

The subject lots are 7,800 sq. ft. in total, thus resulting in a maximum allowable floor area of 39,000 sq. ft. for non-residential uses. The Project would construct approximately 2,250 sq. ft. of PDR 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 provides a 1,950 square foot rear yard at the first residential level and would comply with Planning Code Section 134. The Project occupies a mid-block with frontage on Mission Street. The subject lot does not currently contribute to a pattern of mid-block open space, and the addition of the proposed code-complying rear yard would help to preserve light and air to neighboring residential dwellings.

- D. **Usable Open Space.** Planning Code Section 135 requires a minimum of 80 sq. ft. of open space per dwelling unit, if not publically accessible, or 54 sq. ft. of open space per dwelling unit, if publically accessible. Private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sq. ft. is 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.

For the proposed 40 dwelling units, the Project is required to provide 3,830 sq. ft. of common open space. In total, the Project exceeds the requirements for open space by providing a total of approximately 4,695 sq. ft. of Code-complying usable open space. The Project would construct common open space roof deck (measuring approximately 3,925 sq. ft.) as well as four private second floor terraces in the rear yard (measuring approximately 770 sq. ft. Therefore, the Project complies with Planning Code Section 135.

- 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, side yard or rear yard must be at least 25 feet in width.

The Project organizes the dwelling units to have exposure on Mission Street or the code-complying rear yard. As proposed, 20 dwelling units face the rear yard and 20 units face Mission Street; therefore, the Project complies with Planning Code Section 140.

- G. **Street Frontage in Mixed Use 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 17 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 off-street parking is located below grade and is accessed through one 12-ft wide garage entrance located along Mission Street. The Project features active uses on the ground floor with a residential lobby, and replacement PDR space. The ground floor ceiling height of the non-residential uses are at least 17-ft. tall for frontage along Mission Street. Therefore, the Project complies with Planning Code Section 145.1.

- H. **Off-Street Parking.** Planning Section 151.1 of the Planning Code allows off-street parking at a maximum ratio of .75 per dwelling unit.

For the 40 dwelling units, the Project is allowed to have a maximum of 30 off-street parking spaces. Currently, the Project provides 22 off-street parking spaces via mechanical lifts, and one handicap parking space. Therefore, the Project complies with Planning Code Section 151.1.

- I. **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 40 dwelling units; therefore, the Project is required to provide 40 Class 1 bicycle parking spaces and two Class 2 bicycle parking spaces for residential uses and 2 Class 2 spaces for the ground floor non-residential uses. The Project will provide 62 Class 1 bicycle parking spaces and 8 Class 2 bicycle parking spaces, which exceeds the requirement. Therefore, the Project complies with Planning Code Section 155.2.

- J. **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 D)*
- *Bicycle Repair Station*
- *Delivery Supportive Amenities*
- *Family TDM Amenities (Option A)*
- *Real Time Transportation Information Displays*
- *On-site Affordable Housing (Option C)*
- *Unbundle Parking (Location B)*
- *Parking Supply (OptionB)*

- K. **Unbundled Parking.** Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.

The Project is providing off-street parking that is accessory to the dwelling units. These spaces will be unbundled and sold and/or leased separately from the dwelling units; therefore, the Project meets this requirement.

- L. **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 40 dwelling units, the Project is required to provide at least 16 two-bedroom units or 12 three-bedroom units. The Project provides one-bedroom units and 20 two-bedroom. Therefore, the Project meets and exceeds the requirements for dwelling unit mix.

- 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 preliminary shadow fan analysis accounts for the 14-foot-tall elevator penthouse on the roof of the proposed building.

- N. **Transportation Sustainability Fee.** Planning Code Section 411A establishes the Transportation Sustainability Fee (TSF) and is applicable to project that are the following: (1) More than twenty new dwelling units; (2) New group housing facilities, or additions of 800 gross square feet or more to an existing group housing facility; (3) New construction of a Non-Residential use in excess of 800 gross square feet, or additions of 800 gross square feet or more to an existing Non-Residential use; or (4) New construction of a PDR use in excess of 1,500 gross square feet, or additions of 1,500 gross square feet or more to an existing PDR use; or (5) Change or Replacement of Use, such that the rate charged for the new use is higher than the rate charged for the existing use, regardless of whether the existing use previously paid the TSF or TIDE; (6) Change or Replacement of Use from a Hospital or a Health Service to any other use.

The Project includes more than twenty dwelling units, and the replacement of PDR space; therefore, the TSF, as outlined in Planning Code Section 411A, applies.

- O. **Inclusionary Affordable Housing Program in UMU 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 projects that consist of 10 or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. Pursuant to Planning Code Section 419 the current Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative in the UMU Zoning District for Tier B is to provide 17.5% of the proposed dwelling units as affordable. This requirement is subject to change under pending legislation to modify Planning Code Section 415 which is currently under review by the Board of Supervisors (Board File Nos.161351 and 170208). The proposed changes to Section 415, which include but are not limited to modifications to the amount of inclusionary housing required onsite or offsite, the methodology of fee calculation, and dwelling unit mix requirements, will become effective after approval by the Board of Supervisors

The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted a '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 the affordable housing on-site instead of through payment of the Affordable Housing Fee. 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. The Project Sponsor submitted such Affidavit on April 24, 2017. The EE application was submitted on February 6, 2015. Pursuant to Planning Code Sections 415.3, 415.6 and 419, the current on-site requirement is 17.5%. 7 units (4 one-bedroom and 3 two-bedroom) of the 40 units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.

- P. **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 27,145 sq. ft. new residential use and 2,250 sq. ft. of PDR use. The proposed Project is subject to fees as outlined in Planning Code Section 414A.

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

The Project includes approximately 35,893 gross square feet of new development consisting of approximately 27,145 sq. ft. of residential use and 2,250 sq. ft. of PDR use. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees Tier 1 for residential and Tier 2 for non-residential, as outlined in Planning Code Section 423.

7. **Large Project Authorization in Eastern Neighborhoods Mixed Use District.** Planning Code Section 329(c) lists nine aspects of design review in which a project must comply; the Planning Commission finds that the project is compliant with these nine aspects as follows:

A. Overall building mass and scale.

The Project would construct a new six-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, where the height limits were increased to 68 feet, as part of the Eastern Neighborhoods Area Plan. These increased height limits provide the opportunity to support the City's housing goals and public transit infrastructure. Overall, the Project's massing also recognizes the existing block pattern as it relates to the street frontage and block wall along Mission Street. The Project's rear yard location contributes positively to the irregular pattern of interior block open space in the subject block. The adjacent properties to the north and south include three-story, multi-family residential uses, three- and four-story multi-family residential uses to the west and across Mission Street to the east is a four-story commercial building. The neighborhood is characterized by a wide variety of residential, commercial, retail, PDR and public uses. In addition, the Project includes projecting vertical and horizontal elements, which provide modulation along the street facades. Thus, the Project is appropriate for a mid-block lot and consistent with the mass and scale of the intent of the height-bulk and zoning changes from 50-X to 68-X and M-1 to UMU, which occurred as part of the Eastern Neighborhoods Area Plan.

B. Architectural treatments, facade design and building materials.

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 white ceramic frit glass, French balconies with metal mesh guardrails and Swisspearl panels) 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, which provides for contemporary, yet contextual, architectural design that appears consistent and compatible with the surrounding neighborhood

C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access.

The Project is consistent with the development density established for the Project Site in the Eastern Neighborhoods Area Plan. The building's ground floor PDR, and residential lobby proposes a 55% active street frontage which will enhance and offer an effective and engaging connection between the public and private areas. It will enliven the sidewalk offering a sense of security and encouraging positive activities that will benefit, not just the immediate areas, but the overall neighborhood as well.

It provides a code compliant rear yard open space at the rear yard to face the adjacent buildings' rear yard, enhancing the natural light exposure and overall livability of the neighbors' units even without an established mid-block open space. The singular driveway on Mission Street and the proposed independently accessible mechanical parking spaces in the basement reduces vehicular queuing and minimizes potential conflicts with pedestrians and bicyclists. Overall, the design of the lower floors enhances the pedestrian experience and accommodates new street activity.

- D. The provision of required open space, both on- and off-site. In the case of off-site publicly accessible open space, the design, location, access, size, and equivalence in quality with that otherwise required on-site.

The Project provides the required open space for the 40 dwelling units through common open space located on the roof deck. In addition, the Project includes private open space for four dwelling units, which are in addition to the required open space. In total, the Project provides approximately 4,695 sq. ft. of open space, which exceeds the required amount for the dwelling units.

- E. The provision of mid-block alleys and pathways on frontages between 200 and 300 linear feet per the criteria of Section 270, and the design of mid-block alleys and pathways as required by and pursuant to the criteria set forth in Section 270.2.

Planning Code Section 270.2 does not apply to the Project, and no mid-block alley or pathway is required.

- F. Streetscape and other public improvements, including tree planting, street furniture, and lighting.

In compliance with Planning Code Section 138.1, the Project provides four street trees along Mission Street. The Project will also add bicycle parking along the sidewalk in front of the Project for public use. These improvements will enhance the public realm.

- G. Circulation, including streets, alleys and mid-block pedestrian pathways.

Since the subject lot has one street frontage, automobile access is limited to the one entry/exit (measuring 12-ft wide) along Mission Street, minimizing impacts to pedestrian and vehicular traffic along Mission Street. Pedestrian access is provided to the residences via a lobby and two secondary exits directly to the sidewalk. The Project includes ground floor PDR along Mission Street with an independent pedestrian entry from Mission Street.

- H. Bulk limits.

The Project is within an 'X' Bulk District, which does not restrict bulk.

- I. Other changes necessary to bring a project into conformance with any relevant design guidelines, Area Plan or Element of the General Plan.

The Project, on balance, meets the Objectives and Policies of the General Plan. See below.

8. **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 1.8

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

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 a vacant PDR use. The proposed Project would add 40 units of housing to the site with a dwelling unit mix of one-bedroom, and two-bedroom units. The Project Site was rezoned to UMU as part of a long range planning goal to create a cohesive, higher density residential and mixed-use neighborhood. The Project includes seven on-site affordable housing units for ownership, which complies with the UMU District's goal to provide a higher level of affordability.

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 40 dwelling units to the City's housing stock, and meets the affordable housing requirements by providing for seven on-site permanently affordable units for ownership.

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 would construct a new six-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, where the height limits were increased to 68 feet, as part of the Eastern Neighborhoods Area Plan. These increased height limits provide the opportunity to support the City's housing goals and public transit infrastructure. Overall, the Project's massing also recognizes the existing block pattern as it relates to the street frontage along Mission Street. The Project's rear yard location contributes to the pattern of interior block open space in the subject block. The neighborhood is characterized by a wide variety of commercial, retail, PDR, public and residential uses. In addition, the Project includes projecting vertical and horizontal architectural elements, which provide vertical and horizontal modulation along the street facades. Thus, the Project is appropriate for a mid-block lot and consistent with the mass and scale of the intent of the height-bulk and zoning changes from 50-X to 68-X and M-1 to UMU, which occurred as part of the Eastern Neighborhoods Area Plan.

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 and near Valencia Street, which provide a variety of retail establishments, fitness gyms, small grocery stores, and cafes. The Project is also located near the SoMa West Skate and Dog Park, and the Brick & Mortar Music Hall.

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 14, 14R, 49, and 55. The 16th Street & Mission Bart Station is slightly more than a quarter mile to the south on Mission Street. 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 an abundance of bicycle parking on-site in addition to vehicle parking.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 1:

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

Policy 1.9:

Preserve sunlight in public open spaces.

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.

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 second 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 proposed 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 62 Class 1 bicycle parking spaces in secure and convenient location.

**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 34.1:

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

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 has a parking to dwelling unit ratio of .55 space per unit, which is the permitted ratio of .75 per unit. The parking spaces are accessed by one ingress/egress point measuring 12-ft. wide from Mission Street. Parking is adequate for the Project and complies with maximums prescribed by the Planning Code. The Project will also reduce the number of curb cuts; currently there are two existing curb cuts, and only one curb cut is proposed. Triple car stackers are utilized to provide more space for 62 bicycle parking spaces, and resident amenities such as car seat storage, a bicycle repair station, and a real-time transit display in the lobby. Such amenities will help to promote alternative modes of transportation, and reduce the need for on-street and off-street automobile parking spaces.

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.

As the Project Site has only one street frontage, it will provide only one vehicular access point for the Project, reducing potential conflict with pedestrians and bicyclists. The garage security gate is recessed to provide queue space to reduce the potential of arriving cars blocking sidewalks and impeding the path of pedestrians. The 17-foot ground floor heights and active use will enhance the pedestrian experience and the

site will be further improved through the removal of a curbcut, and the addition of street trees. Currently, the site contains a vacant industrial building formerly occupied by Home Sausage Company.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 4:

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.3:

Carefully consider public actions that displace existing viable industrial firms.

Policy 4.4:

When displacement does occur, attempt to relocate desired firms within the city.

The Project will be replacing approximately 2,250 square feet of PDR space. The building is currently unoccupied, therefore displacement will not occur.

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.

Policy 1.1.8

While continuing to protect traditional PDR functions that need large, inexpensive spaces to operate, also recognize that the nature of PDR businesses is evolving gradually so that their production and distribution activities are becoming more integrated physically with their research, design and administrative functions.

The Project will provide 2,250 square feet of replacement PDR 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 vacant industrial building with a new mixed-use building with ground floor PDR space and residential units above, consistent with the existing residential, commercial and PDR uses in the neighborhood. Additionally, the Project complies with the applicable building height and bulk guidelines and with the bedroom mix requirements.

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 20 one-bedroom and 20 two-bedroom units of which 7 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 forty residential units, seven 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.

Policy 3.1.8

New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.

The Project will replace an unremarkable concrete industrial 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. The existing buildings on the Project site are built out to the rear property line leaving no rear yard open space. The Project will provide a conforming rear yard open space, thus improving the existing pattern of rear yard open space which exists on the adjacent properties.

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 PDR component along Mission Street. The Project provides the mix of uses encouraged by the Area Plan for this location. In addition, the Project is located within the prescribed height and bulk limits, and includes the appropriate dwelling-unit mix, since 50% or 20 of the 40 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 minimizes the off-street parking to a single entrance along Mission Street.

8. **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 vacant. Although the Project would remove this use, the Project does provide for a new PDR space of 2,250 square feet 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 up to 40 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 sufficient off-street parking at a ratio of .55 per dwelling unit, and sufficient bicycle parking for residents and their guests.

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

The Project 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 industrial and service sectors by providing for new housing and PDR 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.

9. **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.

10. 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.
11. The Commission hereby finds that approval of the Large Project 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 Large Project Authorization Application No. 2014-002026ENX** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 1, 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 Section 329 Large Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

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 June 1, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 1, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a Large Project Authorization to allow the demolition of an existing two-story industrial building and new construction of a six-story mixed-use building with 40 dwelling units and 2,250 sq. ft. of ground floor PDR space located at 1726-1730 Mission Street, Block 3532, Lots 004A and 005, pursuant to Planning Code Section 329 and Planning Commission Resolution No. 19865 (Mission 2016 Interim Zoning Controls), within the UMU Zoning District and a 68-X Height and Bulk District; in general conformance with plans, dated May 1, 2017, and stamped "EXHIBIT B" included in the docket for Record No. 2014-002026ENX and subject to conditions of approval reviewed and approved by the Commission on June 1, 2017 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 1, 2017 under Motion No. XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
6. **Mitigation Measures.** Mitigation measures described in the MMRP for the Eastern Neighborhoods Plan EIR (Case No. 2014-002026ENV) 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. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

8. **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

9. **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

10. **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

11. **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. **Unbundled Parking.** All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

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

13. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than 30 off-street parking spaces. Per the Project Description, the Project Sponsor has specified that they will provide no more than 22 off-street parking spaces.

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

14. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 44 bicycle parking spaces (40 Class 1 spaces for the residential portion of the Project and 4 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

15. **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

16. **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
17. **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
18. **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
19. **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
20. **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

21. **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

22. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

23. **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/>*

24. **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

25. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

26. **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 April 5, 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

27. **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. This requirement is subject to change under pending legislation to modify Planning Code Section 415 which is currently under review by the Board of Supervisors (Board File Nos. 161351 and 170208). The proposed changes to Section 415, which include but are not limited to modifications to the amount of inclusionary housing required onsite or offsite, the methodology of fee calculation, and dwelling unit mix requirements, will become effective after approval by the Board of Supervisors.

- a) **Number of Required Units.** Pursuant to Planning Code Section 419, the Project is currently required to provide 17.5% of the proposed dwelling units as affordable to qualifying households. The Project contains 40 units; therefore, 7 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 7 affordable units on-site. If the Project is subject to a different requirement if the Charter Amendment is approved and new legislative requirements take effect, the Project will comply with the applicable

requirements at the time of compliance. 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").

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 Project contains 20 one-bedroom, and 20 two-bedroom units; therefore, the required affordable unit mix is 3 one-bedroom, and 4 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 seventeen and one half percent (17.5%), 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 sale, the affordable unit(s) shall be sold to first time home buyer households, as defined in the Procedures Manual, whose gross annual income, adjusted for household size, does not exceed an average of ninety (90) percent of Area Median Income under the income table called "Maximum Income by Household Size derived from the Unadjusted Area Median Income for HUD Metro Fair Market Rent Area that contains San Francisco " but these income levels are subject to change under a proposed Charter amendment and pending legislation if the voters approve the Charter Amendment at the June 7, 2016 election. If the Project is subject to a different income level requirement if the Charter Amendment is approved and new legislative requirements take effect, the Project will comply with the applicable requirements. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and 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 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.
- (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 at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

Block Book Map

CITY & COUNTY ASSessor 1999

3532

MISSION BLK. 27

REVISED 1999
REVISED '03
" '08
" '12
" '14

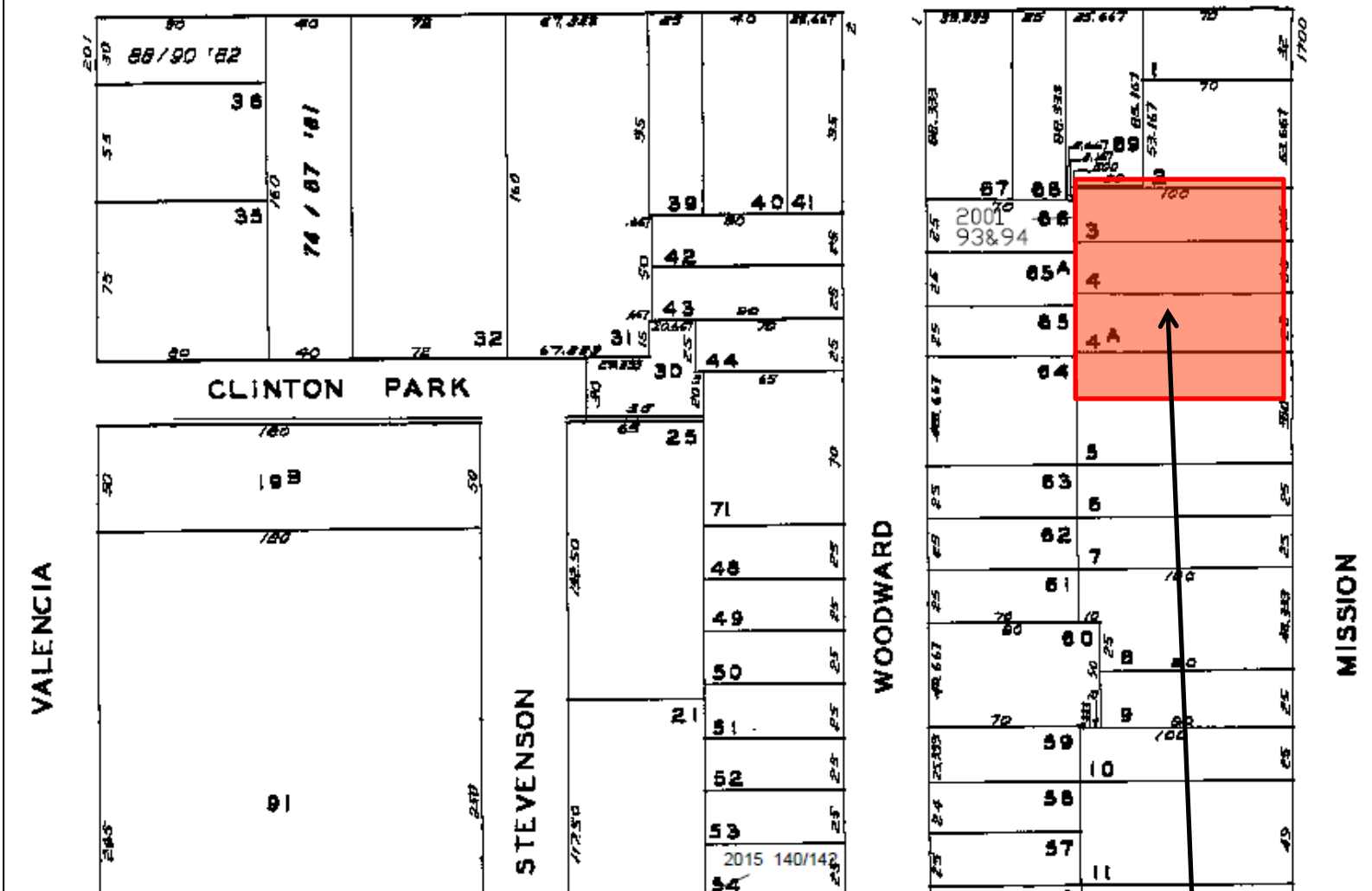
Revised 2001
Revised 2012
REVISED 2015

LOTS MERGED

LOT 40 INTO LOT 13 1916
LOT 13 INTO LOT 14 1942
LOTS 13/17 INTO LOT 14 1948
LOT 24 INTO LOT 25 1943
LOTS 24/25 INTO LOT 25 1943
LOTS 35/36 INTO LOT 32 1943
LOT 47 INTO LOT 46 1943
LOTS 20/21 INTO LOT 21 1943
LOT 70 INTO LOT 2 1943
" 34 " " 24/27 '81
" 37 " " 60/60 '82
" 10,19,76/79 " 21 '84

lot66 Into lots93&94 for 2001 roll
lot14 Into lots101to139 for 2012 roll
Lot 54 into lots 140 to 142 for 2015 roll

DUBOCE AVE.



Subject Property

Large Project Authorization
Case Number 2014-0020266ENX
1726-1730 Mission Street



Sanborn Map*

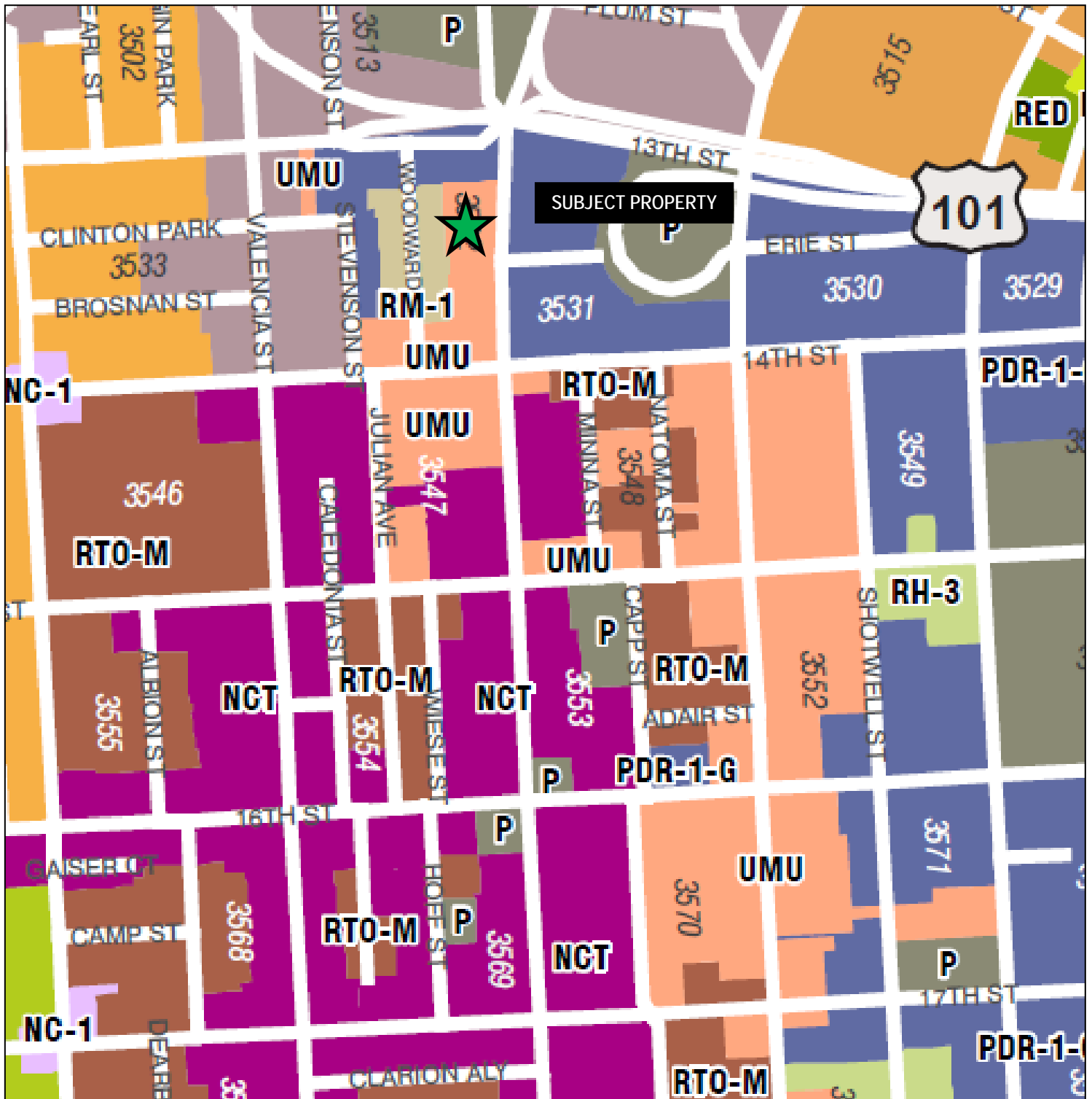


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Large Project Authorization
Case Number 2014-02026ENX
1726-1730 Mission Street

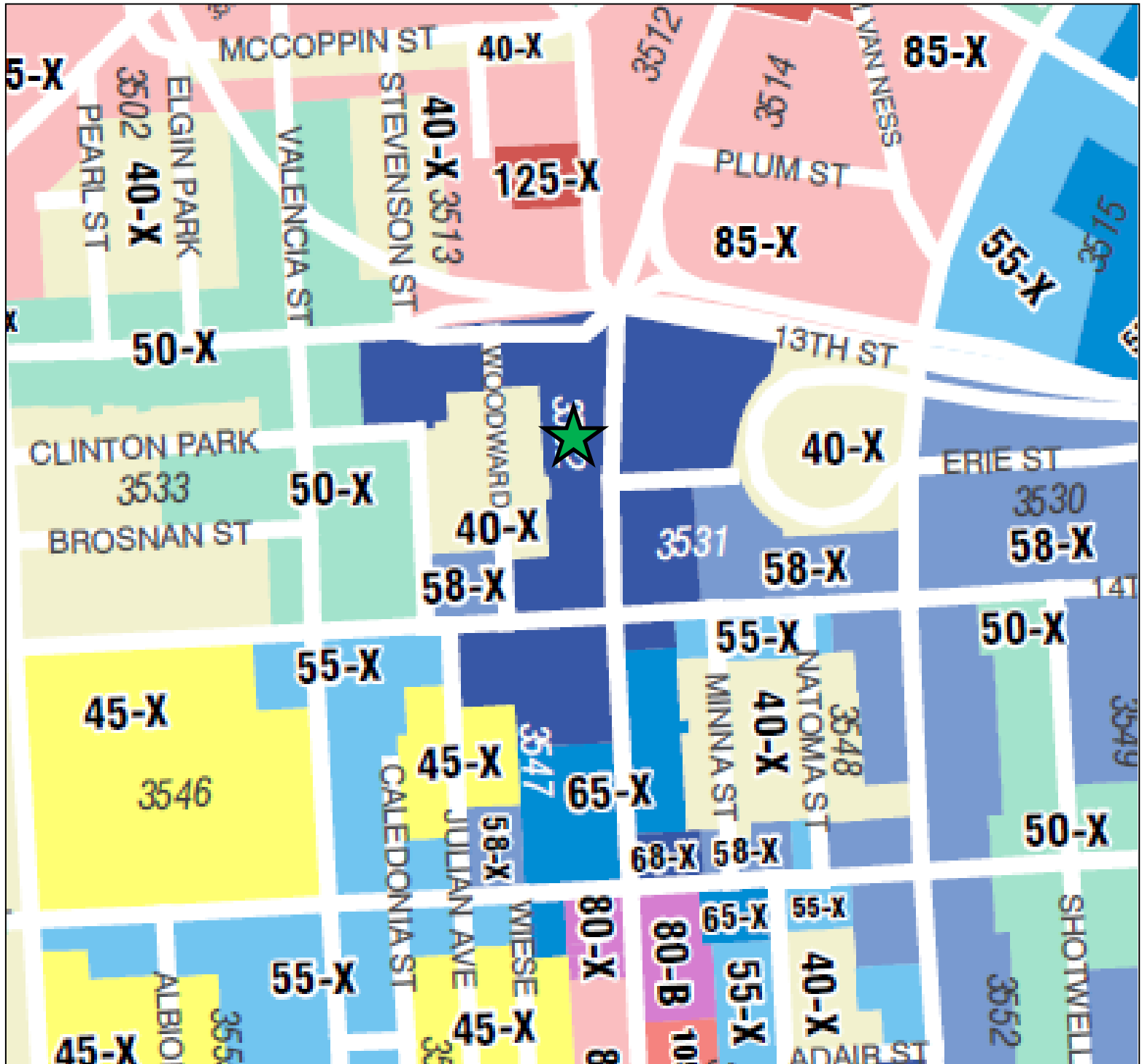


Zoning Map



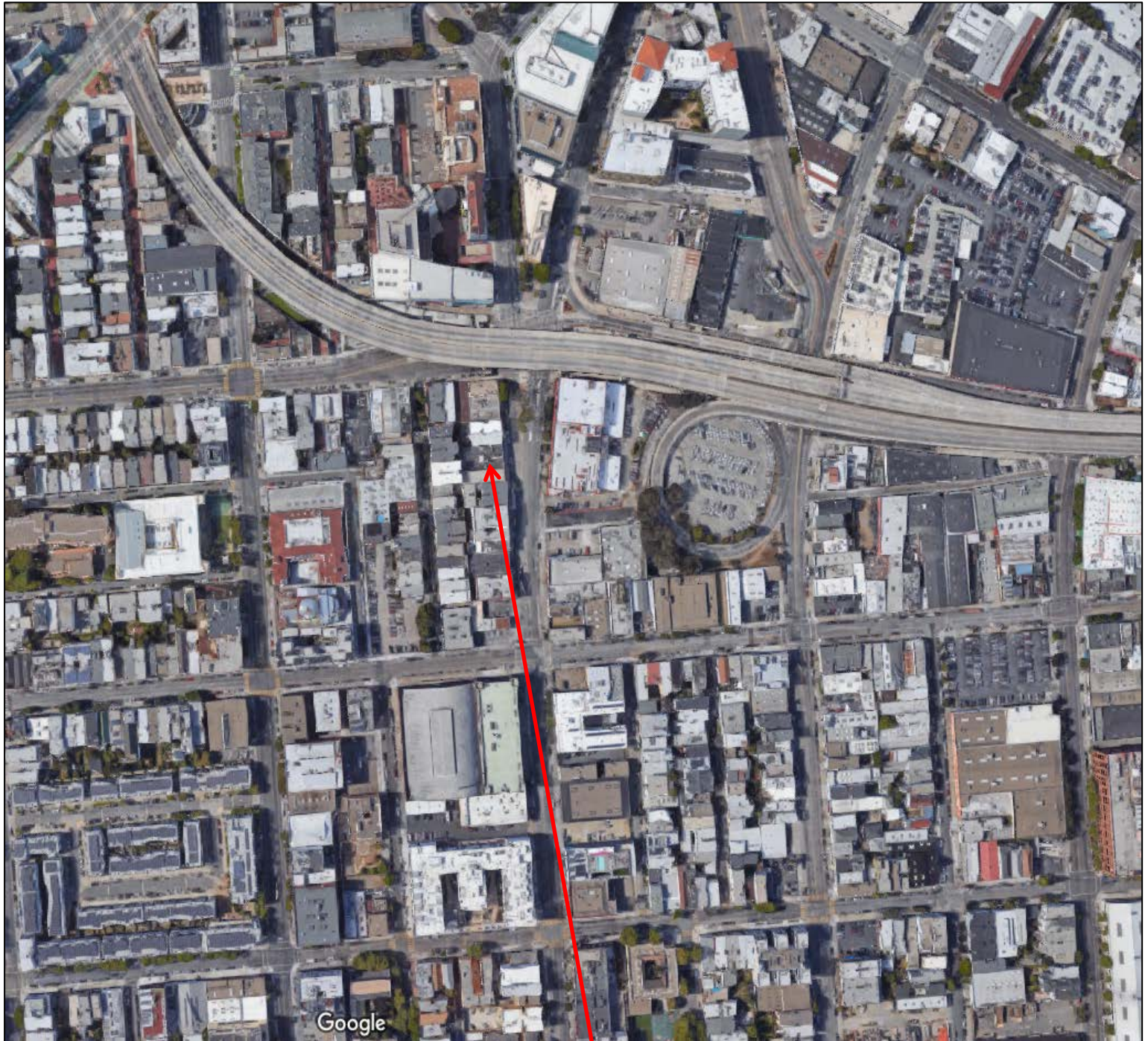
Large Project Authorization
Case Number 2014-002026ENX
1726-1730 Mission Street

Height and Bulk Map



Large Project Authorization
Case Number 2014-002026ENX
1726-1730 Mission Street

Aerial Photo

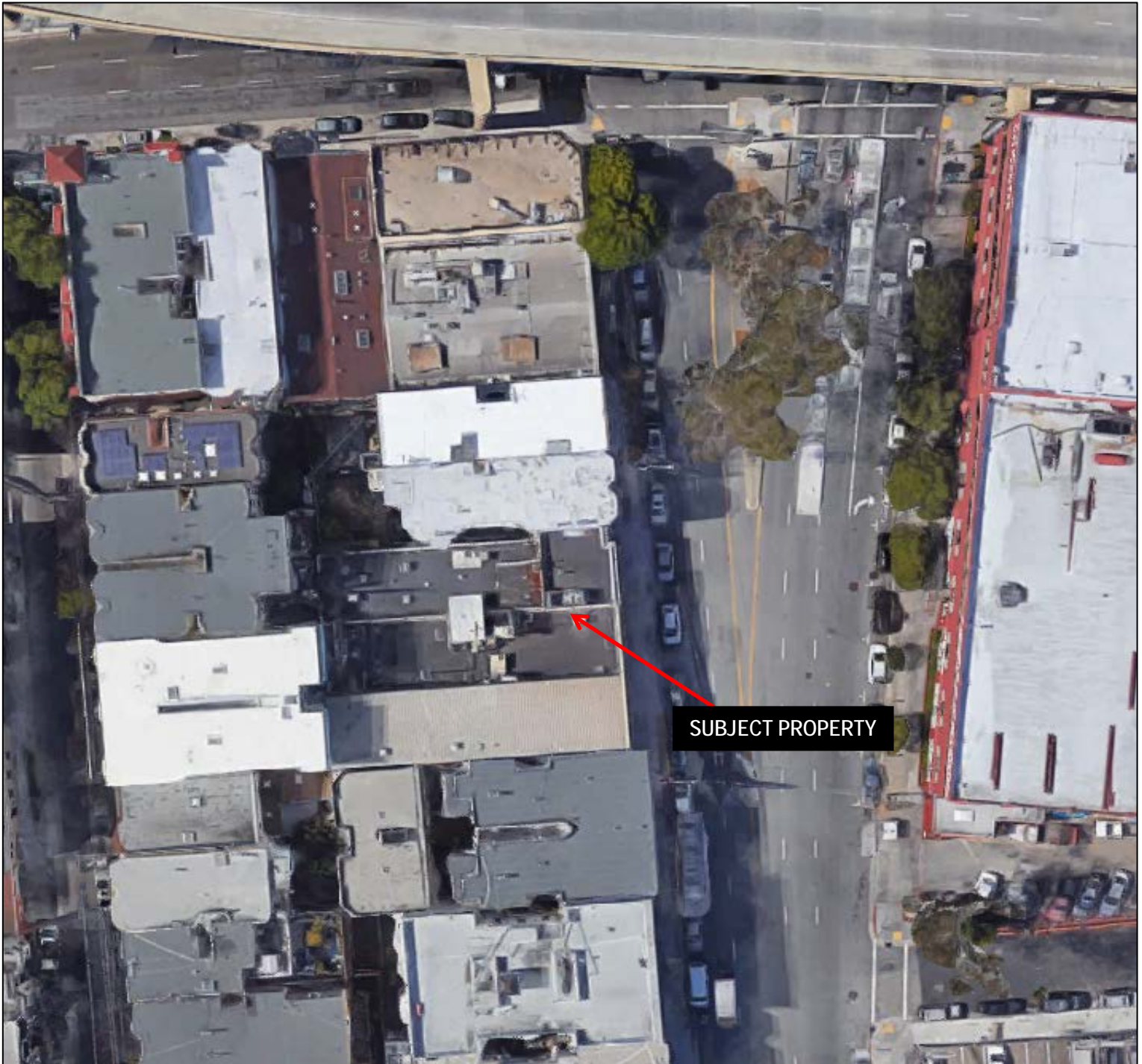


SUBJECT PROPERTY



Large Project Authorization
Case Number 2014-002026ENX
1726-1730 Mission Street

Aerial Photo



SUBJECT PROPERTY



Context Photos

SUBJECT PROPERTY ON MISSION STREET

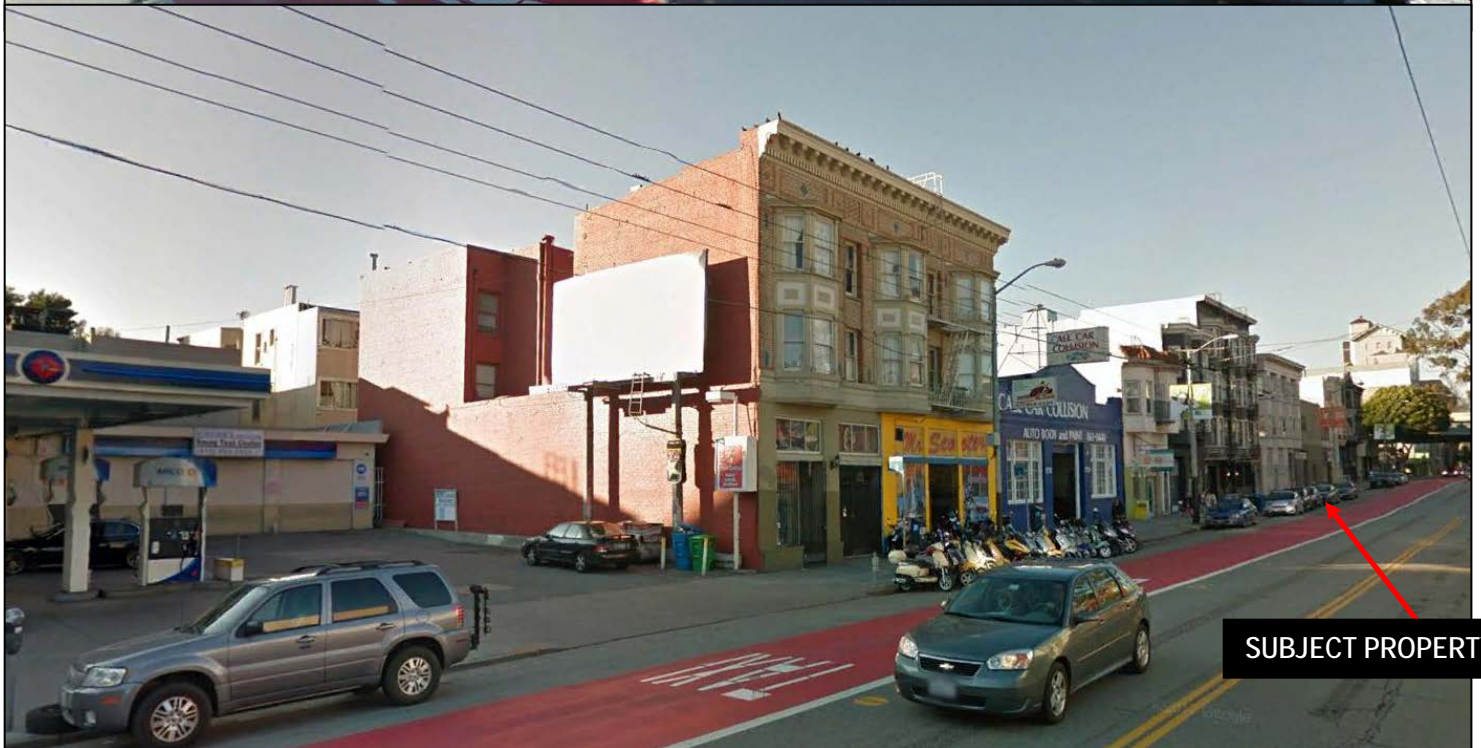
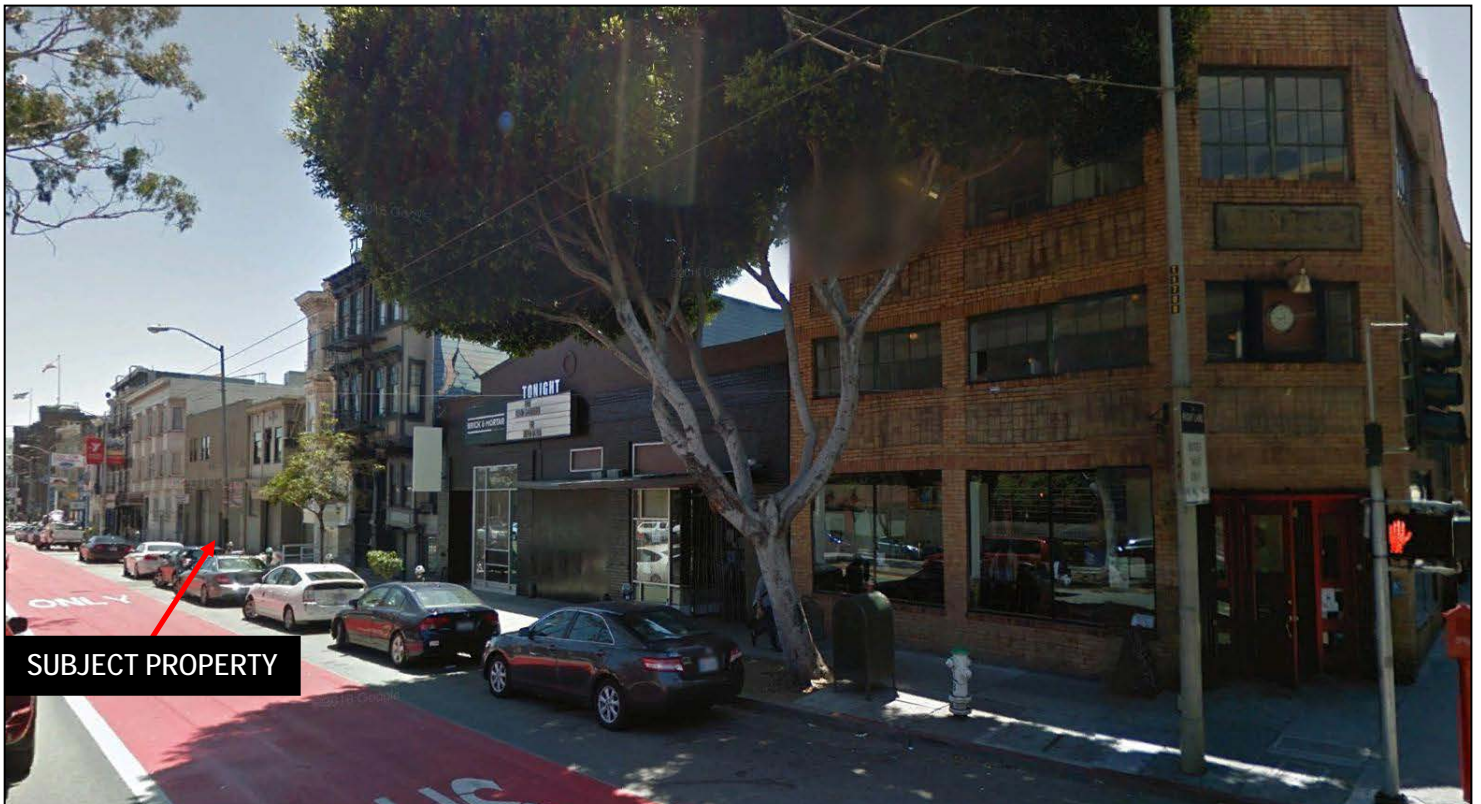


SUBJECT PROPERTY

Large Project Authorization
Case Number 2014-002026ENX
1726-1730 Mission Street

Site Photo

PORTION OF SUBJECT BLOCK ON MISSION STREET



Large Project Authorization
Case Number 2014-002026ENX
1726-1730 Mission Street

Site Photo

PORTION OF OPPOSITE BLOCK ON MISSION STREET



Large Project Authorization
Case Number 2014-002026ENX
1726-1730 Mission Street

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Date: August 16, 2016

To: Applicants subject to Planning Code Section 415 and 419: *Inclusionary Affordable Housing Program*

From: San Francisco Planning Department

Re: **Compliance with the Inclusionary Affordable Housing Program**

All projects that include 10 or more dwelling units must participate in the *Inclusionary Affordable Housing Program* contained in Planning Code Sections 415 and 419. Every project subject to the requirements of Planning Code Section 415 or 419 is required to pay the Affordable Housing Fee. A project may be eligible for an Alternative to the Affordable Housing Fee if the developer chooses to commit to sell the new residential units rather than offer them as rental units. Projects may be eligible to provide rental affordable units if it demonstrates the affordable units are not subject to the Costa Hawkins Rental Housing Act. All projects that can demonstrate that they are eligible for an Alternative to the Affordable Housing Fee must provide necessary documentation to the Planning Department and Mayor's Office of Housing.

Before the Planning Department and/or Planning Commission can act on the project, this Affidavit for Compliance with the Inclusionary Affordable Housing Program must be completed. Please note that this affidavit is required to be included in Planning Commission packets and therefore, must comply with packet submittal guidelines.

The Affidavit is divided into two sections. This first section is devoted to projects that are subject to Planning Code Section 415. The second section covers projects that are located in the Urban Mixed Use (UMU) Zoning District and certain projects within the Mission Neighborhood Commercial Transit District that are subject to Planning Code Section 419. Please use the applicable form and contact Planning staff with any questions.

On June 7, 2016, Proposition C was passed by San Francisco voters to modify Affordable Housing Requirements and trailing legislation was passed by the Board of Supervisors (Ord No. 76-16 and File No. 160255) to implement the increased requirements. Please be aware that the inclusionary requirements may differ for projects depending on when a complete Environmental Evaluation Application (EEA) was submitted with the Department. Please also note that there are different requirements for smaller projects (10-24 units) and larger projects (25+ units). Please use the attached tables to determine the applicable requirement.

For new projects with complete EEA's accepted after January 12, 2016, the Inclusionary Affordable Housing Program includes provisions to allow for mixed income levels. Generally speaking, if the required number of units constructed on-site is 25%, a minimum of 15% of the units must be affordable to low-income households and 10% of the units affordable to low- or moderate/middle-income households. The Average Median Income (AMI) for low income is 55% for rental and 80% for ownership. The AMI for moderate/middle income units is 100% for rental and 120% for ownership. Projects subject to grandfathering must provide the all of the inclusionary units at the low income AMI.

Summary of requirements. Please determine what percentage is applicable for your project based on the size of the project, the zoning of the property, and the date that a complete Environmental Evaluation Application (EEA) was submitted. Chart A applies throughout San Francisco whereas Chart B addresses UMU (Urban Mixed Use District) Zoning Districts.

If the project received its first discretionary approval prior to January 12, 2016, please use the EEA accepted before 1/1/13 column to determine the applicable percentage because projects that received a first discretionary approval prior to January 12, 2016 are not subject to the new requirements included in the trailing legislation associated with Proposition C (Ord. No. 76-16 and File No. 160255).

The Project contains:	The zoning of the property is:	Complete EEA was submitted on:
40 UNITS	UMU	12/31/14

CHART A: Inclusionary Requirements for San Francisco, excluding UMU Zoning Districts.

Complete EEA Accepted: →	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16	After 1/12/16
Fee or Off-site					
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects at or below 120'	20.0%	25.0%	27.5%	30.0%	33.0%
25+ unit projects over 120' in height *	20.0%	33.0%	33.0%	33.0%	33.0%
On-site					
10-24 unit projects	12.0%	12.0%	12.0%	12.0%	12.0%
25+ unit projects	12.0%	13.0%	13.5%	14.5%	25.0%

* except buildings up to 130 feet in height located both within a special use district and within a height and bulk district that allows a maximum building height of 130 feet.

CHART B: Inclusionary Requirements for UMU Districts. Please note that the Middle Income Incentive Alternative regulated in Planning Code Section 419 was not changed by Code amendment (Ord. No. 76-16). Also, certain projects in the SOMA Youth and Family SUD rely upon UMU requirements as stipulated by the Planning Code.

Complete EEA Accepted: →	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16	After 1/12/16
On-site UMU					
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%
Tier A 25+ unit projects	14.4%	15.4%	15.9%	16.4%	25.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	16.0%	17.0%	17.5%	18.0%	25.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	17.6%	18.6%	19.1%	19.6%	25.0%
Fee or Off-site UMU					
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	23.0%	28.0%	30.5%	33.0%	33.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	25.0%	30.0%	32.5%	33.0%	33.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	27.0%	32.0%	33.0%	33.0%	33.0%
Land Dedication in UMU or Mission NCT					
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	40.0%	42.5%	45.0%	35.0%
Tier A 25+ unit > 30K	30.0%	35.0%	37.5%	40.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	45.0%	47.5%	50.0%	40.0%
Tier B 25+ unit > 30K	35.0%	40.0%	42.5%	45.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	50.0%	52.5%	55.0%	45.0%
Tier C 25+ unit > 30K	40.0%	45.0%	47.5%	50.0%	40.0%

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415 & 419



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

4/23/17

Date

I, John Dennis,
do hereby declare as follows:

Is this project an UMU project within the Eastern
Neighborhoods Plan Area?

☒ Yes Tier B ☐ No

(If yes, please indicate Affordable Housing Tier)

A The subject property is located at (address and
block/lot):

1726-1732 Mission

Address

3532 / 004A, 005

Block / Lot

This project is exempt from the *Inclusionary
Affordable Housing Program* because:

- ☐ This project is 100% affordable.
☐ This project is 100% student housing.

B The proposed project at the above address is sub-
ject to the *Inclusionary Affordable Housing Program*,
Planning Code Section 415 and 419 et seq.

The Planning Case Number and/or Building Permit
Number is:

2014-002026

Planning Case Number

Building Permit Number

C This project will comply with the Inclusionary
Affordable Housing Program by:

- ☐ Payment of the Affordable Housing Fee prior
to the first construction document issuance
(Planning Code Section 415.5).
☒ On-site Affordable Housing Alternative
(Planning Code Sections 415.6).
☐ Off-site Affordable Housing Alternative
(Planning Code Sections 415.7):
☐ Land Dedication

This project requires the following approval:

- ☒ Planning Commission approval (e.g. Conditional
Use Authorization, Large Project Authorization)
☐ This project is principally permitted.

The Current Planner assigned to my project within
the Planning Department is:

Linda Ajello Hoagland

Planner Name

D If the project will comply with the Inclusionary Affordable Housing Program through an **On-site** or **Off-site Affordable Housing Alternative**, please fill out the following regarding how the project is eligible for an alternative.

- ☒ **Ownership.** All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.
- ☐ **Rental.** Exemption from Costa Hawkins Rental Housing Act.¹ The Project Sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Sections 1954.50 through one of the following:
- ☐ Direct financial contribution from a public entity.
 - ☐ Development or density bonus, or other public form of assistance.
 - ☐ Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

E The Project Sponsor acknowledges that failure to sell the affordable units as ownership units or to eliminate the on-site or off-site affordable ownership-only units at any time will require the Project Sponsor to:

- (1) Inform the Planning Department and the Mayor's Office of Housing and, if applicable, fill out a new affidavit;
- (2) Record a new Notice of Special Restrictions; and
- (3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.

F Affordability Levels:

No. of Affordable Units: 7	% Affordable Units: 17.5	AMI Level: will comply with applicable requirements
No. of Affordable Units:	% Affordable Units:	AMI Level:

G The Project Sponsor must pay the Affordable Housing Fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document.

H I am a duly authorized agent or owner of the subject property.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day in:

San Francisco
Location

4/23/17
Date

Sign Here

John Dennis
Signature

John Dennis, Managing Member
Name (Print), Title

(415) 673-9800
Contact Phone Number

cc: Mayor's Office of Housing and
Community Development
Planning Department Case Docket

¹ California Civil Code Section 1954.50 and following.

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
40			20	20	

If you selected an On-site or Off-Site Alternative, please fill out the applicable section below. If using more than one AMI to satisfy the requirement, please submit a separate sheet for each AMI level.

☒ **On-site Affordable Housing Alternative** (Planning Code Section 415.6): calculated at % of the unit total.

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
7			4	3	

☐ **Off-site Affordable Housing Alternative** (Planning Code Section 415.7): calculated at % of the unit total.

Number of Affordable Units to be Located OFF-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Principal Project (in sq. feet):		Off-Site Project Address:			
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):		Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:	

☐ **Combination of payment of a fee, on-site affordable units, or off-site affordable units** with the following distribution:

Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. Fee % of affordable housing requirement.

2. On-Site % of affordable housing requirement.

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

3. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Principal Project (in sq. feet):		Off-Site Project Address:			
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):		Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:	

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

Sustainable Living, LLC

Company Name

John Dennis

Name (Print) of Contact Person

1726 Mission Street

Address

San Francisco, CA 94103

City, State, Zip

(415) 305-7200

Phone / Fax

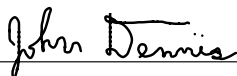
jdennis@foundationre.com

Email

I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:



Name (Print), Title:

Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:

Name (Print), Title:

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Sustainable Living, LLC Attn: John Dennis	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
1582 Union Street, San Francisco, CA 94123	(415) 305-7200
	EMAIL:
	jdennis@foundationre.com

APPLICANT'S NAME:	
Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
	()
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
Reuben, Junius & Rose, LLP Attn: Jody Knight	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
One Bush Street, Suite 600, San Francisco, CA 94104	(415) 567-9000
	EMAIL:
	jknight@reubenlaw.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
John Dennis	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
1582 Union Street, San Francisco, CA 94123	(415) 305-7200
	EMAIL:
	jdennis@foundationre.com

2. Location and Project Description

STREET ADDRESS OF PROJECT:		ZIP CODE:
1726-1732 Mission Street		94103
CROSS STREETS:		
Duboce Avenue/14th Street		
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
3232 / 004A & 005	UMU	68-X

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	0	40	40
<input checked="" type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California? ☐ YES ☒ NO

1a. If yes, in which States? _____

- 1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest? ☐ YES ☐ NO

- 1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property? ☐ YES ☐ NO

If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.

Human Rights Commission contact information
Mullane Ahern at (415)252-2514 or mullane.ahern@sfgov.org

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature:  _____

Date: April 19, 2017

Print name, and indicate whether owner, or authorized agent:

Jody Knight, Authorized Agent

Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

PLANNING DEPARTMENT VERIFICATION:

- ☐ Anti-Discriminatory Housing Policy Form is **Complete**
☐ Anti-Discriminatory Housing Policy Form is **Incomplete**

Notification of Incomplete Information made:

To: _____ Date: _____

BUILDING PERMIT NUMBER(S):	DATE FILED:
RECORD NUMBER:	DATE FILED:
VERIFIED BY PLANNER:	
Signature: _____ Date: _____	
Printed Name: _____ Phone: _____	
ROUTED TO HRC:	DATE:
<input type="checkbox"/> Emailed to: _____	



SAN FRANCISCO
PLANNING
DEPARTMENT

AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

Administrative Code

Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.sfplanning.org>

Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
1726-1732 Mission		3232 / 004A, 005	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
	2014-002026		
PROJECT SPONSOR	MAIN CONTACT	PHONE	
Sustainable Living, LLC	John Dennis	(415) 305-7200	
ADDRESS			
1726 Mission Street			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94103		jdennis@foundationre.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
40	2,250	66 feet / 6 stories	\$12,000,000
ANTICIPATED START DATE			
TBD			

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	
<input type="checkbox"/>	Project is wholly Residential
<input type="checkbox"/>	Project is wholly Commercial
<input checked="" type="checkbox"/>	Project is Mixed Use
<input checked="" type="checkbox"/>	A: The project consists of ten (10) or more residential units;
<input type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
NOTES:	
<ul style="list-style-type: none">If you checked C, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.If you checked A or B, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.For questions, please contact OEWD's CityBuild program at CityBuild@sfgov.org or (415) 701-4848. For more information about the First Source Hiring Program visit www.workforcedevelopmentsf.orgIf the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.	

Continued...

Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.


Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer				Laborer			
Boilermaker				Operating Engineer			
Bricklayer				Painter			
Carpenter				Pile Driver			
Cement Mason				Plasterer			
Drywall/Latherer				Plumber and Pipefitter			
Electrician				Roofer/Water proofer			
Elevator Constructor				Sheet Metal Worker			
Floor Coverer				Sprinkler Fitter			
Glazier				Taper			
Heat & Frost Insulator				Tile Layer/ Finisher			
Ironworker				Other:			
		TOTAL:	TBD			TOTAL:	TBD

- | | | | |
|--|--------------------------|--------------------------|------------|
| | YES | NO | |
| 1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? | <input type="checkbox"/> | <input type="checkbox"/> | TBD |
| 2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? | <input type="checkbox"/> | <input type="checkbox"/> | TBD |
| 3. Will hiring and retention goals for apprentices be established? | <input type="checkbox"/> | <input type="checkbox"/> | TBD |
| 4. What is the estimated number of local residents to be hired? | | | <u>TBD</u> |

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Jody Knight, Attorney and Authorized Agent	jknight@reubenlaw.com	(415) 567-9000
<p>I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.</p> <div style="display: flex; justify-content: space-between;"> <div>  (SIGNATURE OF AUTHORIZED REPRESENTATIVE) </div> <div> April 19, 2017 (DATE) </div> </div>		

FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT CITYBUILD@SFGOV.ORG

Cc: Office of Economic and Workforce Development, CityBuild
 Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848
 Website: www.workforcedevelopmentsf.org Email: CityBuild@sfgov.org

SHEET INDEX

A-0.0	TITLE SHEET	SCALE AS NOTED
A-0.1	PROJECT DATA	NTS
A-0.2A	EXISTING SITE PLAN	SCALE AS NOTED
A-0.2B	PROJECT SITE PLAN	SCALE AS NOTED
A-0.3	YARD ANALYSIS	SCALE AS NOTED
A-0.4A	STREET ELEVATION	NTS
A-0.4B	STREET VIEWS	NTS
A-0.4C	STREET VIEWS	NTS
A-0.5A	STREET PERSPECTIVE	NTS
A-1.1	FLOOR PLAN	SCALE AS NOTED
A-1.2	FLOOR PLAN	SCALE AS NOTED
A-1.3	FLOOR PLAN	SCALE AS NOTED
A-1.4	FLOOR PLAN	SCALE AS NOTED
A-2.1	SECTION	SCALE AS NOTED
A-3.1	ELEVATION	SCALE AS NOTED
A-3.2	ELEVATION	SCALE AS NOTED
A-3.3	ELEVATION	SCALE AS NOTED
A-3.4	ELEVATION	SCALE AS NOTED
A-3.5	LIGHTWELL ANALYSIS	NTS
A-5.2	WALL SECTION	SCALE AS NOTED
D-1.1	EXISTING FLOOR PLAN	SCALE AS NOTED
D-1.2	EXISTING FLOOR PLAN	SCALE AS NOTED

PROJECT DESCRIPTION

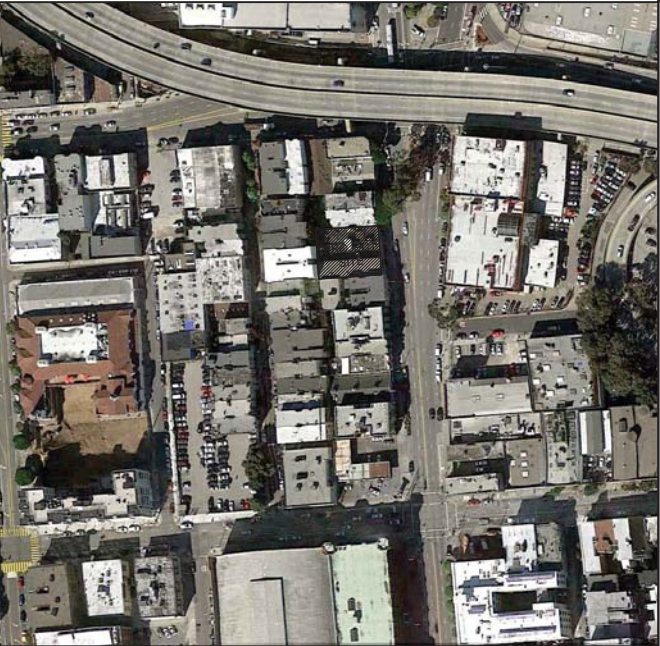
DEMOLISH EXISTING TWO-STORY BUILDING. CONSTRUCT A 6-STORY, 66 FOOT TALL MIXED-USE BUILDING, CONSISTING OF GROUND FLOOR PDR, AND AT GRADE 22 CAR PARKING GARAGE. THERE WILL BE 40 DWELLING UNITS LOCATED ON 5 STORIES ABOVE THE GROUND FLOOR. TOTAL FAR IS 35,893 SF. THE PROJECT PROPOSES 2,250 SF PDR.

PROJECT DATA

PROJECT SITE	1726 MISSION STREET
CROSS STREETS	14TH STREET
ASSESSOR’S PARCEL #	3532 / 4A AND 5
ZONING	UMU
OCCUPANCY TYPE	S-2, R-2, M (PDR)
CONSTRUCTION TYPE	TYPE IIIA
LOT SIZE	7,800 SQ FT
HEIGHT	66’0” TO ROOFLINE
HOUSING UNITS	40 (50% 2BD)
PARKING STALLS	22 STALLS AT GRADE PARKING
BIKE STALLS	RESIDENTIAL=62 CLASS 1 STALLS, 8 CLASS 2 STALLS (3 REQ)

GROSS BUILDING AREA CALCULATION (INCR W/ SPRINKLER) :	
OCCUPANCY	PROPOSED
S2	4,281 SF
R2	27,145 SF
M (PDR)	2,250 SF
MISC. (LOBBY)	2,218 SF
TOTAL	35,893 SF

MAP



PERSPECTIVES



DIRECTORY

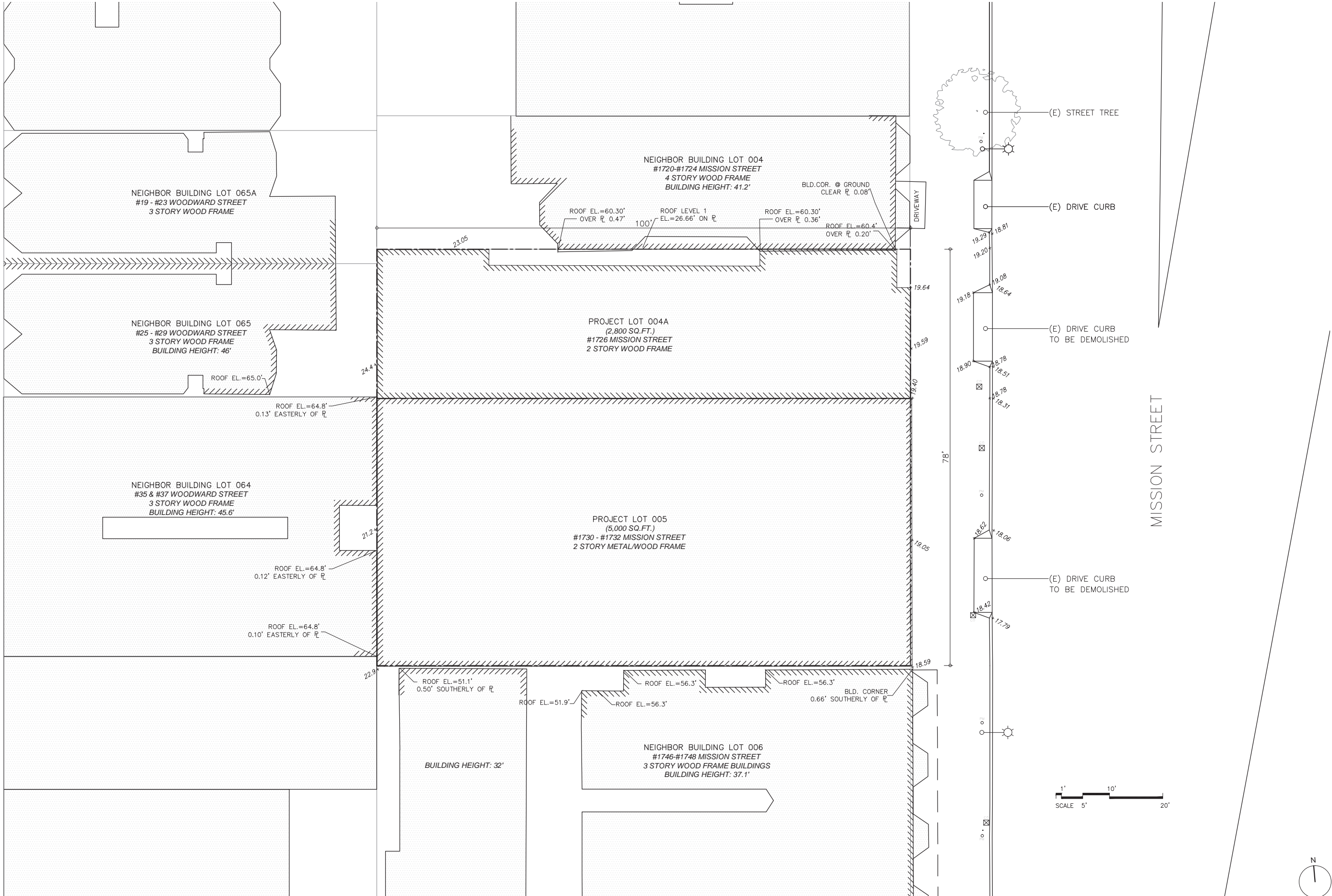
ARCHITECT:	NATOMA ARCHITECTS INC 1022 NATOMA STREET #3 SAN FRANCISCO, CA 94103 t: 415.626.8977 x112 f: 415.626.8978 nkaye@saitowitz.com	NEIL KAYE
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REVISIONS	

OWNER:
SUSTAINABLE LIVING LLC 1592 Union Street, SAN FRANCISCO, CA 94123
ARCHITECT:
STANLEY SAITOWITZ NATOMA ARCHITECTS Inc. 1022 Natoma Street, No. 3 San Francisco, CA 94103 T 415.626.8977 F 415.626.8978

1726 MISSION
1726 MISSION STR, SAN FRANCISCO, CA

TITLE:	
TITLE SHEET	
SET:	PLANNING
DATE:	05-01-2017
SCALE:	NTS
DRAWN:	SS/NAI © 2017 NATOMA ARCHITECTS INC.
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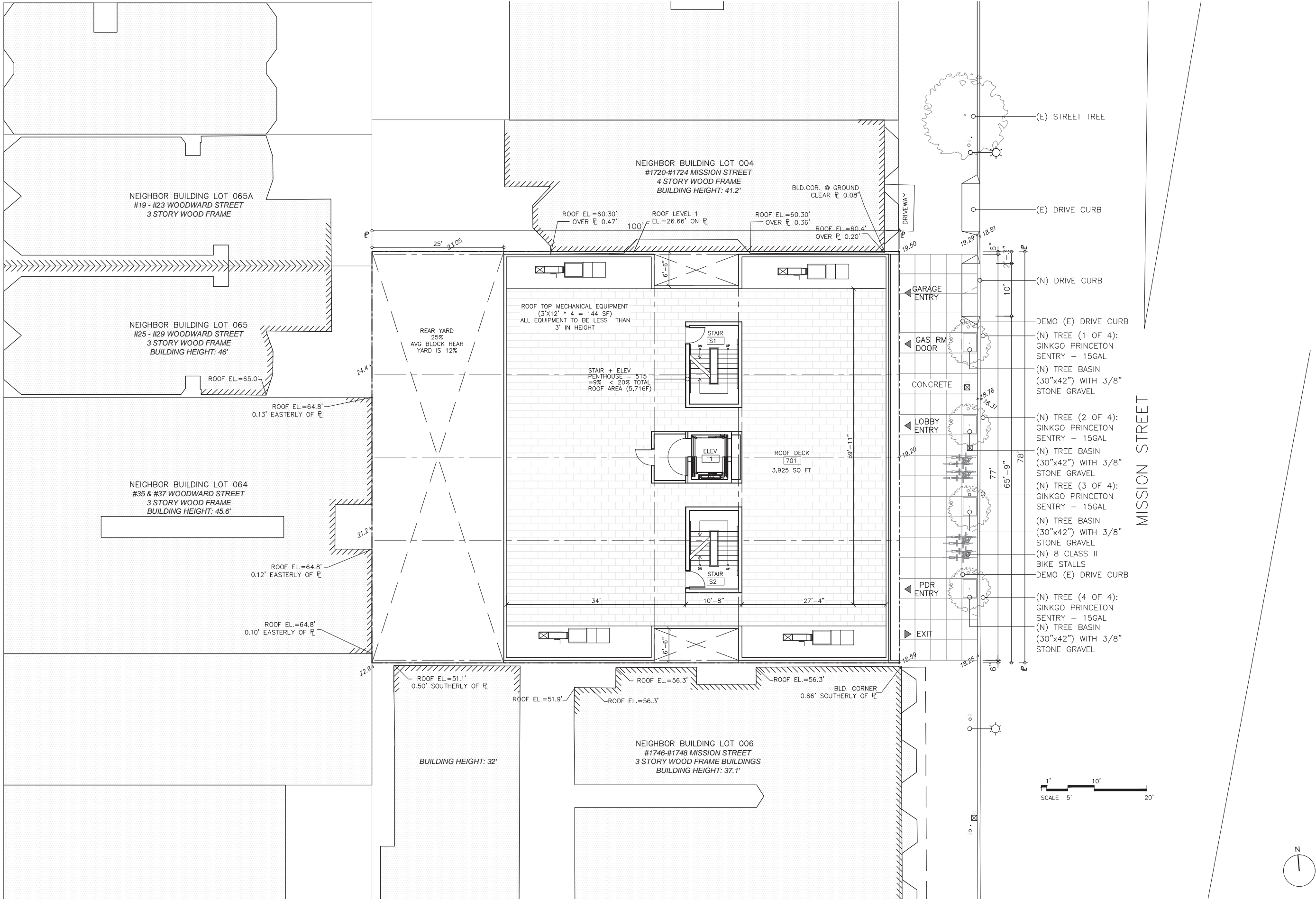
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1726 MISSION

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TITLE: EXISTING SITE PLAN	
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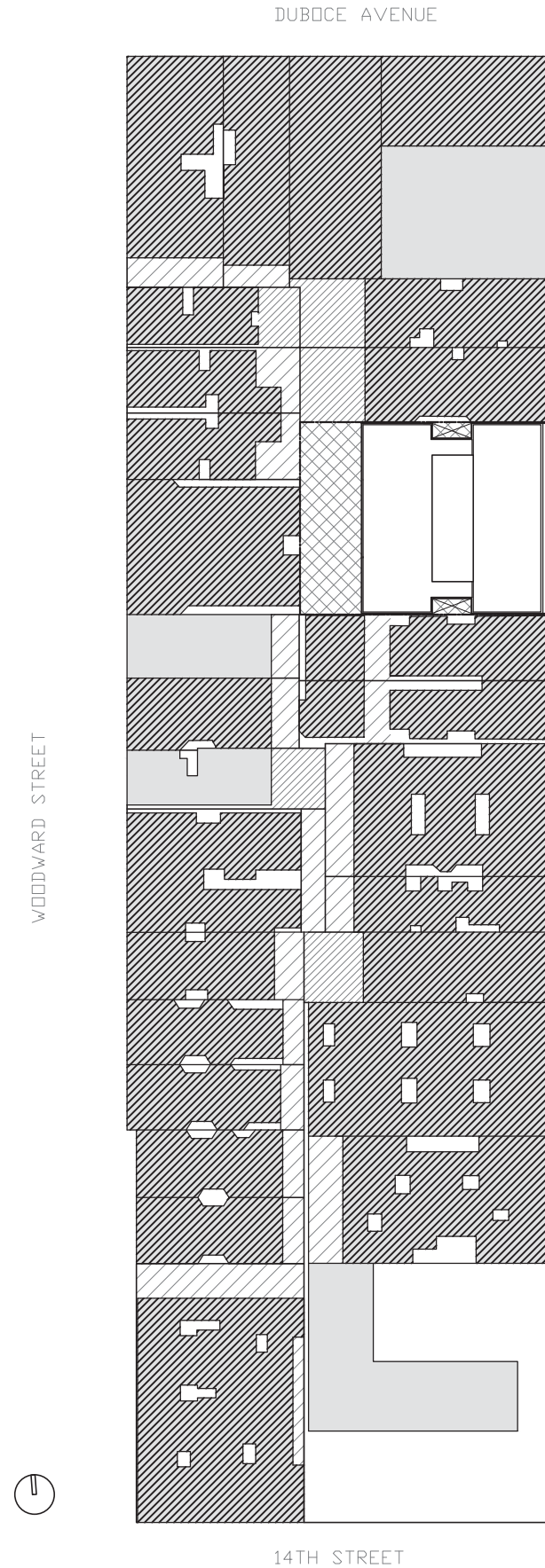
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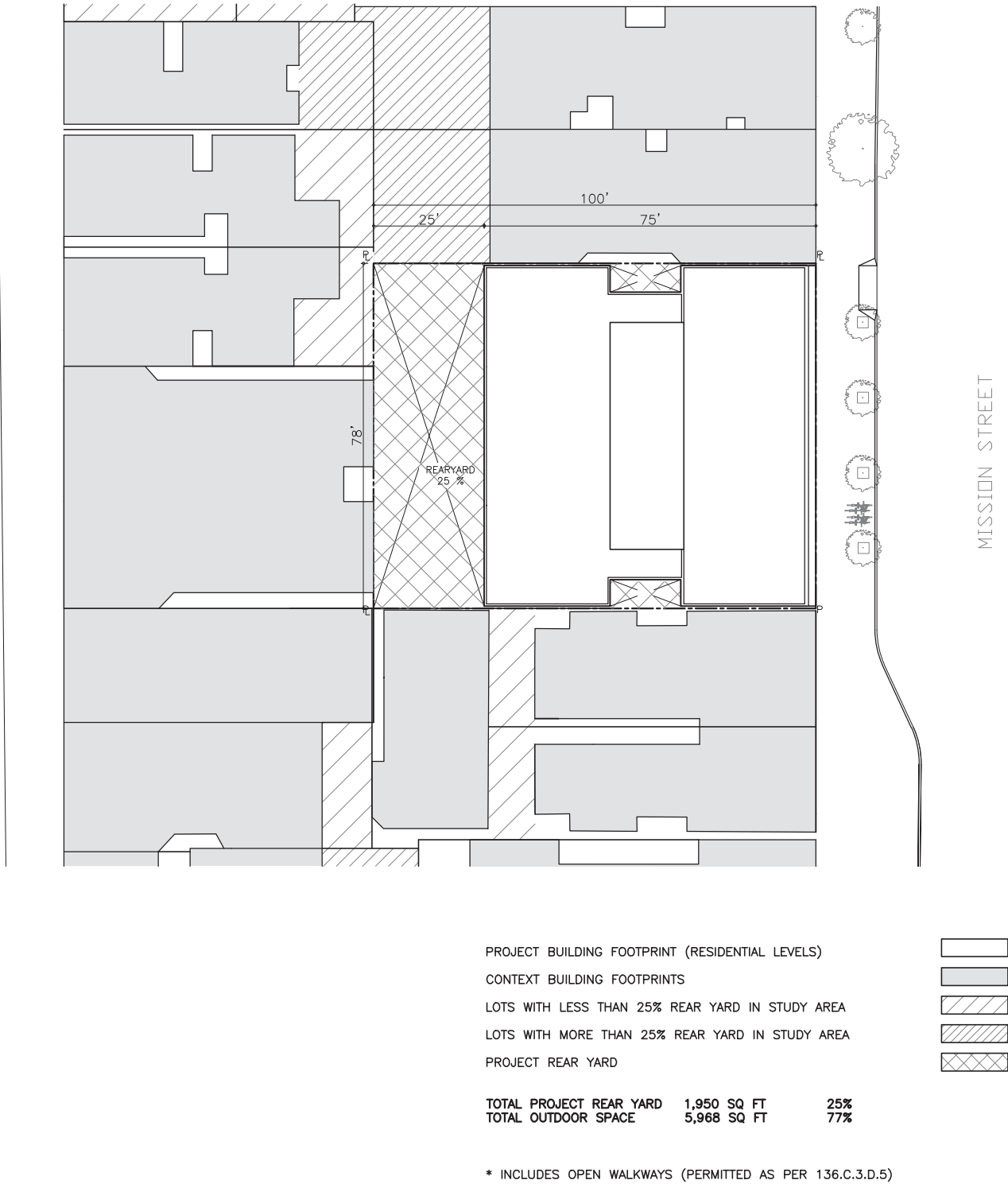
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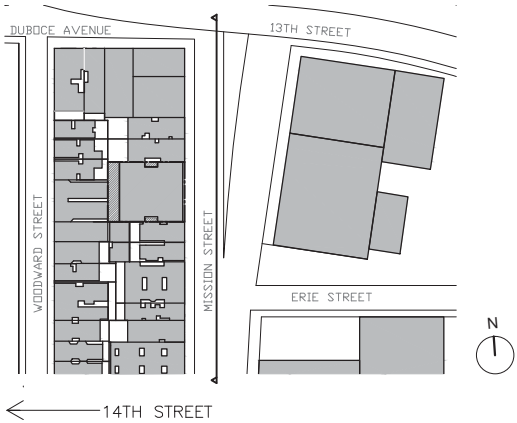
PROJECT BUILDING FOOTPRINT	
CONTEXT HISTORICAL BUILDING FOOTPRINTS	
CONTEXT NON-HISTORICAL BUILDING FOOTPRINTS	
LOTS WITH LESS THAN 25% REAR YARD IN STUDY AREA	
LOTS WITH MORE THAN 25% REAR YARD IN STUDY AREA	
PERCENTAGE OF LOTS WITH LESS THAN 25% REAR YARD IN STUDY AREA	87.8%
PERCENTAGE OF LOTS WITH 25% REAR YARD IN STUDY AREA	11.9%
AVERAGE REAR YARD AREA OF LOTS IN STUDY AREA	12.2%
PROJECT REAR YARD	25%

ADJACENT BLOCK REAR YARD ANALYSIS 1/32"=1' 1



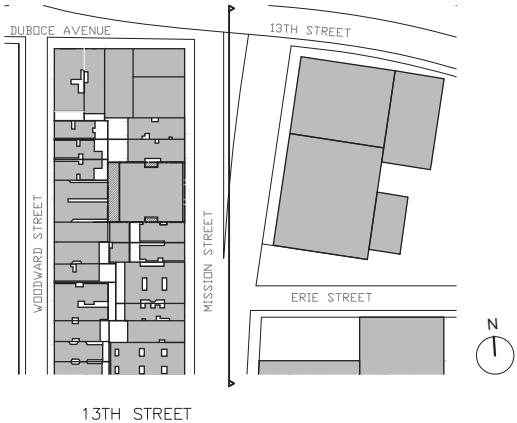
YARD ANALYSIS 1/16"=1' 2

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TITLE: YARD ANALYSIS	
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MISSION STREET WEST ELEVATION

1



MISSION STREET EAST ELEVATION

2

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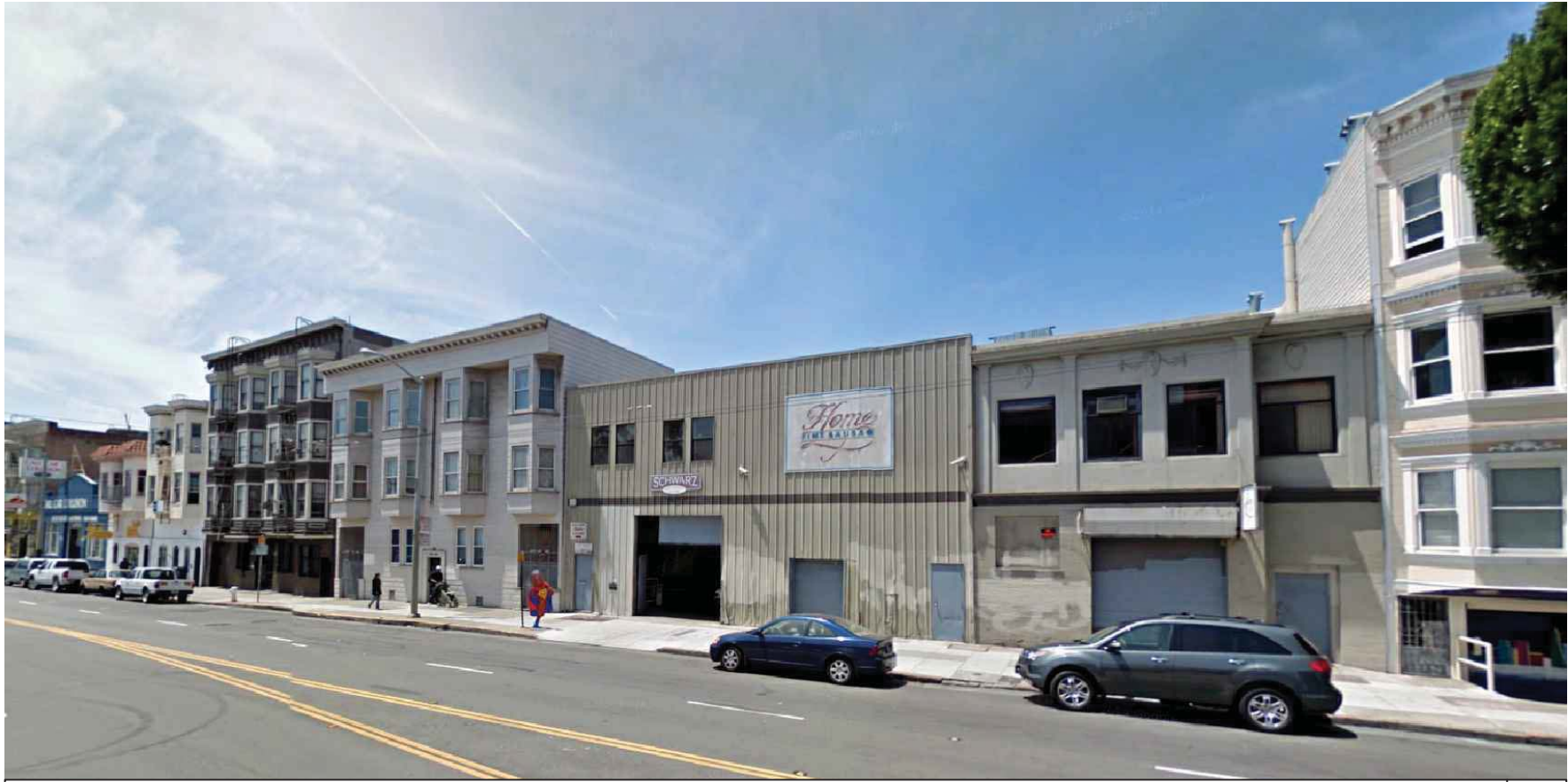
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CONTEXT

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NORTH-EAST VIEW ON MISSION ST

1



SOUTH-EAST VIEW ON MISSION ST

2

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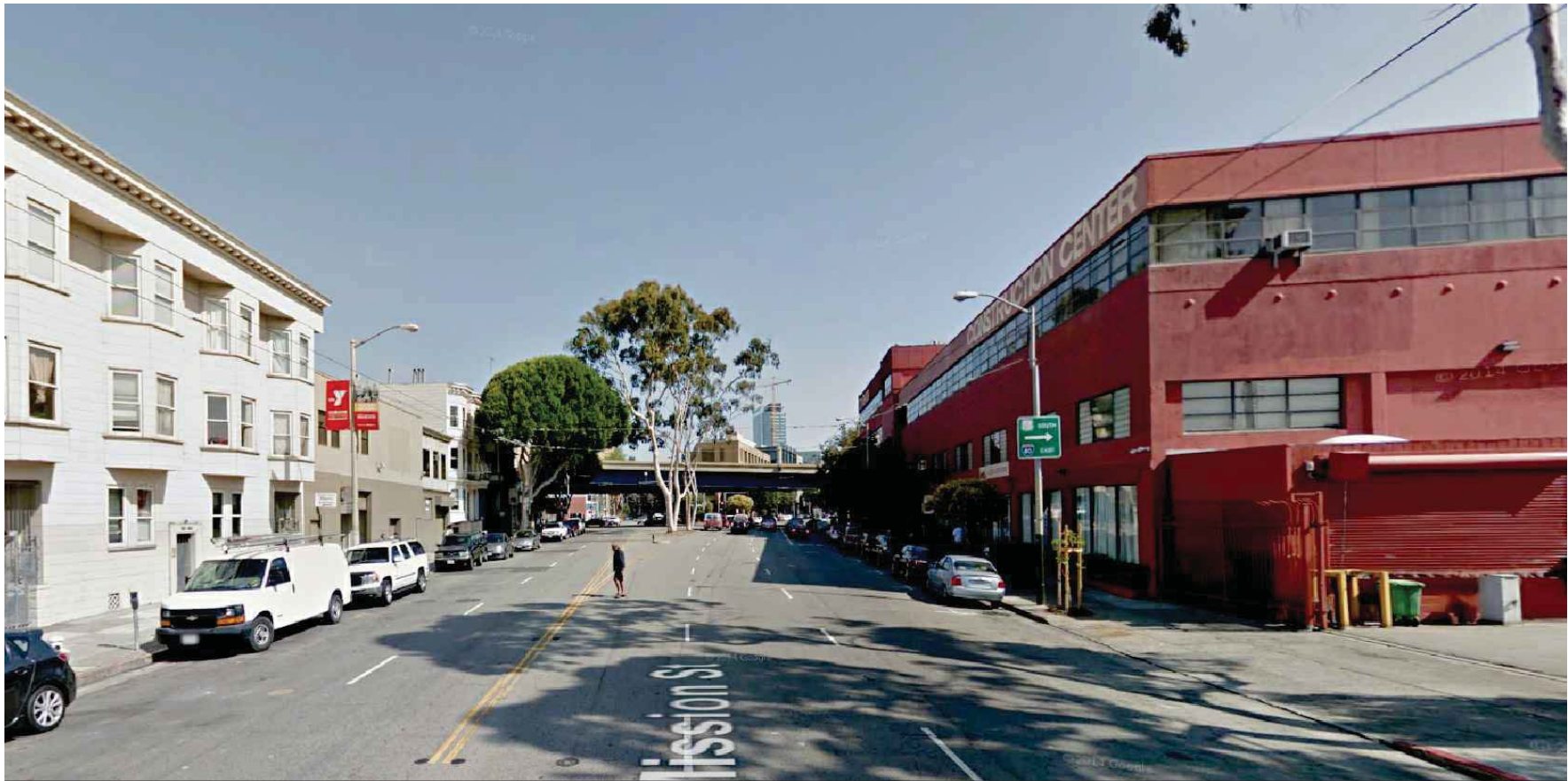
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VIEW TOWARDS SOUTH ON MISSION ST

1



VIEW TOWARDS NORTH ON MISSION ST

2

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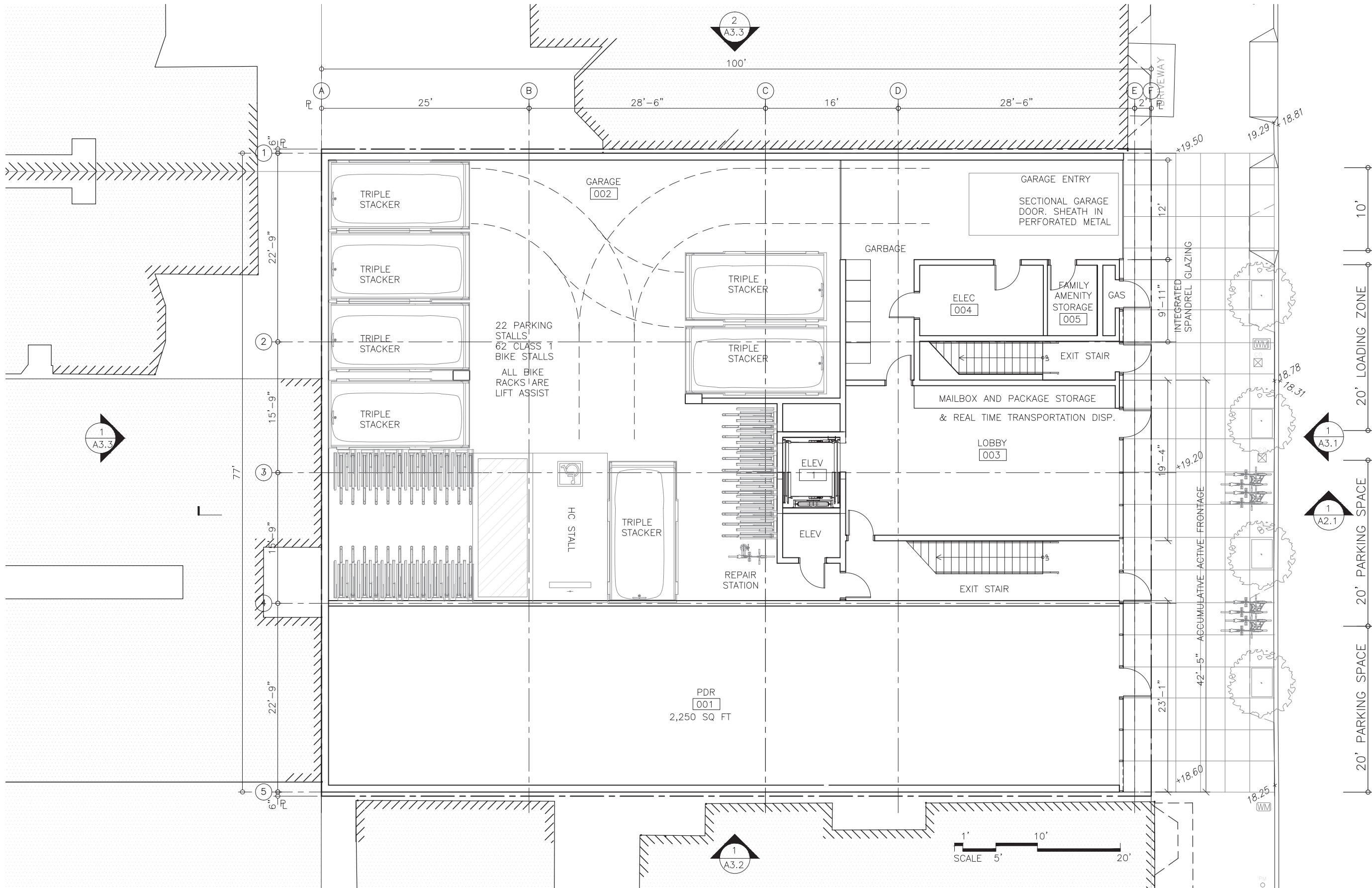
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TITLE:
**PERSPECTIVE
RENDERING**

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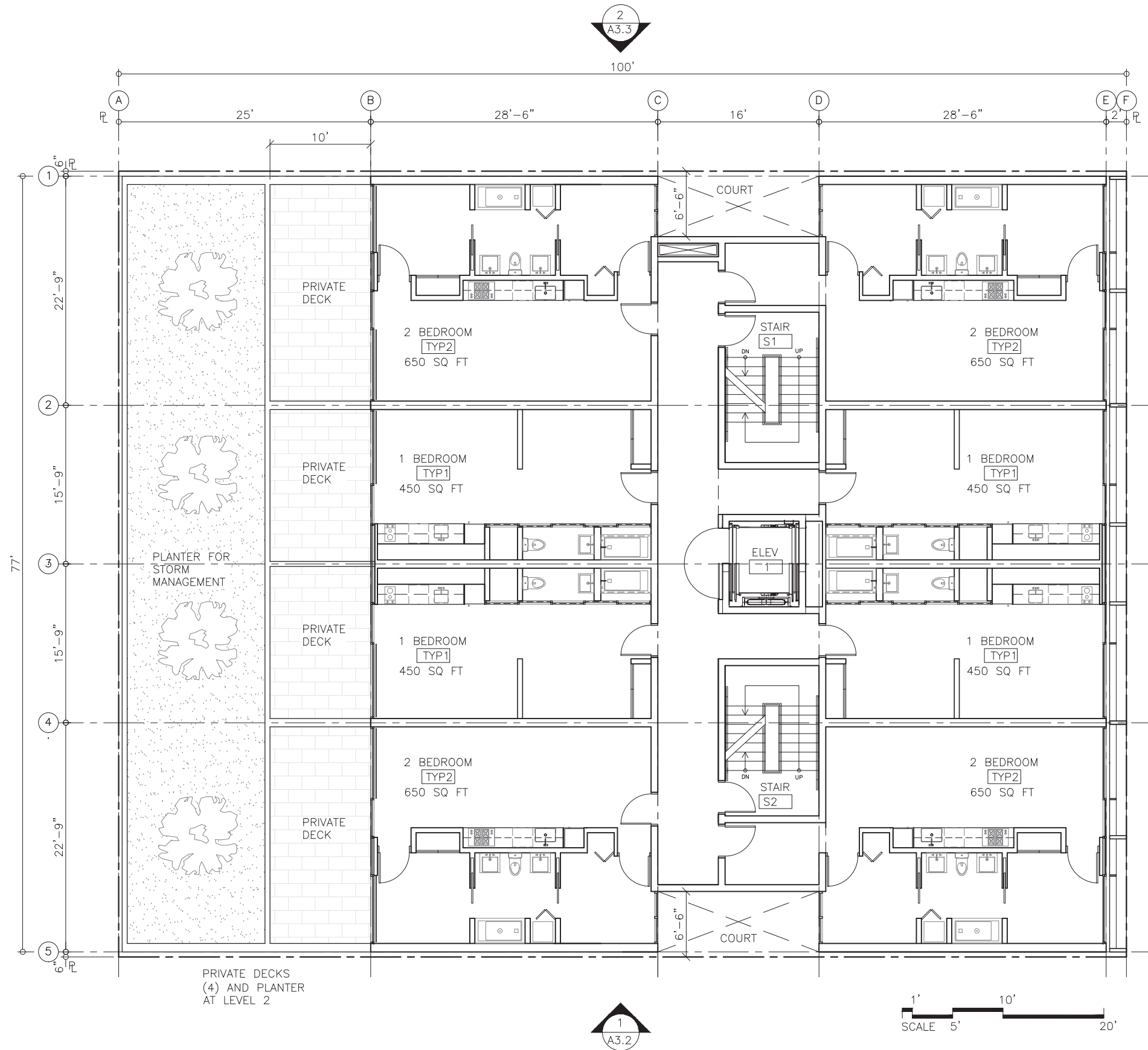
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SET:	PLANNING
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GROUND FLOOR PLAN 1



PRIVATE DECKS
(4) AND PLANTER
AT LEVEL 2

MISSION STREET

1' 10' 20'
SCALE 5'

LEVEL 2, 3, 4 FLOOR PLAN



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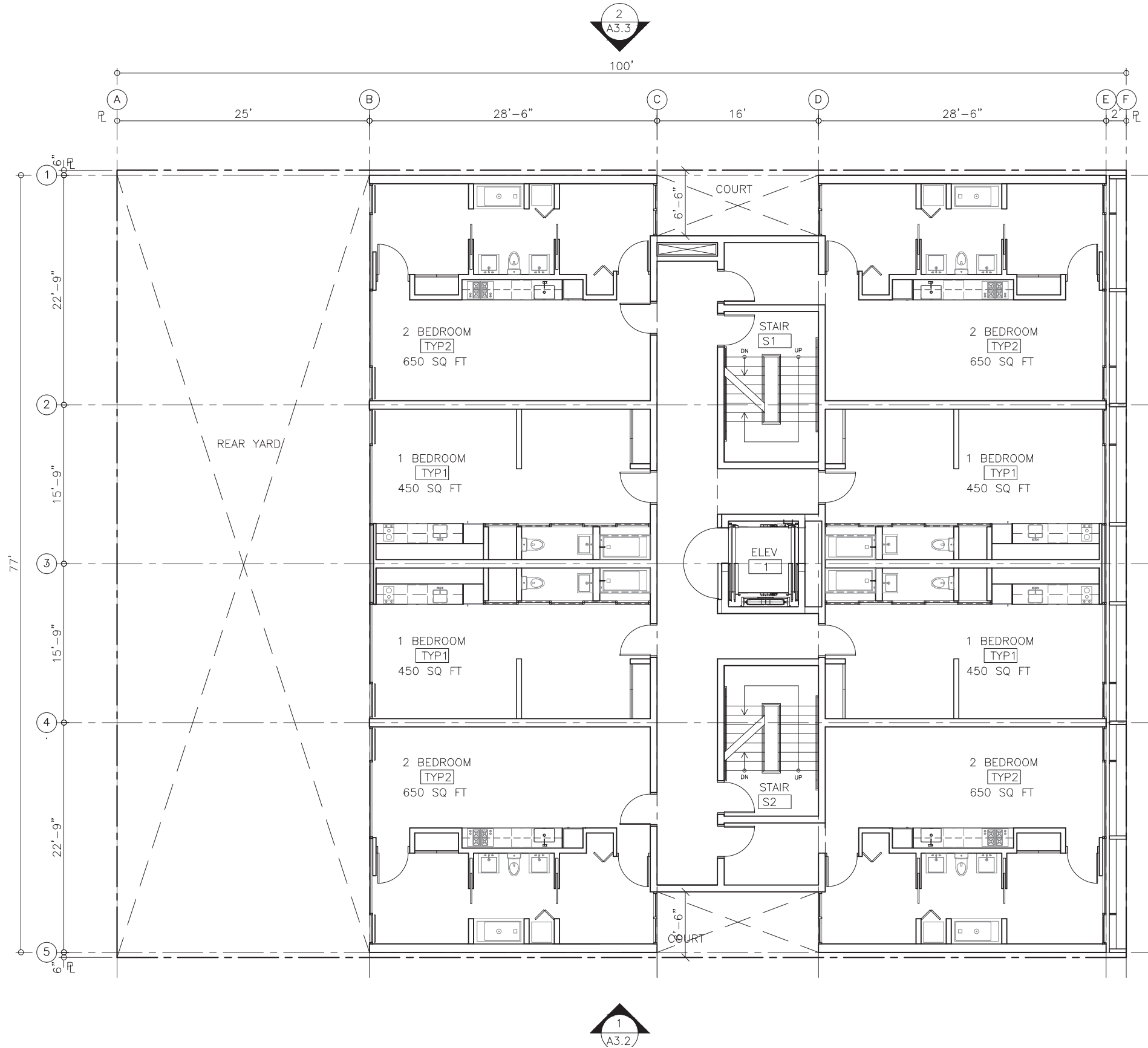
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TITLE:
PLAN

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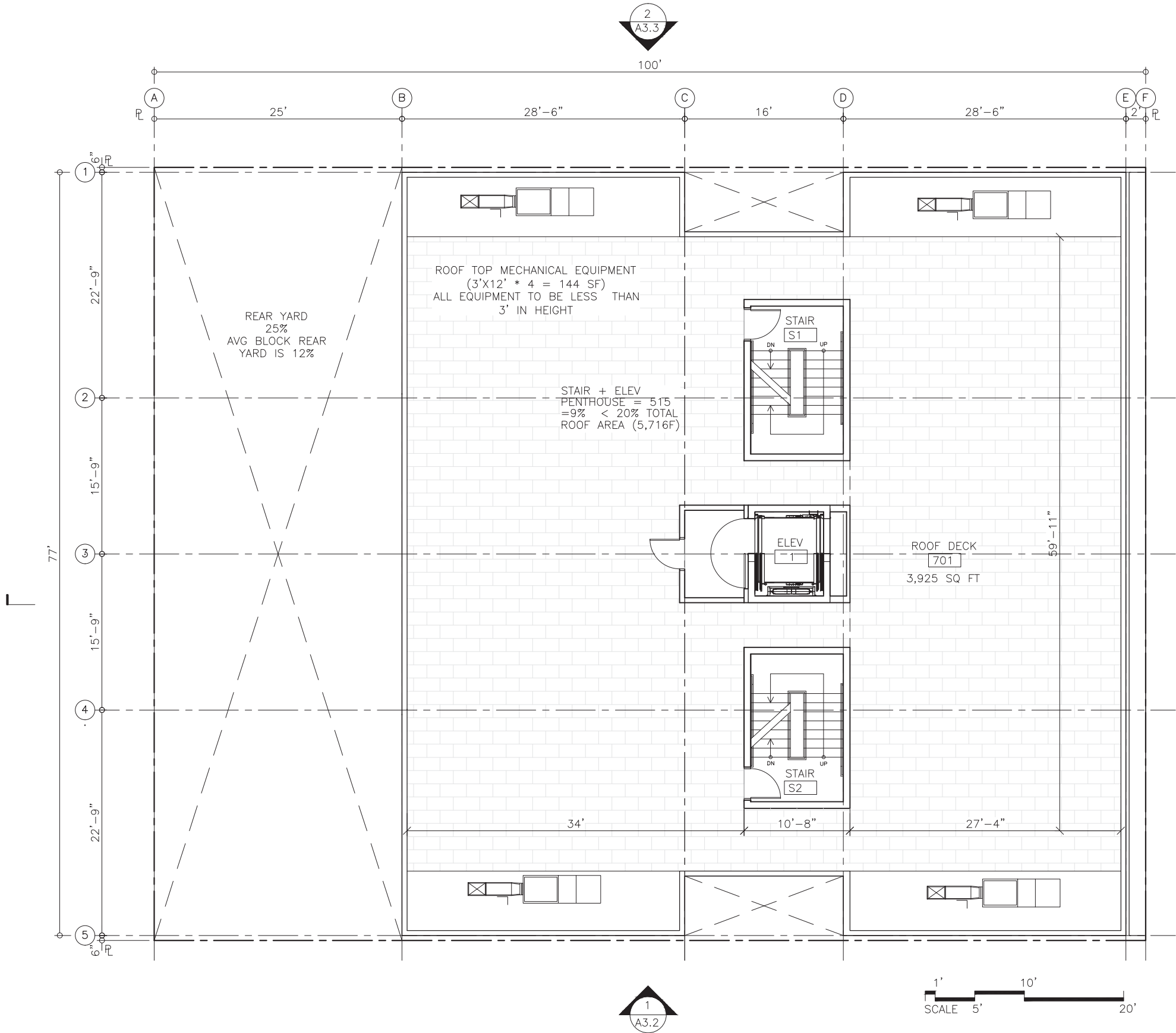
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TITLE: PLAN	
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LEVEL 5, 6 FLOOR PLAN

1



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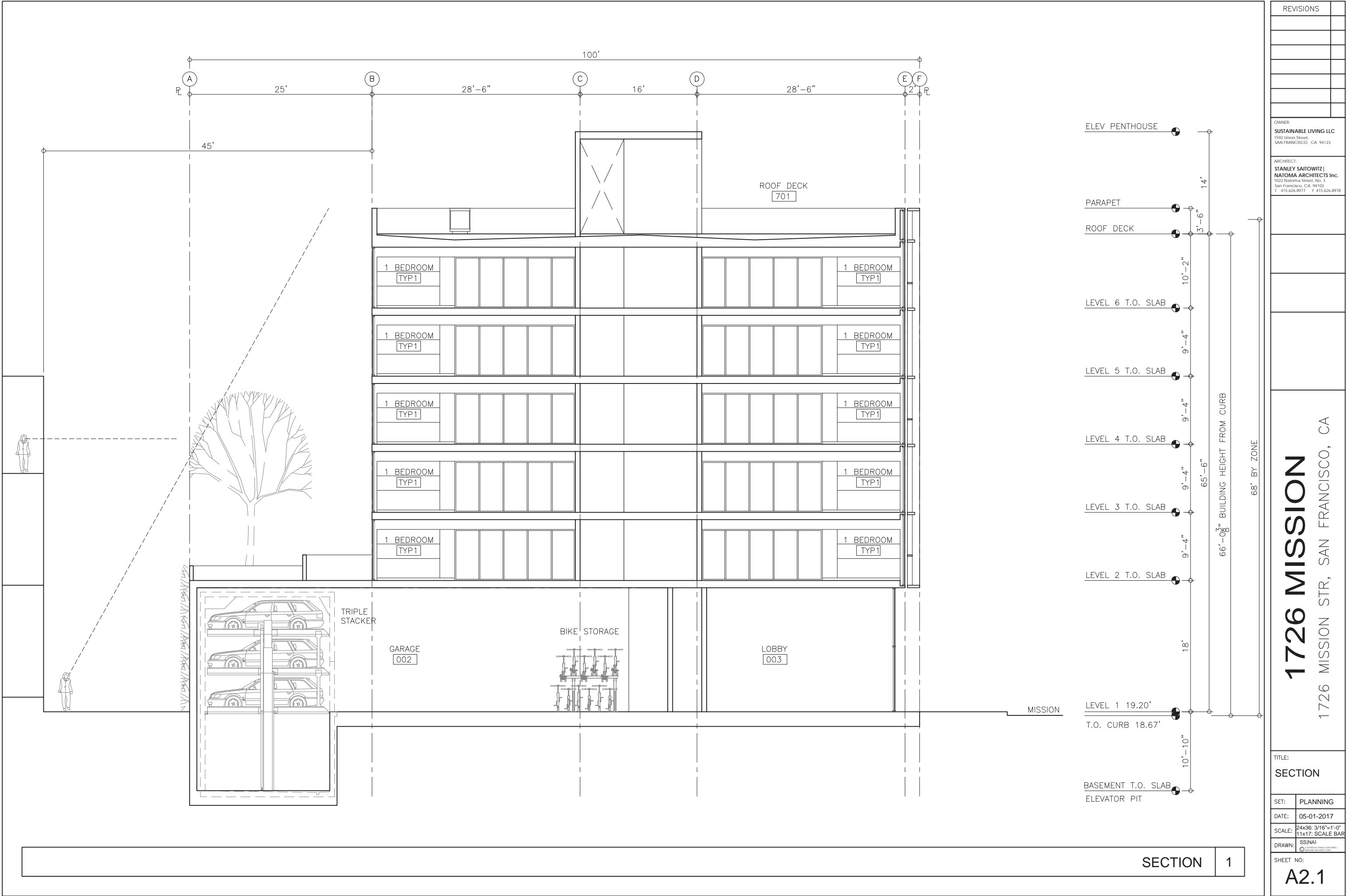
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ROOF PLAN

1



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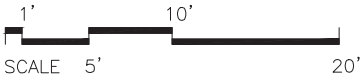
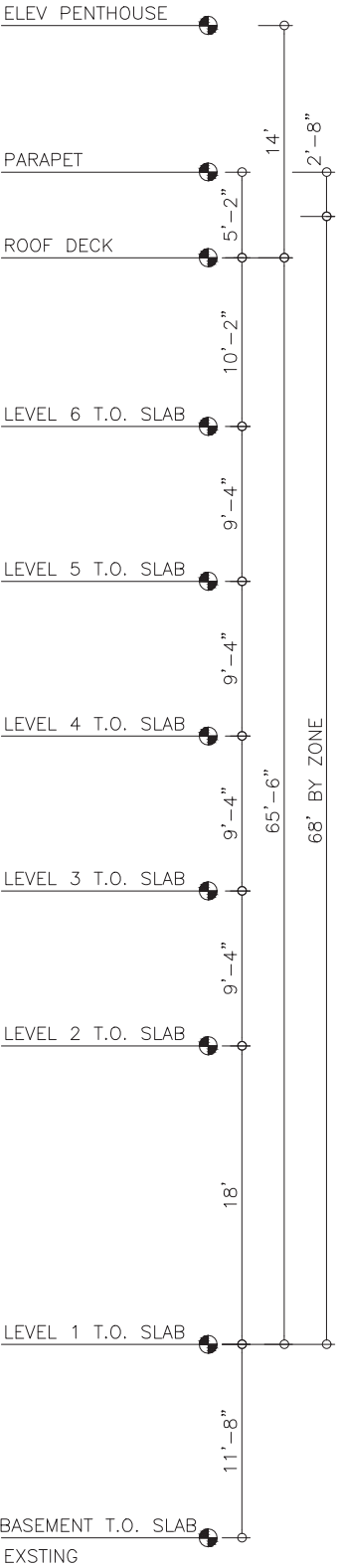
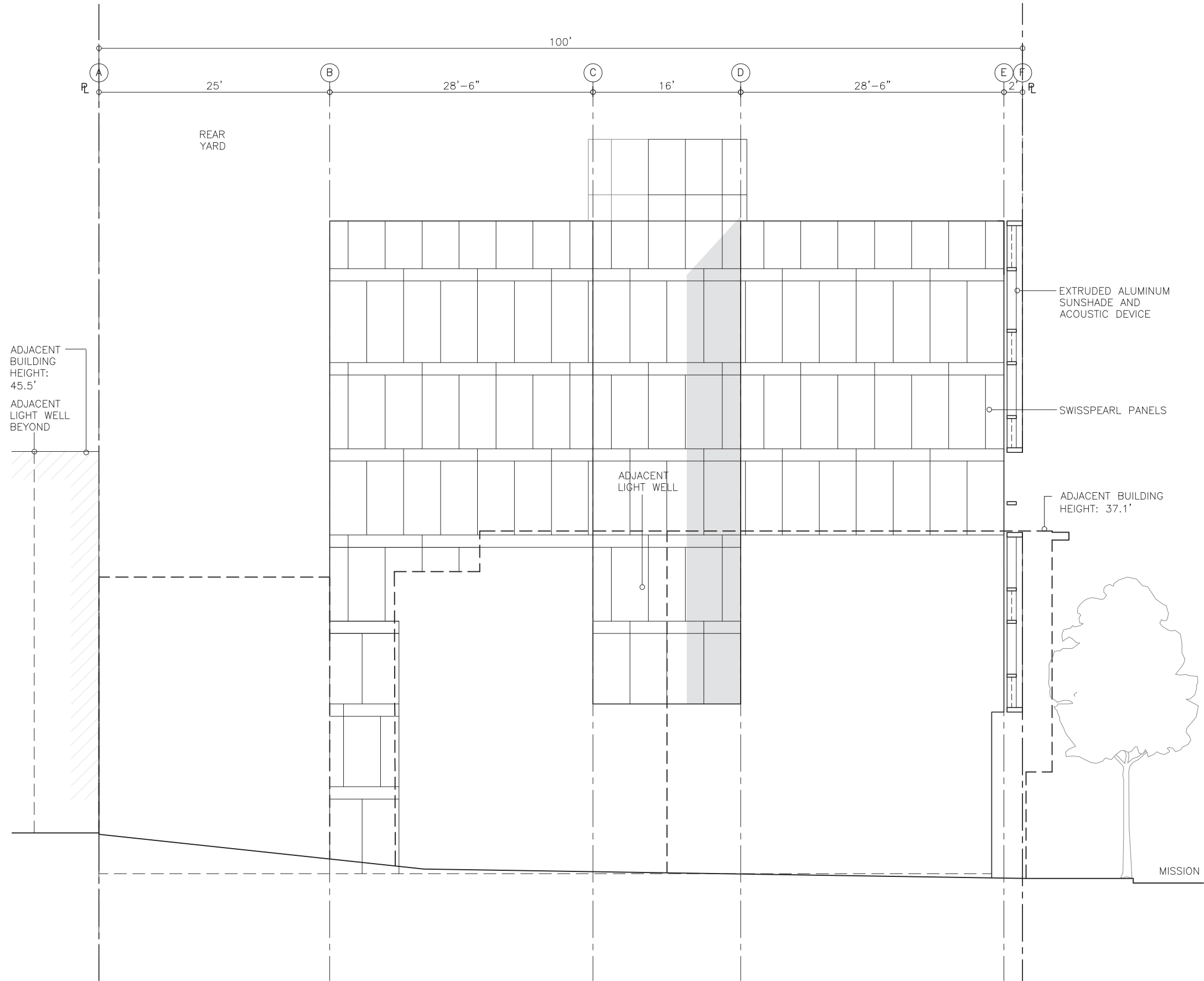
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TITLE: SECTION	
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SOUTH ELEVATION

1

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TITLE:
ELEVATION

SET: **PLANNING**

DATE: **05-01-2017**

SCALE: **24x36: 3/16"=1'-0"**
11x17: SCALE BAR

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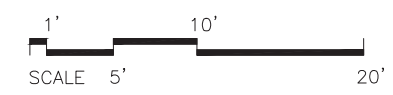
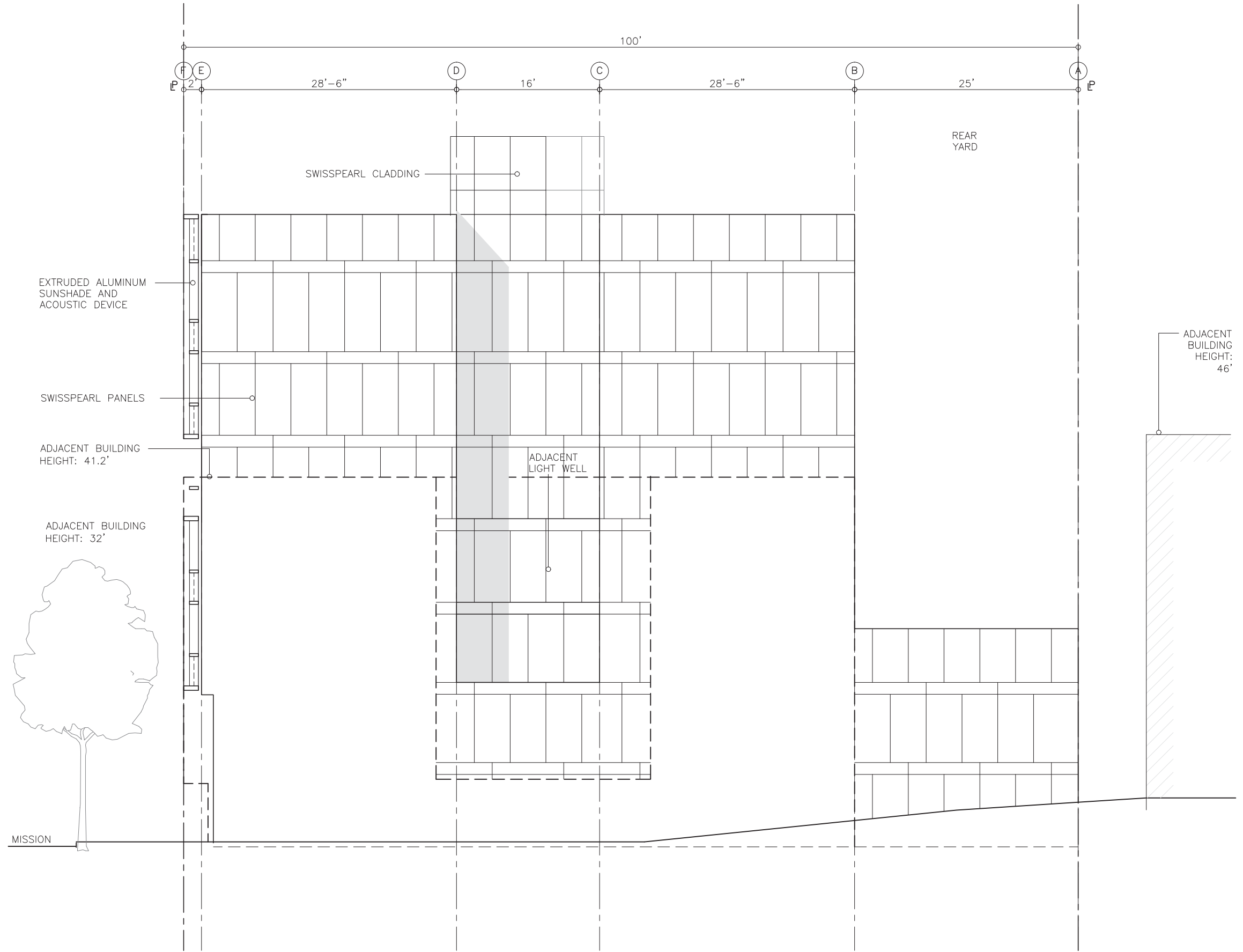
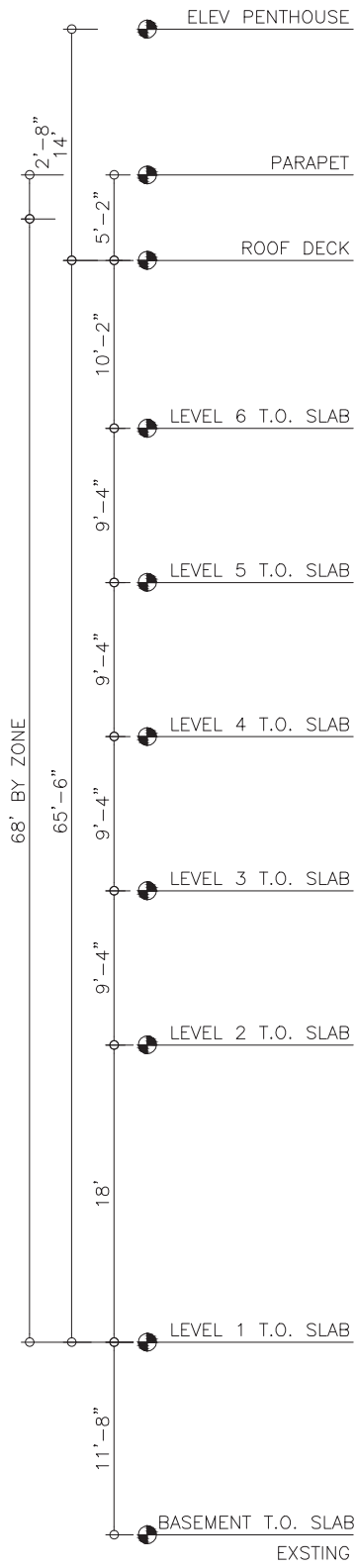
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WEST ELEVATION

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TITLE: ELEVATION	
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NORTH ELEVATION

1

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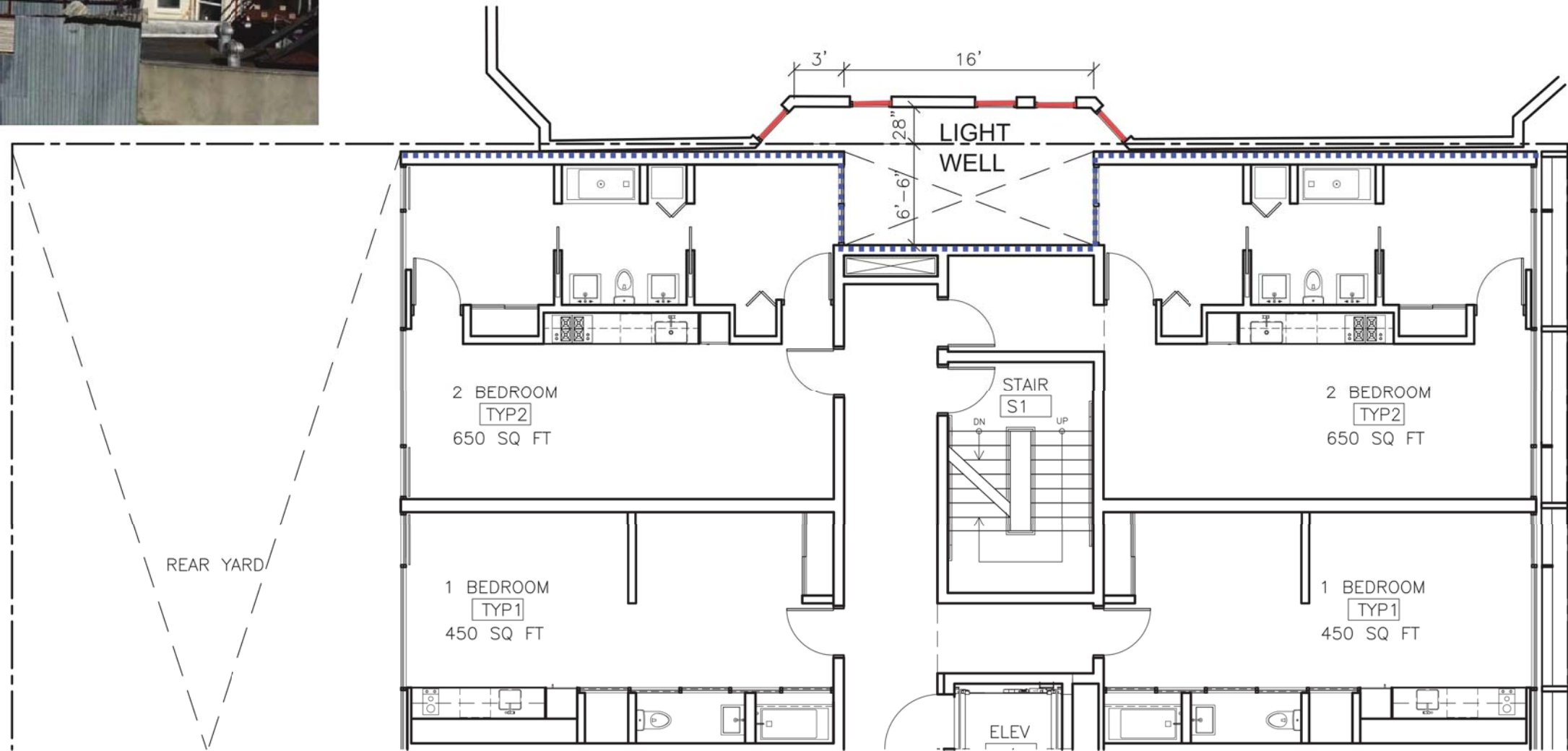
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TITLE:
ELEVATIONS

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— LOT 004 WINDOWS
.... PROJECT ENVELOPE

RELATIONSHIP OF LOT 004 PROPERTY LINE
WINDOWS TO PROJECT NORTH LIGHT WELL

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TITLE:
**LIGHTWELL
PLAN**

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A5.2



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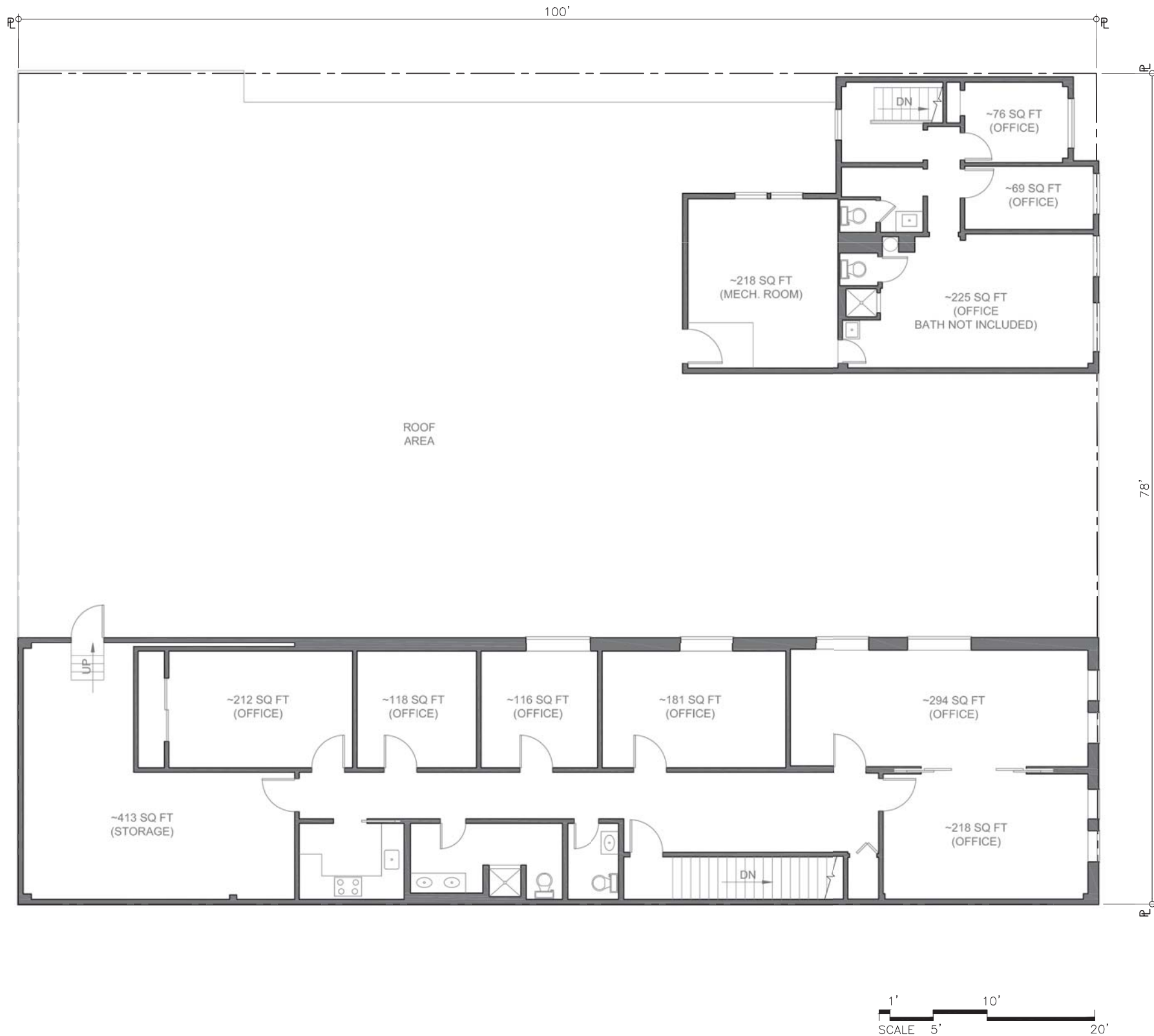
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REUBEN, JUNIUS & ROSE, LLP

May 5, 2017

Delivered by Email (linda.ajellohoagland@sfgov.org)

President Rich Hillis and Commissioners
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94107

**Re: 1726-1732 Mission Street
Planning Case Number: 2014-2026
Hearing Date: May 18, 2017
Our File No.: 8584.01**

Dear President Hillis and Commissioners:

This office represents Sustainable Living LLC (“**Project Sponsor**”), which proposes to replace a building located at 1726-1732 Mission Street (“**Site**”) currently used for owner storage and office space with ground-floor PDR space and 40 mixed-income residential units above, half of which will feature two bedrooms (the “**Project**”). The Project proposes a six-story, 66-foot high mixed use building on an infill site on Mission Street between 13th and 14th Streets within easy walking distance to numerous transit options. It will provide inclusionary units on-site and add much-needed PDR space to the Mission.

A. Project Benefits

The benefits of the Project include the following:

- 1. The Project proposes to provide a large PDR space for one or more tenants.**
1726 Mission does not currently house any PDR uses. Although 900 square-feet of ground floor retail was originally contemplated, at the Planning Department and neighborhood’s request the space was enlarged (with parking reduced) and converted to 2,250 square feet of PDR space. New construction PDR space is severely lacking throughout San Francisco and particularly in the Mission; the Project would address this shortage.
- 2. The Project contributes housing to the City, including affordable units on-site.**
The Project will comply with the inclusionary housing ordinance by providing on-site

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin
Tuija I. Catalano | Jay F. Drake | Matthew D. Visick | Lindsay M. Petrone | Sheryl Reuben¹
Thomas Tunny | David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight
Chloe V. Angelis | Louis J. Sarmiento, Jr. | Corie A. Edwards | Jared Eigerman^{2,3} | John McInerney III²

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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affordable ownership units. Based on current rates, 7 of its 40 total units will be affordable to low-income households. The Project proposes an even mix of one-bedroom and two-bedroom units, adding 20 family-friendly units to the City's housing stock. The Project will also contribute significant impact fees to the City.

3. **The Project is completely Code compliant.** Unlike the vast majority of projects that come before the Planning Commission—and in particular new ground-up projects on relatively small lots in dense parts of the city—the Project is completely Code compliant. A significant change was made when the Project expanded the previously-proposed 15-foot rear yard to a Code-complaint 25-foot rear yard. The Project is before the Commission because all new construction over 25,000 square feet requires a Large Project Authorization, even a project that does not request any exceptions from the Planning Code.
4. **The Project has undergone significant neighbor and community vetting.** The Project Sponsor has been committed to neighborhood engagement since the outset of the entitlement process. It has conducted numerous community meetings and follow-up discussions with interested parties, including neighbors along Woodward Street and community representatives.

B. Community and Neighborhood Outreach

From the outset, the Project Sponsor—a San Francisco based company—has been committed to transparency and to community engagement. The Sponsor has held three separate community meetings and numerous smaller meetings to listen to feedback and comments about the project.

Residents that live near the Project Site, as well as registered neighborhood groups, were invited to three meetings, starting in May 2015 and continuing until December 2016. The Project team has also met individually with neighbors. In February 2016, an on-site meeting was held for the Woodward Street neighbors to review an updated project design that included the expansion of the rear yard from 15 feet to 25 feet and the addition of a living green wall separating the Project Site from the backyards of the residents on Woodward Street. The Project Sponsor is partnering with Friends of the Urban Forest to sponsor new greening along Woodward Street. Support letters from one or more Woodward Street residents are expected prior to hearing.

In March 2016, the Project team invited interested Mission Street neighbors to a meeting to receive an update on plans. At this meeting, neighbors asked questions and received answers

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about design and construction impacts. At the request of the Mission Street neighbors, the final transportation memo was provided with an invitation to meet with the Project team to receive answers to questions.

The Project Sponsor's outreach and engagement also included the larger Mission community. On March 17, 2017, members of the Project team met with Rick Hall and Peter Papadopoulos, along with Planning Department staff, to discuss the project. To-date, these community representatives have not requested a follow-up meeting or discussion. To ensure the PDR space will be feasible for future makers, the Project Sponsor met with SF Made to discuss its programming and design. The Project team will continue to work with the group after entitlement and permitting to look for PDR tenants which will be compatible with the residential use and serve the neighborhood and City at large. Local entertainment venues and merchants have all been provided with information about the project, and given an opportunity to meet with the sponsor team. The Project Sponsor also sought and received the endorsement of the San Francisco Housing Action Coalition (**Exhibit A**). Note that since that endorsement, the Project has reduced car parking and increased bicycle parking as requested by HAC.

C. Detailed Project Description and Building Design

The Site previously contained a sausage factory and offices. It was converted to retail in 2002, and currently contains Project Sponsor's office and storage.

The Project will include 40 dwelling units on 5 stories above the ground floor, which will include 20 one-bedroom units and 20 two-bedroom units. The Project will also include 2,250 square-feet of ground floor PDR space, an at-grade 22 car parking garage that will not be visible from Mission Street, as well as 60 Class 1 and 8 Class 2 bicycle parking spaces.

The Project provides a 25% rear yard on a block that has no consistent pattern of mid-block open space. Common open space will be provided by a 3,925-square-foot roof deck. In addition, the four second floor units facing the rear yard each have either a 150 or 235-square-foot balcony, and the units facing Mission Street have Juliet balconies. The proposed open glass lobby and PDR space are intended to activate the street frontage and enhance the pedestrian experience on this stretch of Mission Street.

The massing of the project responds to the immediately adjacent properties. With its 25% rear-yard—significantly larger than the block norm—the Project matches adjacent properties' rear yards, preserving their privacy and open space. Light to the adjacent

properties is further protected through light wells that are significantly deeper than what is ordinarily required.

The strong vertical rhythm of the front facade is sympathetic toward and in the same language as the adjacent buildings with their vertical residential bays. This vertical rhythm on the proposed project is provided through deep recesses that are framed by extruded aluminum louvers. These louvers provide sun shading as well acoustic baffling from the nearby freeway. The deep recesses offer privacy in the units from the busy street below by blocking angle of sight from the curb. Furthermore the louvers visually break up the glass windows into smaller sections, a scale that is in keeping with the character of the neighborhood.

The façade is further modulated by a strong horizontal break that matches several of the adjacent parapets and acknowledges the presence of these smaller scale buildings.

Within the larger bays there is a finer grain of modulation and materiality. A metal mesh provides both fall protection and a shift in grid scale while a narrower horizontal louver at balustrade height reinforces the human scale

A green wall and dense rear property line foliage soften the experience in the rear yard and offer privacy between units as well as neighboring buildings. The planters double as storm water cisterns.

D. Project is Code-Compliant

Unlike the vast majority of projects that require a Planning Commission hearing, the Project is completely code compliant. This is partially a result of working with the neighbors; in response to concerns about privacy from the Woodward Street neighbors abutting the rear of the Project Site, the rear yard was increased to be totally Code compliant. This design change also means that all of the courtyard-facing units meet the Planning Code's requirements for dwelling unit exposure. Proposed parking was also reduced from 34 to 22 spaces and bike parking was increased from 40 spaces to 70 spaces.

Code compliance also indicates that the building is appropriate for comfortable occupancy by its residents and its PDR tenants with regards to health, safety, and livability features such as open space, off-street parking (both bike and car), and ground floor ceiling height for the PDR space. The Project's off-street parking is set back from Mission Street, ensuring compliance with the ground-floor "active use" requirement.

President Rich Hillis and Commissioners
San Francisco Planning Commission
May 5, 2017
Page 5

E. Conclusion

The Project proposes to transform an underutilized space into a mixed-use, mixed-income project featuring new PDR space, on-site affordable housing, and 50% family-sized units. The careful design is completely Code compliant and will provide an active and granular street frontage and represent a net benefit along Mission Street. We look forward to presenting this Project to you on May 18, 2017. Please let me know if you have any questions.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Jody Knight

cc: Dennis Richards, Commission Vice-President
Rodney Fong, Commissioner
Christine D. Johnson, Commissioner
Joel Koppel, Commissioner
Myrna Melgar, Commissioner
Kathrin Moore, Commissioner
Linda Ajello Hoagland, Project Planner

REUBEN, JUNIUS & ROSE, LLP

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, Suite 205, Oakland, CA 94607
tel: 510-257-5589

www.reubenlaw.com

Exhibit A

Project Address: 1726 Mission Street

Project Sponsor: Sustainable Living, LLC

Date of SFHAC Review: June 22, 2016

Grading Scale

1= Fails to meet project review guideline criteria

2= Meets some project review guideline criteria

3= Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond what is required

Criteria for SFHAC Endorsement

1. The development must have been presented to the SFHAC Project Review Committee
2. The Project must score a minimum of 3/5 on any given guideline

<i>Guideline</i>	<i>Comments</i>	<i>Grade</i>
Land Use	The building that currently occupies the site is abandoned, making it highly underutilized. Housing is a significantly better use, particularly given its proximity to transit, jobs and neighborhood amenities.	4
Affordability	The project sponsor has stated that the below-market-rate units will most likely be located on-site. It is expected 16 or 17 percent of the homes will be subsidized. We would support any efforts that could be made to increase those percentages.	3
Density	Our members believe the project sponsor has utilized the building envelope effectively. It is unlikely more well-designed homes could be accommodated in the building unless they were on the ground floor.	4
Community Input	It is our members' impression that the project sponsor has done an adequate job of reaching out to neighbors, particularly those within the immediate vicinity of the site. We encourage additional community outreach, however.	3
Urban Design	We appreciate how the architect has designed the light courts and are especially supportive that the project has achieved a 25 percent rear yard setback, which is usually very difficult to do at most sites in San Francisco. Some of our members said that they would prefer the building to be a bit more contextual with the surrounding neighborhood, but there was no consensus on this.	4
Parking & Alternative Transportation	We would prefer more bike parking and less car parking in the building. Typically, we encourage one bike parking space per bedroom. Given the site's proximity to the 16th Street BART Station and neighborhood amenities, the car parking count should be reduced.	3

Environmental Features	The project sponsor has stated they will meet the City's Green Point Rating System. We encourage the project sponsor to incorporate additional features to green the building, especially water conservation and recycling.	3
Preservation	There are no structures of significant cultural or historic merit on or near the site that would be impacted by the proposed project.	N/A
Additional Comments	There are no comments to add.	N/A
Final Comments	The San Francisco Housing Action Coalition endorses the proposed project at 1726 Mission Street, with the minor reservation above regarding excessive parking.	3.4/5

San Francisco Planning Department
Case No. 2014002026ENV
C/O Shaunn Mendrin

DECEMBER 15, 2015

To whom it may concern,

My name is Charles Stevens, 66 years old, and for the past 23 years, I have lived at 1720 Mission St. Apt B, SF, Ca. 94103, a 3rd floor quiet rear apartment with my bedroom windows and one living room window facing south towards the lot under review for construction, a 6 story, 68-foot-tall, 36 dwelling units at 1726-1730 Mission St.. Since 1979 I have been under doctor's care for severe tinnitus and hyperacusis, (never ending ringing in the ears and severe sensitivity to noise and heavy physical vibrations). I am currently taking pain, anxiety and sleep medication for these symptoms. I am deeply concerned that this project will literally drive me out of my home. I am on Social Security and home nearly all weekdays and weeknights.

The size of this construction, (a concern all it's own) and the length of time that the noise level will be intolerable, I feel I will need some form of compensation, temporary relocation/accommodation in order to deal with this situation. Here is a short list of some of the doctors who's care I have been under in the past 20 years. Further info available on request.

Dr. Melody Yeming Ng Lee, MD - Kaiser Permanente – (415) 833-2200
Dr. Robert Sweetow Phd. - Clinical Professor in the Department of Otolaryngology, UCSF (415) 353-2101
Dr. Lily Huang, MD – San Francisco Free Clinic - (415) 750-9087...
Dr. Sinclair, Psychiatrist - San Francisco Free Clinic - (415) 750-9087...
Dr Michael C. Schrader, Internal Medicine (415) 921-8210

I am also concerned at the vast size of this proposed construction as there is nothing on my block that comes close to 6 stories and thought this might exceed existing height limitations in this area. I've had an unobstructed view out of the previously mentioned bedroom and living room windows and will naturally be affected by the vast loss of light created by this construction, not to mention the permanent effect of the parking and traffic dilemma it will cause having 36 units placed with only 26 parking spots within and all of those spots being entered in one driveway, approximately 10-15 feet from my home.

With regards,

Charles Stevens
1720 Mission St. Apt. B
San Francisco, Ca. 94103
(415) 626-6447

Li, Michael (CPC)

From: chuckstevens@mindspring.com
Sent: Tuesday, December 15, 2015 7:17 PM
To: Li, Michael (CPC)
Subject: Addendum to response regarding Case No. 2014-002026ENV
Attachments: SF.Plan.Dept.2015.BEST.pdf

Hello Mr. Li, I am sending you the letter below that I received today from my current doctor, Dr. Melody Yeming Ng Lee MD, on my behalf. Since Kaiser's Message Center is private and contains no e-mail address, I am copying and pasting her letter rather than forwarding this directly from her e-mail. You have her contact info in the previous letter for any further information that may be required from her. I am attaching the original document for your convenience.

Charles Stevens (They know me as Chuck)
.....

December 15, 2015

Re: Chuck Stevens
1720 Mission St # B
San Francisco CA 94103-2418

To Whom it May Concern:

I am writing this letter on behalf of my patient, Chuck Stevens, and with his permission, to verify that he suffers from severe tinnitus and hyperacusis and requires prescription pain medication to control these symptoms. The planned construction near his residence will exacerbate his medical problems and I advocate that Mr. Stevens be given reasonable accomodation during the construction process.

Sincerely,

MELODY YEMING NG LEE MD

Li, Michael (CPC)

From: chuckstevens@mindspring.com
Sent: Friday, December 18, 2015 2:34 PM
To: Li, Michael (CPC)
Subject: Hello Mr. Li

I have written to you twice regarding the proposed 36 unit construction project under review at 1726-1730 Mission St. SF. I wanted to bring to your attention, although I'm sure are already aware, that Mission St. between Division and 14th St. is a very busy traffic area with the freeway entrance nearby, numerous buses, commercial vehicles and cheap gas on the corner of 14th and Mission.

Currently on the west side of Mission St. between Division and 14th St. there are 2 working driveways being used, besides the 14th and Mission Arco, which has 2 driveways on Mission and 2 on 14th ST. That corner gets pretty hectic and traffic gets jammed, cars turning from 14th unto Mission, many times cutting off pedestrians in the crosswalk. The other 2 driveways I have mentioned, an auto repair shop with semi-frequent people pulling in and out, and another 2 doors down, some type of construction with only their work vehicles pulling in and out, both require an additional person to help the cars pull out of the business and onto Mission St. It's dangerous. I see someone guide drivers nearly every day to get over the large sidewalk without scaring or injuring pedestrians and making tight turns onto Mission St. Now this construction project plans on potentially 27 cars pulling in and out of one driveway, most likely with no help, and that's possibly every day of the week, and maybe more than in and out once a day. This much traffic, out of one driveway is to me, an accident waiting to happen.

Please consider this in your review.

thanks again for your time,

Charles Stevens
1720 Mission St. B, SF Ca. 94103

Li, Michael (CPC)

From: chuckstevens@mindspring.com
Sent: Wednesday, March 15, 2017 1:00 PM
To: Li, Michael (CPC)
Subject: RE: 1726-1730 Mission Street

Hello Mr. Li, I am writing to you regarding the building project at 1726 Mission St. SF. once again. There was a meeting between the project team and some local residents this past Monday, March 13th to bring us up to date on the project. At this meeting there were several points I wish to mention to you. The first is that a "traffic study" that has been under way to determine the proposal's effect is not being run by the Planning Commission as I had understood, but by a separate organization "hired" by the building projects team. This seems to be a possible case of the "fox guarding the hen house". Can this review be entirely unbiased? I mentioned to the team about the traffic going south under the freeway and then entering our block and realizing that they were suddenly driving in a red zone/lane and the possible problems that might cause, especially with 22 parking spots in the building, with cars coming out of a driveway and trying to enter onto Mission street, potentially all day long. None of the project team seemed aware of the red zone or this potential problem.

There is also the relentless noise that they say will last approximately 4 months at the beginning of the project, then simmer down for the next 10 months, with an estimate of a total of 14 months of construction. I am not going to be able to even be in my house for those first 4 months while they are working, with my tinnitus condition. I am deeply concerned as to how I can handle this.

Height comparison to other buildings on our block, loss of light, view, and air flow are also serious concerns of mine during and after completion.

Please consider all of these situations in your evaluation of this project.

Sincerely,

Charles Stevens
1720 Mission ST. B
San Francisco, CA, 94103

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

>From: chuckstevens@mindspring.com
>Sent: Mar 8, 2017 9:30 AM
>To: "michael.j.li@sfgov.org" <michael.j.li@sfgov.org>
>Subject: RE: 1726-1730 Mission Street

>

>Hello again Mr. Li, I am sending you this link regarding a building proposal in Oakland as I was struck with the similarities of the concerns of the local residents and our concerns regarding the 1726 Mission St. Project. One quote:

>

>The whole of the building's plan has previously "riled" nearby residents; as locals told the San Francisco Chronicle. Some believe the new project will worsen traffic, obstruct views, and contribute to income disparity tensions growing in Oakland.

>

><http://www.sfgate.com/news/article/Proposed-building-near-MacArthur-BART-wants-to-10984551.php>

>

>Hello Mr. Li,

>

>It has been awhile since I wrote to you regarding the project at 1726-1730 Mission St. SF. I have attended 2 meetings regarding this construction and after the last meeting about 1-1/2 months ago or so, I don't feel that much has been done to deal with the parking/traffic danger of having 22 or so cars pulling in and out of a driveway on Mission St. so close to the intersection of Mission and 13th and with a few feet of my front door. I realize that a red zone in the inner lane is supposed to be being used only by cabs and commercial buses etc but the truth is that this has created a different type of danger where dozens and dozens of cars, trucks and other vehicles come speeding through the intersection and end up driving right past my house in the "red zone" everyday. Some even try to make a quick switch into the appropriate lane as they now realize they are driving illegally and abrupt changes have come close to serious accidents. I have thought to send you video evidence of this and hope to do so in the next week for your evaluation.

>

>Sadly, the architects of the construction have designed the building even taller than the original design. I have mentioned before that I have lived at this address for 24 years and this construction will ruin my quality of life in its size, covering up my southern direction 3 windows that have always been unobstructed, and the constant noise that will occur for the next 1 1/2 years or so once this operation starts. I am a long time sufferer with severe tinnitus and have sent you a letter from my doctor supporting my condition. I will not be able to be in my house while any noisy construction will be going on.

>

>This is a very serious situation for me, as well as for some of my neighbors.

>

>Best regards

>Charles Stevens

>1720 Mission St. B

>SF Ca 94103

>

>

>-----Original Message-----

>>From: "Li, Michael (CPC)" <michael.j.li@sfgov.org>

>>Sent: Dec 21, 2015 10:17 AM

>>To: "chuckstevens@mindspring.com" <chuckstevens@mindspring.com>

>>Subject: RE: 1726-1730 Mission Street

>>

>>Mr. Stevens:

>>

>>Thank you for your comments. Our transportation planners have identified many of the same issues that you mentioned. They have contacted the project sponsor to discuss potential changes to the project, including the elimination of the proposed parking spaces.

>>

>>-----Original Message-----

>>From: chuckstevens@mindspring.com [mailto:chuckstevens@mindspring.com]

>>Sent: Friday, December 18, 2015 2:34 PM

>>To: Li, Michael (CPC)

>>Subject: Hello Mr. Li

>>

>> I have written to you twice regarding the proposed 36 unit construction project under review at 1726-1730 Mission St. SF. I wanted to bring to your attention, although I'm sure are already aware, that Mission St. between Division and 14th St. is a very busy traffic area with the freeway entrance nearby, numerous buses, commercial vehicles and cheap gas on the corner of 14th and Mission.

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>> Currently on the west side of Mission St. between Division and 14th St. there are 2 working driveways being used, besides the 14th and Mission Arco, which has 2 driveways on Mission and 2 on 14th ST. That corner gets pretty hectic

and traffic gets jammed, cars turning from 14th unto Mission, many times cutting off pedestrians in the crosswalk. The other 2 driveways I have mentioned, an auto repair shop with semi-frequent people pulling in and out, and another 2 doors down, some type of construction with only their work vehicles pulling in and out, both require an additional person to help the cars pull out of the business and onto Mission St. It's dangerous. I see someone guide drivers nearly every day to get over the large sidewalk without scaring or injuring pedestrians and making tight turns onto Mission St. Now this construction project plans on potentially 27 cars pulling in and out of one driveway, most likely with no help, and that's possibly every day of the week, and maybe more than in and out once a day. This much traffic, out of one driveway is to me, an accident waiting to happen.

>>

>>Please consider this in your review.

>>

>>thanks again for your time,

>>

>>Charles Stevens

>>1720 Mission St. B, SF Ca. 94103

Li, Michael (CPC)

From: chuckstevens@mindspring.com
Sent: Wednesday, January 06, 2016 11:31 PM
To: Li, Michael (CPC)
Subject: RE: 1726-1730 Mission Street

Hello Mr. Li, tonight was the scheduled Notice of Pre-Application Meeting for the new building proposal at 1726-1730 Mission St.

It was a disaster.

Not only is this a monstrous building, but a most ugly one as well. The architect and his younger protege were not only arrogant, obnoxious and entitled, they actually said "We don't have to listen to your concerns, this is just an info meeting. I asked at the beginning of this meeting if anyone from the SF Planning Dept was in attendance, and the obvious answer was no. This was a HUGE disappointment. Everything we tried to say fell on deaf ears, or was met with either heavy opposition, arrogance, sarcasm or fake concern. They could care less what anyone said. Their attitude was this building is going to be built like this, and that's that. The fact that they only sent out a small handful of notices to those "in the immediate surroundings" accounted for the small showing of local residents. Is that how things are done? My next door neighbor on my floor was the one who got the notice, and she had to tell me about it. Just how many do they need to send out? 5? 10? for the whole immediate area? that's what it seemed like. Other people there said they didn't receive direct notice either.

I tried to discuss many facts only to be shot down with attitude and indifference. The driveway issue I brought up with you and you seemed to agree with me that that is a potential problem and that you might suggest that they do away with the indoor parking spots. Well, the architect snuffed that off like, that's no big deal. Really, no big deal?

What was accomplished tonight? I am looking at a very bleak existence in my apartment from the day this project might actually begin. Between the noise for who knows how long,(my hearing condition) the loss of light, the loss of my view that I've had for the past 23 years, the loss of quality of life that will no longer exist once this starts. I can go on.

I'm sure you will hear from me again regarding this project.

Sincerely,

Chuck Stevens
1720 Mission St B
SF, Ca 94103

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

>From: "Li, Michael (CPC)" <michael.j.li@sfgov.org>
>Sent: Dec 21, 2015 10:17 AM
>To: "chuckstevens@mindspring.com" <chuckstevens@mindspring.com>
>Subject: RE: 1726-1730 Mission Street
>
>Mr. Stevens:
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>Thank you for your comments. Our transportation planners have identified many of the same issues that you mentioned. They have contacted the project sponsor to discuss potential changes to the project, including the elimination of the proposed parking spaces.

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>From: chuckstevens@mindspring.com [<mailto:chuckstevens@mindspring.com>]

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>To: Li, Michael (CPC)

>Subject: Hello Mr. Li

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>Please consider this in your review.

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>thanks again for your time,

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>Charles Stevens

>1720 Mission St. B, SF Ca. 94103

Li, Michael (CPC)

From: chuckstevens@mindspring.com
Sent: Thursday, January 07, 2016 11:29 AM
To: Li, Michael (CPC)
Subject: RE: 1726-1730 Mission Street

Mr. Li, I write to you again as I failed to mention in my letter yesterday about an incident that happened yesterday in the middle of the afternoon. I was almost run down by a car pulling out of the driveway at 1760 Mission St. I literally had to jump out of the way to avoid being hit. The driver, a middle aged Asian man driving a grey mid-size car was pretty shock as well. I believe the reason this occurred was that he was not being guided out onto the street, over the crosswalk. No help. I point this out to you again, because no matter what happens with the project at 1726-1730 Mission St. this driveway matter should be dealt with with the utmost concern for safety.

Again, thanks for your time.

Chuck Stevens
1720 Mission St. B
SF, Ca 94103

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

>From: "Li, Michael (CPC)" <michael.j.li@sfgov.org>
>Sent: Dec 21, 2015 10:17 AM
>To: "chuckstevens@mindspring.com" <chuckstevens@mindspring.com>
>Subject: RE: 1726-1730 Mission Street
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>Mr. Stevens:

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>Sent: Friday, December 18, 2015 2:34 PM
>To: Li, Michael (CPC)
>Subject: Hello Mr. Li

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Li, Michael (CPC)

From: chuckstevens@mindspring.com
Sent: Friday, March 03, 2017 6:32 PM
To: Li, Michael (CPC)
Subject: RE: 1726-1730 Mission Street

Hello Mr. Li,

It has been awhile since I wrote to you regarding the project at 1726-1730 Mission St. SF. I have attended 2 meetings regarding this construction and after the last meeting about 1-1/2 months ago or so, I don't feel that much has been done to deal with the parking/traffic danger of having 22 or so cars pulling in and out of a driveway on Mission St. so close to the intersection of Mission and 13th and with a few feet of my front door. I realize that a red zone in the inner lane is supposed to be being used only by cabs and commercial buses etc but the truth is that this has created a different type of danger where dozens and dozens of cars, trucks and other vehicles come speeding through the intersection and end up driving right past my house in the "red zone" everyday. Some even try to make a quick switch into the appropriate lane as they now realize they are driving illegally and abrupt changes have come close to serious accidents. I have thought to send you video evidence of this and hope to do so in the next week for your evaluation.

Sadly, the architects of the construction have designed the building even taller than the original design. I have mentioned before that I have lived at this address for 24 years and this construction will ruin my quality of life in its size, covering up my southern direction 3 windows that have always been unobstructed, and the constant noise that will occur for the next 1 1/2 years or so once this operation starts. I am a long time sufferer with severe tinnitus and have sent you a letter from my doctor supporting my condition. I will not be able to be in my house while any noisy construction will be going on.

This is a very serious situation for me, as well as for some of my neighbors.

Best regards
Charles Stevens
1720 Mission St. B
SF Ca 94103

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

>From: "Li, Michael (CPC)" <michael.j.li@sfgov.org>
>Sent: Dec 21, 2015 10:17 AM
>To: "chuckstevens@mindspring.com" <chuckstevens@mindspring.com>
>Subject: RE: 1726-1730 Mission Street

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>Sent: Friday, December 18, 2015 2:34 PM
>To: Li, Michael (CPC)

>Subject: Hello Mr. Li

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>thanks again for your time,

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>Charles Stevens

>1720 Mission St. B, SF Ca. 94103

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>

>Please consider this in your review.

>

>thanks again for your time,

>

>Charles Stevens

>1720 Mission St. B, SF Ca. 94103

Li, Michael (CPC)

From: Mark Azevedo <mark@mark-azevedo.com>
Sent: Friday, January 08, 2016 6:51 PM
To: Li, Michael (CPC)
Subject: Protesting project @ 1726-1730 Mission Street

Hi Michael,

I'm writing to you today in protest of a construction project proposal ([link](#)) for a building neighboring ours, 1726-1730 Mission Street. My concerns cover a range of issues that involve personal, neighborhood, and aesthetic conflict.

Personal concerns: severely diminished lighting / view, lengthy construction noise, and prior instances of building owner's lack of consideration.

We live on the second floor of 1722 Mission Street, a building constructed in 1909, with a majority of our windows overlooking the existing building proposed for new construction. The height which they are proposing to build would dwarf our building and eliminate nearly all natural light we currently enjoy. This means we would have to supplement our existing lighting fixtures (old wiring makes this problematic), we could no longer grow plants in our apartment, and our backyard common area / garden would no longer receive sunlight most of the spring / summer season.

The project's lawyers and architects have estimated 14 months to construct this massive building, which means lots of shaking, noise, and potential property damage (given their proximity to our building). Our neighbors who attended the meeting with them reported they were extremely rude, curt, and would not disclose specifics since the project was "in review". I have little faith that the owners of this building would act amicably during this proposed project, given their historical lack of consideration for their neighbors.

An example: Last year a big storm knocked over a large wooden scaffold covered in vines and barbed wire from their property into our backyard... Despite our building's property managers reaching out to them multiple times to clean up the hazardous debris, it took nearly a year for it to be removed. Last month, we awoke in the early AM to the building owners setting off fireworks from their rooftop in the middle of the night. This wasn't the first instance of us waking up from rooftop party disturbances, impossible to ignore from our bedroom window overlooking them.

Neighborhood concerns: I've lived on this block in the Mission for nearly 7 years, this construction blatantly ignores the culture of the neighborhood and represents the growing inequalities between residents.

Last week I walked down our cross-street Duboce Ave towards Folsom Street, where the sidewalks are lined with cramped homeless encampments, the overpass providing a semblance of shelter from the elements. Last Monday, I left my apartment to find one of our homeless neighbors sleeping on our stoop, finding reprieve from the rain. From this project proposal's depiction and description, it looks to provide yet another vacant retail space ([see empty Vara space on 14th & Mission](#), and more), with high-priced luxury condos that overlook and overshadow its surroundings, particularly the neighborhood's beloved Haight Ashbury Free Clinic directly across from the property. With no mention of providing a majority / any affordable housing units, I'm afraid this proposal represents our callous economic divide in the Mission, and those looking to quickly cash out their stake in what has become (in the last decade) a hot commodity neighborhood.

Li, Michael (CPC)

From: Eddie Stiel <eddiestiel@yahoo.com>
Sent: Friday, December 18, 2015 6:39 AM
To: Li, Michael (CPC)
Cc: Sucre, Richard (CPC); Mendrin, Shaunn (CPC); Rahaim, John (CPC); Michael Antonini; Rich Hillis; Christine Johnson; Kathrin Moore; Richards, Dennis (CPC); Cindy Wu; Rodney Fong; Campos, David (BOS)
Subject: 1726-1730 Mission Street—Notification of Project Receiving Environmental Review
Case No: 2014-002026ENV
Attachments: li121815.docx

2887 Folsom Street
San Francisco, CA 94110
December 18, 2015

Michael Li
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
(By email)

RE: 1726-1730 Mission Street—Notification of Project Receiving Environmental Review
Case No: 2014-002026ENV

Dear Mr. Li:

I have lived in the Mission District since January, 1992, moving to my present address in June, 2005 after a no-fault Ellis Act eviction from an apartment I shared with my wife, a year after a no-fault Owner Move In eviction from a shared apartment I had inhabited since August, 1992.

I write to request a full Environmental Impact Review for the proposed development at 1726-1730 Mission Street.

The proposed development at 1726-1730 Mission Street would include 36 apartments and six stories, completely out of scale with the present character of the neighborhood. Accordingly, your department must require a full Environmental Impact Review of this project.

Such an EIR will discover the following impacts:

Shade and shadow.

Increased traffic and vehicle emissions exacerbated by the proposed 27 off-street parking spaces and the elimination of the existing PDR spaces, necessitating longer commutes.

Wind tunnel effects.

Environmental impacts beyond my quick review.

Of course, this proposed monstrous development will hike neighborhood property values leading to further involuntary displacement through increased no fault evictions and landlord harassment, as is happening in other parts of the Mission District, other neighborhoods in San Francisco, and other cities nationwide.

This neighborhood needs housing affordable to current working class and poor residents, not luxury housing that will displace us and degrade the environment. Additionally, the neighborhood needs more PDR spaces to provide locations for living wage, working class jobs. This project will permanently eliminate two such valuable spaces.

Thank you for letting me share my thoughts with you. I look forward to your recommendation for a full Environmental Impact Review for the proposed 1726-1730 Mission Street development and to future notifications about this proposed development.

Sincerely,
Edward Stiel

Cc: Richard Sucre, SF Planning Department
Shaunn Mendrin, SF Planning Department
John Rahaim, Director, SF Planning Department
San Francisco Planning Commissioners
Supervisor David Campos

Aesthetic concerns: this building looks awful, and needs little elaboration.

From their description: "This new building is articulated at a residential scale, using materials related to the other building types on the street."

If you open the full image in their proposal ([link](#)), you'll see that this monstrosity dwarfs the "residential scale" of everything nearby, and it aesthetically looks more like a 1970's office building more than the other historic "building types on the street". The only appealing thing in this proposal are the artistically placed trees lining the curb.

Michael, thank you for receiving my feedback on this project. I hope adds relevant context to the decision of whether or not this proposal is in the best interest of the neighborhood. Please feel free to reach out if there's anything you would like to discuss further.

Best,
Mark