



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: SEPTEMBER 14, 2017

Date: September 7, 2017
Case No.: **2014.0376CUA**
Project Address: **2918 MISSION STREET**
Zoning: Mission St NCT (Neighborhood Commercial Transit) Zoning District
45-X, 55-X and 65-B Height and Bulk Districts
Block/Lot: 6529/002, 002A and 003
Project Sponsor: Mark Loper, Reuben, Junius and Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
mloper@reubenlaw.com or (415) 567-9000
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
linda.ajellohaoagland@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project includes the demolition of an existing 5,200 square foot, single-story, approximately 15-foot-tall commercial building and new construction of an eight-story, 84-foot, 8-inch-tall 67,314 sq. ft. mixed-use building with 75 dwelling units, 6,724 sq. ft. of ground floor retail, 76 Class 1 bicycle parking spaces and 14 Class 2 bicycle parking spaces. The project does not propose any off-street vehicular parking. The dwelling unit mix includes 18 studios, 27 one-bedroom units and 30 two-bedroom units. The Project includes 7,923 sf of usable open space through a combination of private and common open space. Six new trees would be planted adjacent to the subject property along Mission Street and the existing curb cut on Mission Street will be removed and replaced with new sidewalk. The Project would also merge three existing lots to create one 11,653 square foot lot. Pursuant to California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law.

SITE DESCRIPTION AND PRESENT USE

The site ("Project Site"), Lots 002, 002A and 003 in the Assessor's Block 6529, is located on the west side of Mission Street, between 25th and 26th Streets in the Mission Street Neighborhood Commercial Transit (NCT) Zoning District. The property is currently developed with a single-story, 5,200 square foot commercial building that is 15 feet in height and an associated surface parking lot. The subject properties are located mid-block with a combined street frontage of approximately 120 feet on Mission Street. In total, the site is approximately 11,653 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located along a mixed-use corridor within the Mission Area Plan. The Project Site has two frontages: Mission Street, which is a two-way street with parallel on-street parking on both sides of the street; and Osage Alley, which is a one-way alley with no on-street parking. The immediate context is mixed in character with a mix of residential, commercial, retail and public uses. The immediate neighborhood includes a commercial bank to the north at the corner of Mission and 25th Street, the Zaida T. Rodriguez Early Education School to the south, and a residential apartment building and parking garage to the west. The Zaida T. Rodriguez annex child development center on Bartlett Street is across Osage Alley from the project site, as are two- to three-story multi-family residential uses. There are three schools (Zaida T. Rodriguez Early Education School, Synergy Elementary School and Saint Anthony – Immaculate Conception School) located within 1,000 feet of the Project Site. Access to Highway 101 and Interstate 80 is about one block to the east at the on- and off-ramps located at South Van Ness Avenue and the Central Freeway. The Project Site is located along Mission Street, which is a high injury pedestrian and vehicular corridor. Other zoning districts in the vicinity of the Project Site include: PDR-1-G (Production, Distribution, and Repair - General); RM-1 (Residential Mixed - Low Density); NCT-3 (Moderate Scale Neighborhood Commercial Transit); and, P (Public).

ENVIRONMENTAL REVIEW

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (CEQA), on August 30, 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	August 25, 2017	August 25, 2017	20 days
Posted Notice	20 days	August 25, 2017	August 25, 2017	20 days
Mailed Notice	20 days	August 25, 2017	August 25, 2017	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the notification for the Conditional Use Authorization.

PUBLIC COMMENT

As of September 7, 2017, the Department has received one hundred and thirty four (134) letters of support and eighty (80) letters opposing the project. Both supporting and opposing comments received were predominantly form letters (see attached samplings of each). Those in favor of the project are supportive because the Project will provide 75 new residential units on a major transit corridor one block away from BART without displacing anyone. Those in opposition of the Project state that it would contribute to the gentrification and displacement of long-term residents of the Mission; it would provide 65 luxury units to Mission Street; it will result in less than 12 percent of the units affordable to low-income residents; and it will result in a domino effect of higher overall rents in the neighborhood, displacement of local, legacy businesses serving the community, and the erasure of Latino residents from the Mission. Both groups state that the City should purchase the Project at fair market value to develop a 100 percent affordable housing project, as offered by the property owner/Project Sponsor.

ISSUES AND OTHER CONSIDERATIONS

- Conditional Use Authorization: The proposed project requires Conditional Use Authorization for the development of a large lot in a Neighborhood Commercial District and per the Mission 2016 Interim Zoning Controls, as defined in Planning Commission Resolution No. 19865. Per Planning Code Section 121.1, the project requires Conditional Use Authorization for Developments of Large Lots In Neighborhood Commercial Districts, since the project site will merge three parcels to create one parcel greater than 10,000 sf (11,653 sf) in the Mission Street NCT Zoning District.
- State Density Bonus Law & Waivers: Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law, which permits a maximum 35 percent density bonus if at least 11 percent of the “Base Project” units are affordable to very-low-income households. The “Base Project” includes the amount of residential development that could occur on the project site as of right without modifications to the physical aspects of the Planning Code (ex: open space, dwelling unit exposure, etc.). Under the State Density Bonus Law, the Project Sponsor is entitled to a limited number of concessions or incentives, as well as waivers for any development standard that would physically preclude construction of the project at the proposed density.

For the Project at 2918 Mission Street, the “Base Project” included 55 dwelling units, eight of which would be below market rate (BMR) units (14.5% of base project), with a building height of 45 to 65 feet. The Project will provide seven units to families with Very Low Income (50% Area Median Income) and one of these rental units will be Low Income (55% Area Median Income), allowing a 35 percent density bonus. Therefore, the “Bonus Project” (or Project) is permitted 20 additional units for a maximum of 75 dwelling units.

The Project consists of 75 dwelling units with 67,314 gsf (of which 59,382 gsf would be residential). The Project proposes waivers to the development standards for: 1) Rear Yard (Planning Code Section 134); 2) Dwelling Unit Exposure (Planning Code Section 140); 3) Height (Planning Code Sections 250); and, 4) Bulk (Planning Code Section 270).

- Inclusionary Affordable Housing: The Project will meet its inclusionary affordable housing requirements by designating a certain number of dwelling units as part of the on-site affordable housing alternative, identified in Planning Code Section 415. The Project’s Environmental Evaluation Application was submitted and deemed complete prior to January 12, 2016; therefore

the Project requires that fourteen and one half (14.5) percent of the total number of units be designated as part of the inclusionary affordable housing program. Since the Project is utilizing the State Density Bonus Law, only the “base project” units (55 Dwelling Units) or 8 dwelling units as part of the on-site inclusionary housing program. Since the project includes rental housing, the Project Sponsor will be required to enter into a Costa-Hawkins Agreement with the City and County of San Francisco. A copy of this agreement will be provided to the Commission at the public hearing.

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, unless the project is already required to obtain Conditional Use Authorization. The Project Sponsor provided a summary of additional findings for the Mission 2016 Interim Zoning Controls (see attached).

As required by the Mission 2016 Interim Zoning Controls, the most relevant topics for the Commission’s consideration as it relates to this project are the 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.

The Project is not displacing current residential uses or any existing tenants. The subject property is currently a commercial building occupied by a self-service laundromat and associated surface parking lot owned and operated by the Project Sponsor. The laundromat uses various independent contractors to manage the facility and does not have any employees on site. Additionally, since there are several laundromats in the area, including three within 300 feet of the Project site, there will be no impact to residents in the neighborhood who utilize self-service laundry facilities. The Project will include on-site laundry in each unit to accommodate the needs of the tenants.

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 various studies cited in the Mission Interim Controls, 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.

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 Conditional Use Authorization Motion, and is summarized below.

The Project is utilizing the State Density Bonus Law which entitles the Sponsor waivers from any development standard that would physically preclude construction of the project at the proposed density. The Project is seeking waivers which will allow the construction of two additional floors and 20 additional dwelling units. The Project provides the required unit mix for a total of 75 dwelling units that

include 18 studios, 27 one-bedroom and 30 two-bedroom units. The Project provides for a range of housing needs, including family-sized housing. Of the 75 units, eight will be on-site below market-rate 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.

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, 1.4, 1.6, 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 1.8, Policies 1.8.1 and 1.8.2; Objective 2.3, Policies 2.3.3, 2.3.5 and 2.3.6; Objective 2.4; Policy 2.4.3; 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 Base Project maximizes the allowable building height and provides the required unit mix for a total of 55 dwelling units that include 15 studios, 17 one-bedroom and 23 two-bedroom units. The Bonus Project will provide an additional 20 units by utilizing the State Density Bonus Law. The Project provides for a range of housing needs, including 18 studios, 27 one-bedroom and 30 two-bedroom units. Of the 75 units, eight 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.

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 2016 Interim Zoning Controls. 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 Conditional Use Authorization pursuant to Planning Code Section 121.1, 303, 754 and the Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865), to allow the demolition of a single-story, 5,200 square feet, commercial building and the new construction of a new eight-story, 84-foot, 8-inch tall, 67,314 square foot, mixed-use building with 75 dwelling units, 6,724 square feet of ground floor retail space, and 76 Class I bicycle parking spaces and 14 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 consistent with the objectives and policies of the General Plan.
- The Project is located in a zoning district where residential and ground floor retail 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 retail 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 75 new dwelling units to the City's housing stock, including 18 studios, 27 one-bedroom and 30 two-bedroom units.
- The Project proposes zero on-site parking which supports the City's Transit First policy.
- The Project adds on-site affordable housing units, and will designate 14.5% of the total number of base project dwelling units (or 8 dwelling units) as part of the inclusionary affordable housing program.
- 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:

- Costa Hawkins Agreement (pending)
- Anti-Discriminatory Housing Affidavit
- First Source Hiring Affidavit
- Project Plans

Public Correspondence

- Letters in Support
- Letters in Opposition

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: SEPTEMBER 14, 2017

Case No.: **2014.0376CUA**
Project Address: **2918 Mission Street**
Zoning: Mission St NCT (Neighborhood Commercial Transit) Zoning District
45-X, 55-X and 65-B Height and Bulk Districts
Block/Lot: 6529/002, 002A and 003
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTION 121.1, 303, 754 AND THE MISSION 2016 INTERIM ZONING CONTROLS (PLANNING COMMISSION RESOLUTION NO. 19865), FOR THE DEVELOPMENT OF A LARGE LOT IN A NEIGHBORHOOD COMMERCIAL DISTRICT FOR THE PROPOSED PROJECT CONSISTING OF THE DEMOLITION OF A 5,200 SQUARE FOOT, SINGLE-STORY COMMERCIAL BUILDING, AND NEW CONSTRUCTION OF AN EIGHT-STORY, 84-FOOT, 8-INCH-TALL, 67,314 SQUARE FOOT MIXED-USE BUILDING WITH 75 DWELLING UNITS AND APPROXIMATELY 6,724 SQUARE FEET OF GROUND FLOOR RETAIL AT 2918 MISSION STREET WITHIN THE MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) ZONING DISTRICT AND A 45-X, 55-X AND 65-B HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 8, 2016, Mark Loper (hereinafter “Project Sponsor”), on behalf of RRTI, Inc. (Property Owner), filed an application with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization for the proposed project at 2918 Mission Street, Lots 002, 002A, 003, Block 6529 (hereinafter “subject property”), pursuant to Planning Code Sections 121.1, 303 and 754, and the Mission 2016 Interim Zoning Controls, to demolish a 5,200 square-foot (sq. ft.), single-story, approximately 15-foot-tall commercial building and to construct an eight-story, 84-foot, 8-inch-tall 67,314 sq. ft. mixed-use building with 75 dwelling units and 6,724 sq. ft. of ground floor retail within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, and 45-X, 55-X and 65-B Height and Bulk District.

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

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

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

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

On August 30, 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. 2014.0376CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On September 14, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2014-0376CUA.

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

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

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The site ("Project Site"), Lots 002, 002A and 003 in the Assessor's Block 6529, is located on the west side of Mission Street, between 25th and 26th Streets in the Mission Street Neighborhood Commercial Transit (NCT) Zoning District. The property is currently developed with a single-story, 5,200 square foot commercial building that is 15 feet in height and an associated surface parking lot. The subject properties are located mid-block with a combined street frontage of approximately 120 feet on Mission Street. In total, the site is approximately 11,653 square feet.
3. **Surrounding Properties and Neighborhood.** The Project Site is located along a mixed-use corridor within the Mission Area Plan. The Project Site has two frontages: Mission Street, which

is a two-way street with parallel on-street parking on both sides of the street; and Osage Alley, which is a one-way alley with no on-street parking. The immediate context is mixed in character with a mix of residential, commercial, retail and public uses. The immediate neighborhood includes a commercial bank to the north at the corner of Mission and 25th Street, the Zaida T. Rodriguez Early Education School to the south, and a residential apartment building and parking garage to the west. The Zaida T. Rodriguez annex child development center on Bartlett Street is across Osage Alley from the project site, as are two- to three-story multi-family residential uses. There are three schools (Zaida T. Rodriguez Early Education School, Synergy Elementary School and Saint Anthony – Immaculate Conception School) located within 1,000 feet of the Project Site. Access to Highway 101 and Interstate 80 is about one block to the east at the on- and off-ramps located at South Van Ness Avenue and the Central Freeway. The Project Site is located along Mission Street, which is a high injury pedestrian and vehicular corridor. Other zoning districts in the vicinity of the Project Site include: PDR-1-G (Production, Distribution, and Repair - General); RM-1 (Residential Mixed - Low Density); NCT-3 (Moderate Scale Neighborhood Commercial Transit); and, P (Public).

4. **Project Description.** The project includes the demolition of an existing 5,200 square foot, single-story, approximately 15-foot-tall commercial building and new construction of an eight-story, 84-foot, 8-inch-tall 67,314 sq. ft. mixed-use building with 75 dwelling units, 6,724 sq. ft. of ground floor retail, 76 Class 1 bicycle parking spaces and 14 Class 2 bicycle parking spaces. The project does not propose any off-street vehicular parking. The dwelling unit mix includes 18 studios, 27 one-bedroom units and 30 two-bedroom units. The Project includes 7,923 sf of usable open space through a combination of private and common open space. Six new trees would be planted adjacent to the subject property along Mission Street and the existing curb cut on Mission Street will be removed and replaced with new sidewalk. The Project would also merge three existing lots to create one 11,653 square foot lot. Pursuant to California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law.
5. **Public Comment.** As of September 7, 2017, the Department has received one hundred and thirty four (134) letters of support and eighty (80) letters opposing the project. Both supporting and opposing comments received were predominantly form letters (see attached samplings of each). Those in favor of the project are supportive because the Project will provide 75 new residential units on a major transit corridor one block away from BART without displacing anyone. Those in opposition of the Project state that it would contribute to the gentrification and displacement of long-term residents of the Mission; it would provide 65 luxury units to Mission Street; it will result in less than 12 percent of the units affordable to low-income residents; and it will result in a domino effect of higher overall rents in the neighborhood, displacement of local, legacy businesses serving the community, and the erasure of Latino residents from the Mission. Both groups state that the City should purchase the Project at fair market value to develop a 100 percent affordable housing project, as offered by the property owner/Project Sponsor.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

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

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

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

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

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

The Project includes an above-grade rear yard, which measures approximately 780 sq. ft. The required rear yard does not measure the entire length of the lot. In certain locations, the required rear yard depth is less than 25 percent.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law, and proposes a waiver from the development standards for rear yard, which are defined in Planning Code 134. This reduction in the rear yard requirements is necessary to enable the construction of the project with the increased density provided by Government Code Section 65915(f)(2).

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

Per Planning Code Section 134(g), private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 sq ft if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 sq ft if located on open ground, a terrace or the surface of an inner or outer court. Common usable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum area of 300 sq. ft. Further, inner courts may be credited as common useable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 sq ft in area, and if the height of the walls and projections above the court on at least three sides is such that no point on any such wall or projection is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space in the court.

The Project includes 7 units with private open space meeting the size and dimensional requirements of the Planning Code. For the remaining 68 units, a 6,800 sq. ft. of common open space is provided with a common terrace on the second floor and a roof deck required; therefore, the Project complies with Planning Code Section 754.

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

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

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

The Project organizes the dwelling units to have exposure on Mission Street or along the rear yard. As proposed, 20 dwelling units face the 65 feet, 3 inch section of non-complying rear yard and 4 south-facing units face a side yard that does not meet the dimensional requirements. Therefore, 24 of the 75 dwelling units do not meet the dwelling unit exposure requirements of the Planning Code; therefore, the Project complies with Planning Code Section 140.

Per California Government Code Sections 65915-65918, the Project Sponsor has elected to utilize the State Density Bonus Law, and proposes a waiver from the development standards for dwelling unit exposure, which are defined in Planning Code 140. This reduction in the dwelling unit exposure requirement is necessary to enable the construction of the project with the increased density provided by Government Code Section 65915(f)(2).

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

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

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

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

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

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

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

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

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

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

The Project would construct a new mixed-use development up to 84 feet, 8 inches tall and exceeds the bulk limits above the height of 50 feet with a maximum length of 116 feet, 6 inches and a maximum diagonal dimension of 129 feet, 6 inches.

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

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

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

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

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

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

The Project includes approximately 59,382 gsf of new residential use and 6,724 gsf of non-residential use. This square footage shall be subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A. The Project filed an environmental review application on or before July 21, 2015, thus the residential use will be subject to 50 percent of the applicable residential TSF.

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

The Project includes approximately 59,382 gsf of residential use. The proposed Project is subject to fees as outlined in Planning Code Section 414A.

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

The Project Sponsor seeks to develop under the State Density Bonus Law, and therefore must include on-site affordable units in order to construct the Project at the requested density and with the requested waivers of development standards. The Project Sponsor submitted a complete Environmental Evaluation on July 21, 2015, thus is required to provide affordable units in the amount of 14.5 percent of the number of units constructed on site. Further, the Project Sponsor has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing on-site affordable housing. The Project Sponsor is providing 14.5 percent of the base project units as affordable to satisfy the Inclusionary Affordable Housing Program obligation.

In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be sold as ownership units and will remain as ownership units for the life of the project or submit to the Department a contract demonstrating that the projects on- or offsite units are not subject to the Costa Hawkins Rental Housing Act, California Civil Code Section 1954.50 because, under Section 1954.52(b), the Project Sponsor has entered into an agreement with a public entity in consideration for a direct financial contribution or any other form of assistance specified in California Government Code Sections 65915 et seq. and submits an Affidavit of such to the Department. All such contracts entered into with the City and County of San Francisco must be reviewed and approved by the Mayor's Office Housing and Community Development and the City Attorney's Office. The Project Sponsor has indicated the intention to enter into an agreement with the City to qualify for a waiver from the Costa-Hawkins Rental Housing Act based upon the proposed density bonus and concessions provided by the City and approved herein. The Project Sponsor submitted such Affidavit on July 24, 2017. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on July 21, 2015; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 14.5 percent of the total proposed dwelling units in the Base Project as affordable.

The Project Sponsor will provide 14.5 percent of the total proposed dwelling units in the Base Project as affordable to very-low income households (as defined in California Health and Safety Code section 50105) to satisfy the Inclusionary obligation. If the Project becomes ineligible to meet its Inclusionary

Affordable Housing Program obligation through the On-site Affordable Housing Alternative prior to issuance of the first construction document, this conditional use approval shall be deemed null and void. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative after construction, it must pay the Affordable Housing Fee with interest, if applicable, on the entirety of the Project, including those additional units constructed as allowed under State Law.

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 on-site units are not subject to the Costa Hawkins Rental Housing Act, California Civil Code Section 1954.50 because, under Section 1954.52(b), the Project Sponsor seeks to develop under the State Density Bonus Law. The Project Sponsor submitted such Affidavit on July 24, 2017. The EE application was submitted on July 21, 2015. Pursuant to Planning Code Sections 415.3, 415.6 and 419, the current on-site requirement is 14.5%. 8 units (2 studios, 4 one-bedroom and 2 two-bedroom) of the 75 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.

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

The Project includes approximately 67,314 gsf of new development consisting of approximately 59,382 sq. ft. of residential use and 6,724 sq. ft. of retail use. These uses are subject to Eastern Neighborhood Infrastructure Impact Fees, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.

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

The Project is providing 14.5 percent of units in the Base Project as affordable to very-low income households (as defined in California Health and Safety Code section 50105) and is entitled to a 35 percent density bonus under State Law. The Project proposes waivers to the development standards for: 1) Rear Yard (Planning Code Section 134); 2) Dwelling Unit Exposure (Planning Code Section 140); 3) Height (Planning Code Sections 250); and, 4) Bulk (Planning Code Section 270), which waivers are necessary to construct the Project at the proposed density.

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

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

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

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

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

The Project site is a three-parcel, L-shaped lot with frontage on both Mission Street and Osage Alley, totaling 11,653 square feet in area. The site is currently developed with a 6,433 square foot surface parking lot and a 5,500 square foot commercial building containing a laundromat. The Project will consist of a single structure that maintains a street wall along all frontages at the ground floor, with a podium-level rear yard at least 29-

feet, 5-inches deep fronting Osage Alley. The building massing is oriented towards the more prominent Mission Street frontage. The building is also sculpted back on the 7th and 8th stories from Osage Alley and the adjacent condominium building to the west of the property at 3421 25th Street. Overall, the Project, which would establish a new eight-story building with ground floor retail in an existing mixed-use neighborhood, will be beneficial to the surrounding neighborhood.

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

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

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

The Project will comply with the City's requirements to minimize noise, glare, odors, or other harmful emissions. Conditions of Approval are included to address potential issues.

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

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

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

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

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

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

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

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

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

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

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

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

The Mission is one of the City's most distinctive neighborhoods as identified in the City's General Plan. The proposed facade design and architectural treatments with various vertical and horizontal elements and a pedestrian scale ground floor which is consistent with the unique identity of the Mission. The new building's character ensures the best design of the times with high-quality building materials (including terracotta cladding, glass reinforced concrete (GRC) cladding, painted plaster, and stone tile) that relate to the surrounding structures that make-up the Mission's distinct character while acknowledging and respecting the positive attributes of the older buildings. The Project also includes blind wall murals its northern and southern facades to be commissioned to local artists. It also

provides an opportunity for an increased visual interest that enhances and creates a special identity with a unique image of its own in the neighborhood. Overall, the Project offers an architectural treatment, which provides for contemporary, yet contextual, architectural design that appears consistent and compatible with the surrounding neighborhood

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.4

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

Policy 1.6

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

Policy 1.8

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

Policy 1.10

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

The Project is a higher density mixed-use development on an underutilized lot along a primary vehicular transit corridor. The Project Site is an ideal infill site that is currently occupied by a commercial use (laundromat) and ancillary surface parking lot. The proposed Project would add 75 units of housing to the site with a dwelling unit mix of studio, one-bedroom, and two-bedroom units. The Project is consistent with the Mission Street NCT Zoning District, which encourages housing development in new buildings above the ground story and that is affordable to people with a wide range of incomes. The Project includes eight on-site affordable housing units for ownership, which complies with the Mission Street NCT District's goal to provide a higher level of affordability. As noted by the Project Sponsor, the Project is "affordable by design," since the Project incorporates economically efficient dwelling units, which are either 360 gsf, 613 gsf or 833 gsf in size. The Project does not possess any vehicular parking. The Project would

satisfy its inclusionary affordable housing requirement by designating 8 on-site affordable housing units to satisfy the Inclusionary Affordable Housing obligation.

OBJECTIVE 4

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

Policy 4.1

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

Policy 4.4

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

Policy 4.5

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

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

OBJECTIVE 11

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

Policy 11.1

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

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

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

Policy 11.4

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

Policy 11.6

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

Policy 11.8

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

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

OBJECTIVE 12

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

Policy 12.2

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

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

OBJECTIVE 13

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

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

Policy 13.3

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

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

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.11:

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

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

OBJECTIVE 3:

IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE

Policy 3.6:

Maintain, restore, expand and fund the urban forest.

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

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 24:

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2:

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

Policy 24.4:

Preserve pedestrian-oriented building frontages.

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

OBJECTIVE 28:

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

Policy 28.1:

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

Policy 28.3:

Provide parking facilities which are safe, secure, and convenient.

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

OBJECTIVE 34:

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

Policy 34.3:

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

Policy 34.5:

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

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4:

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

Policy 4.4:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

Policy 4.15:

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

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

MISSION AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 1.1

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

Policy 1.1.7

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

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

OBJECTIVE 1.2

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

Policy 1.2.1

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

Policy 1.2.2

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

Policy 1.2.3

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

The Project will replace a single-story commercial building and associated parking lot with a new mixed-use building with ground floor retail space and residential units above, consistent with the existing residential and commercial uses in the neighborhood. Additionally, the Project complies with the applicable the bedroom mix requirements and is seeking waivers from the height and bulk standards through utilization of the State Density Bonus Law.

Housing

OBJECTIVE 2.3

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

Policy 2.3.3

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

Policy 2.3.5

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

Policy 2.3.6

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

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

OBJECTIVE 2.6

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

Policy 2.6.1

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

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

Built Form

OBJECTIVE 3.1

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

Policy 3.1.6

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

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

OBJECTIVE 3.2

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

Policy 3.2.1

Require high quality design of street-facing building exteriors.

Policy 3.2.2

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

Policy 3.2.3

Minimize the visual impact of parking.

Policy 3.2.4

Strengthen the relationship between a building and its fronting sidewalk.

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

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 a one-story laundromat. Although the Project would remove this use, the Project does provide for 6,724 square feet of new retail space at the ground

level. The Project improves the urban form of the neighborhood by adding new residents, visitors, and employees to the neighborhood, which would assist in strengthening nearby retail uses.

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

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

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

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

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

11. **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.

12. 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.
13. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2014.0376CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 25, 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 303 Conditional Use Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion No. ****. 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 September 14, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 14, 2017

EXHIBIT A

AUTHORIZATION

This authorization is a Conditional Use Authorization to allow the demolition of an existing 5,200 square-foot (sq. ft.), single-story, approximately 15-foot-tall commercial building and construction of an eight-story, 84-foot, 8-inch-tall 67,066 sq. ft. mixed-use building with 75 dwelling units and 6,954 sq. ft. of ground floor retail located at 2918 Mission Street, Block 6529, Lots 002, 002A, 003, pursuant to Planning Code Sections 121.2, 303 and 754 and the Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865) within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, and 45-X, 55-X and 65-B Height and Bulk Districts; in general conformance with plans, dated August 25, 2017, and stamped "EXHIBIT B" included in the docket for Record No. 2014.0376CUA and subject to conditions of approval reviewed and approved by the Commission on September 14, 2017 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 14, 2017 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid 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. 2014.0376ENV) attached as Exhibit C are necessary to avoid

potential significant effects of the proposed project and have been agreed to by the Project Sponsor.

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

DESIGN

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

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

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

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

PROVISIONS

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

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

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

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

16. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
17. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
18. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

19. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

20. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*
21. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

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

INCLUSIONARY HOUSING REQUIREMENTS

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 415.3, the Project is currently required to provide 14.5% of the proposed dwelling units in the Base Project as affordable to qualifying households. The Project Sponsor has elected to satisfy the Inclusionary Affordable Housing obligation by providing on-site inclusionary units. The Project Sponsor will fulfill this requirement by providing the 8 affordable units on-site. As required for the project to achieve a 35% density bonus under the State Density Bonus Law, 7 (11%) of the units shall be affordable for a term of 55 years to households earning less than 50% of area median income (AMI) and an additional 1(3.5%) unit will be set aside for household earning less than 55% AMI if rental or 90% if for-sale. Upon the expiration of the 55 year term shall thereafter be rented at the rates specified in the inclusionary affordable housing program. 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 Base Project contains 15 studios, 17 one-bedroom, and 23 two-bedroom units; therefore, the required affordable unit mix is 2 studios, 2 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 fourteen and one half percent (14.5%), or the applicable percentage as discussed above, of the each phase's total number of dwelling units as on-site affordable units.

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

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

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

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

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

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

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

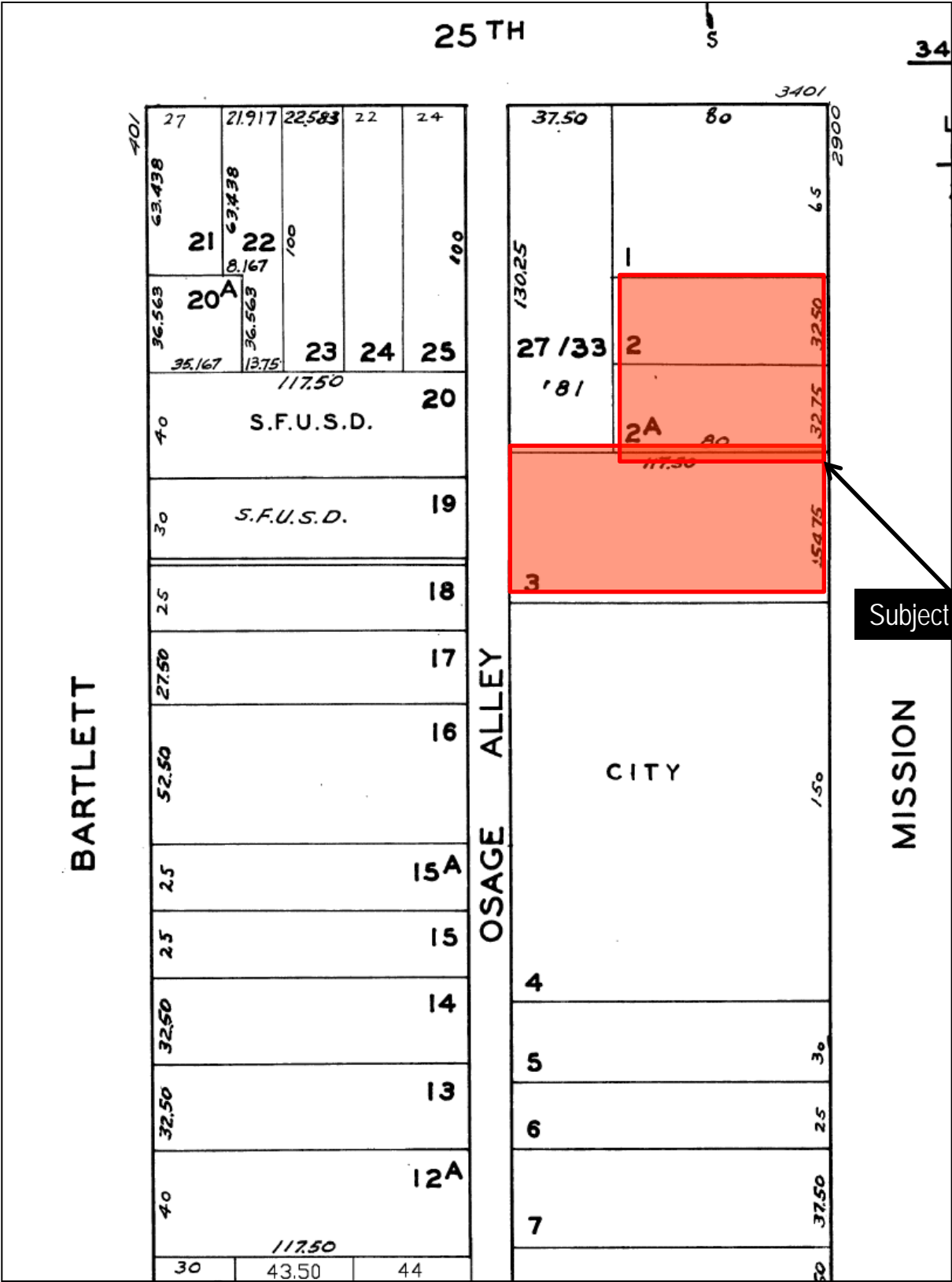
- (i) The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- (ii) If the units in the building are offered for 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

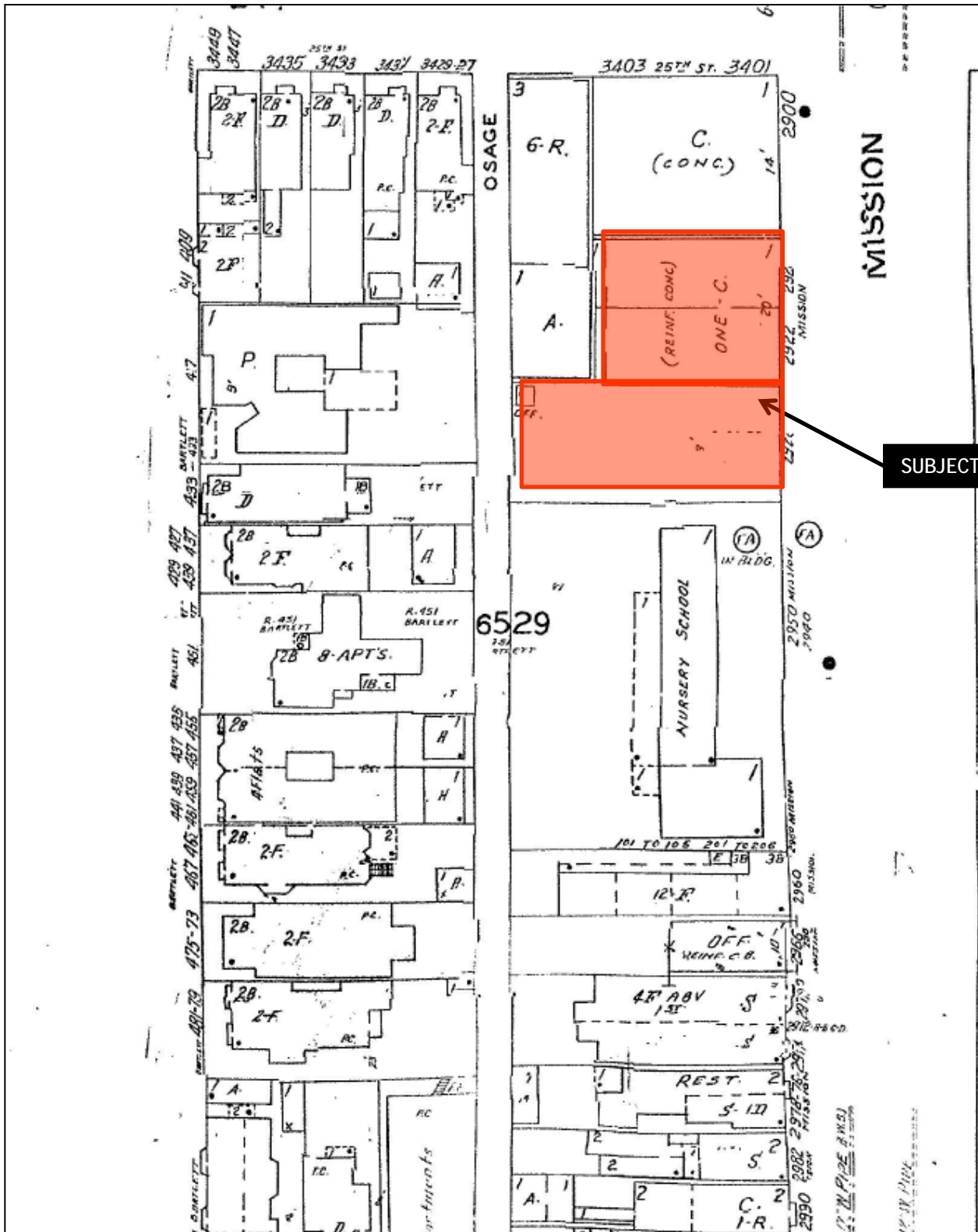


Subject Property

Conditional Use Authorization
Case Number 2014-0376CUA
2918 Mission Street



Sanborn Map*



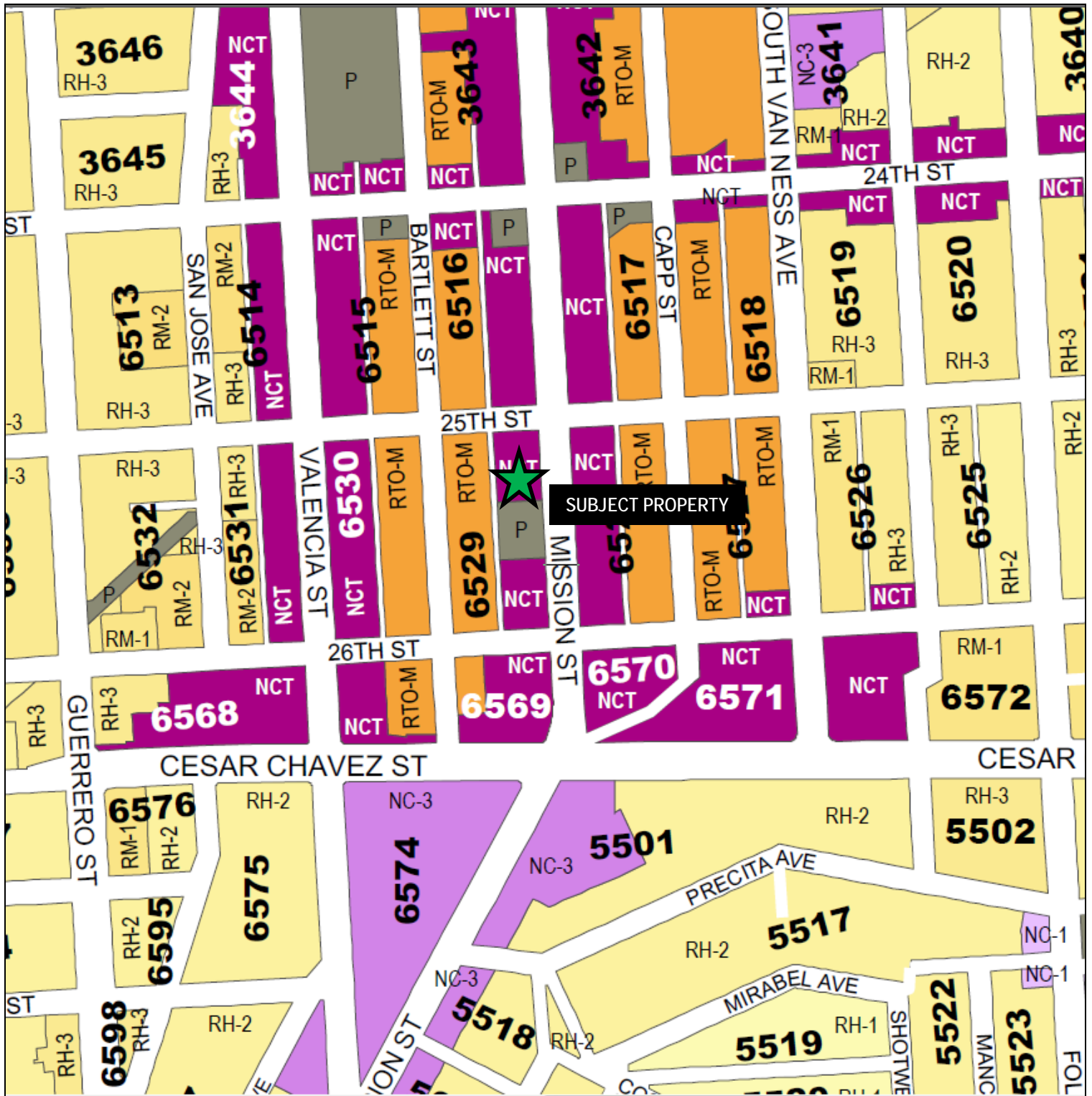
SUBJECT PROPERTY

ons.

Conditional Use Authorization
Case Number 2014-0376CUA
2918 Mission Street



Zoning Map

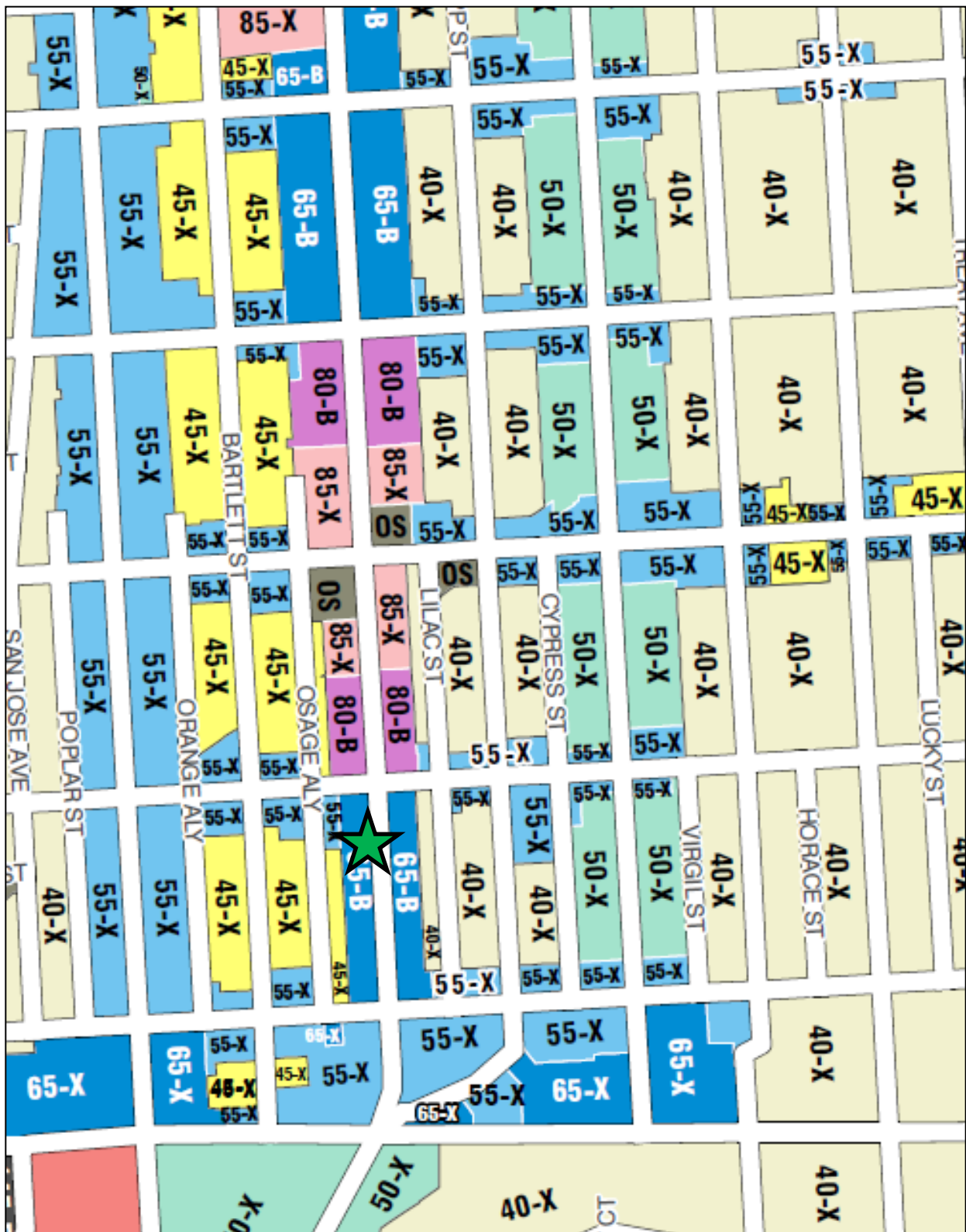


SUBJECT PROPERTY



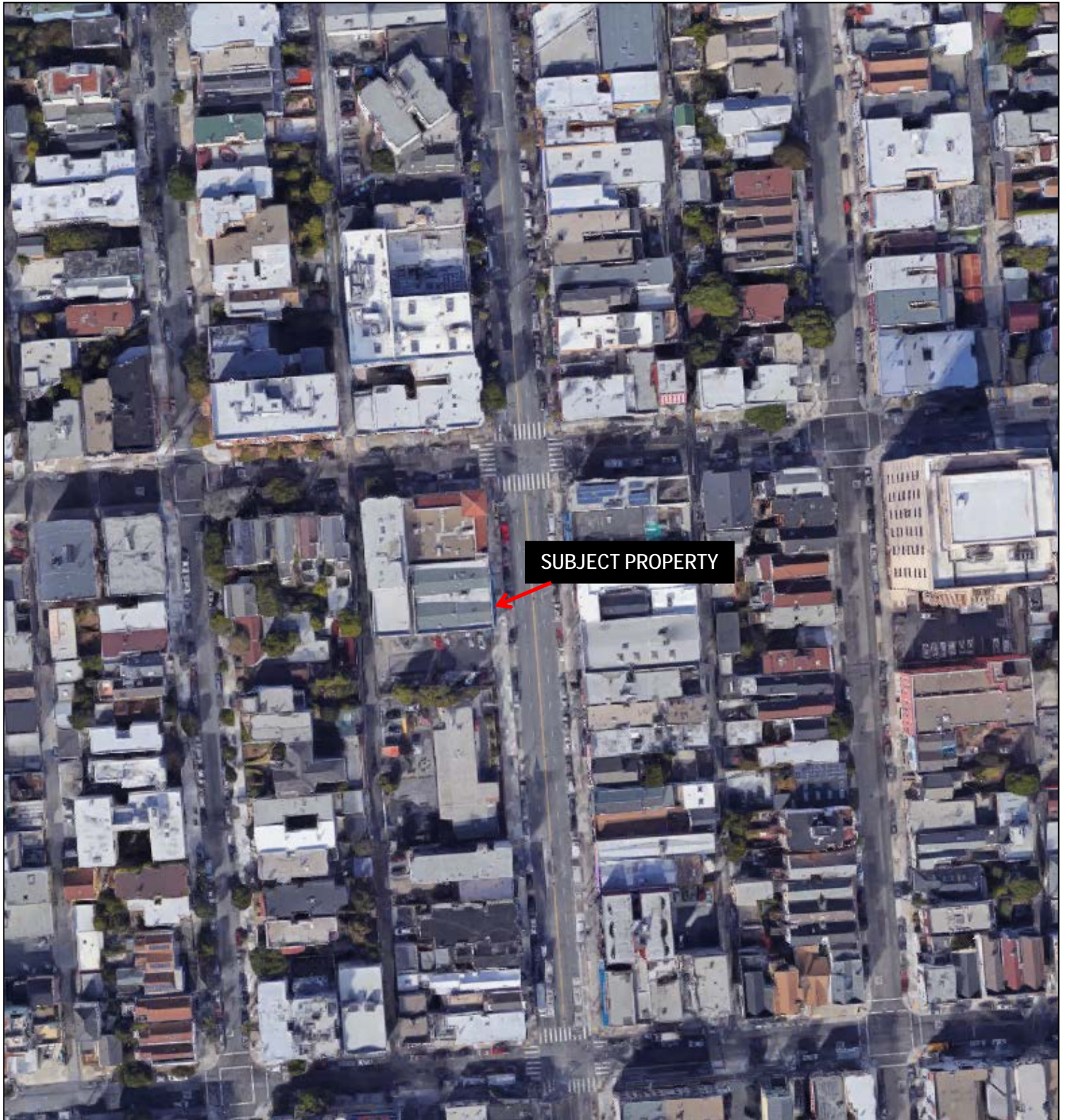
Conditional Use Authorization
Case Number 2014-0376CUA
2918 Mission Street

Height and Bulk Map



Conditional Use Authorization
Case Number 2014-0376CUA
2918 Mission Street

Aerial Photo



Aerial Photo



Context Photos

SUBJECT PROPERTY ON MISSION STREET

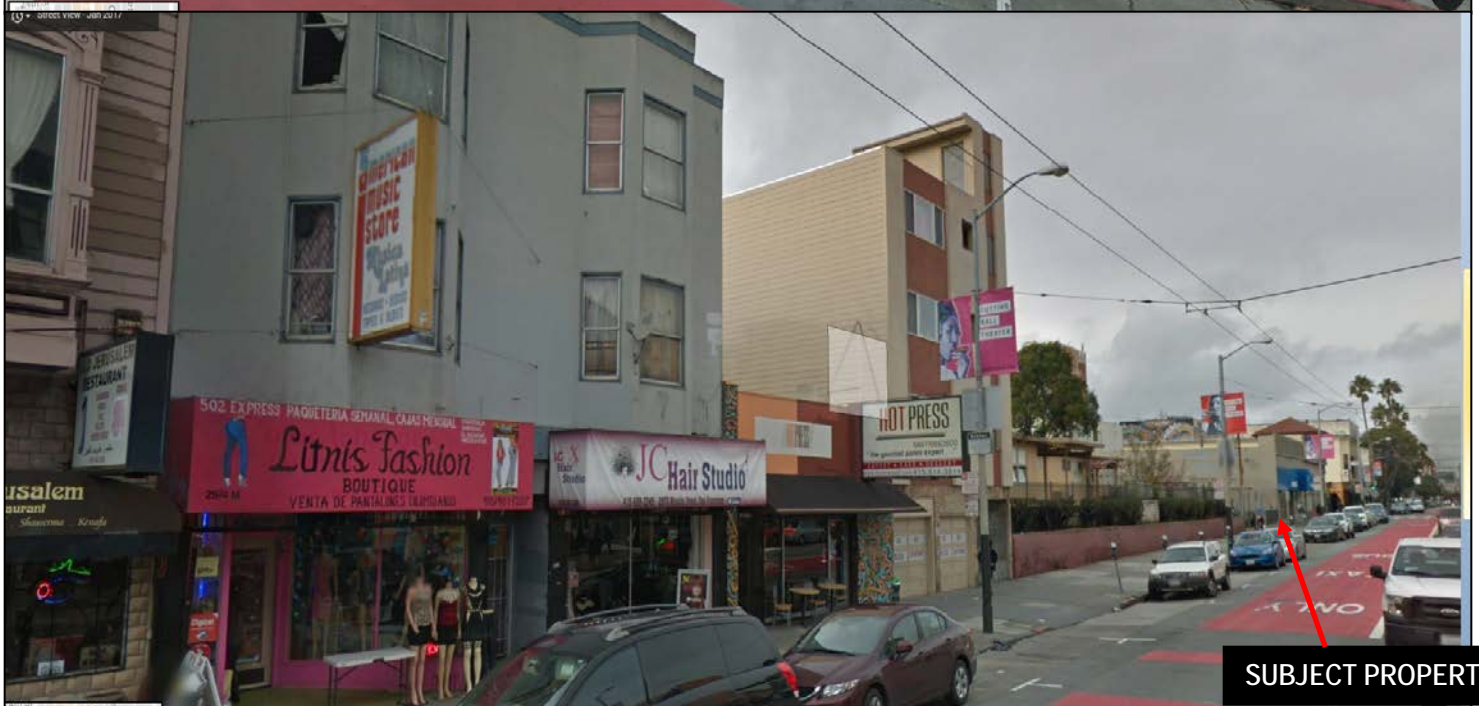


SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2014-0376CUA
2918 Mission Street

Site Photo

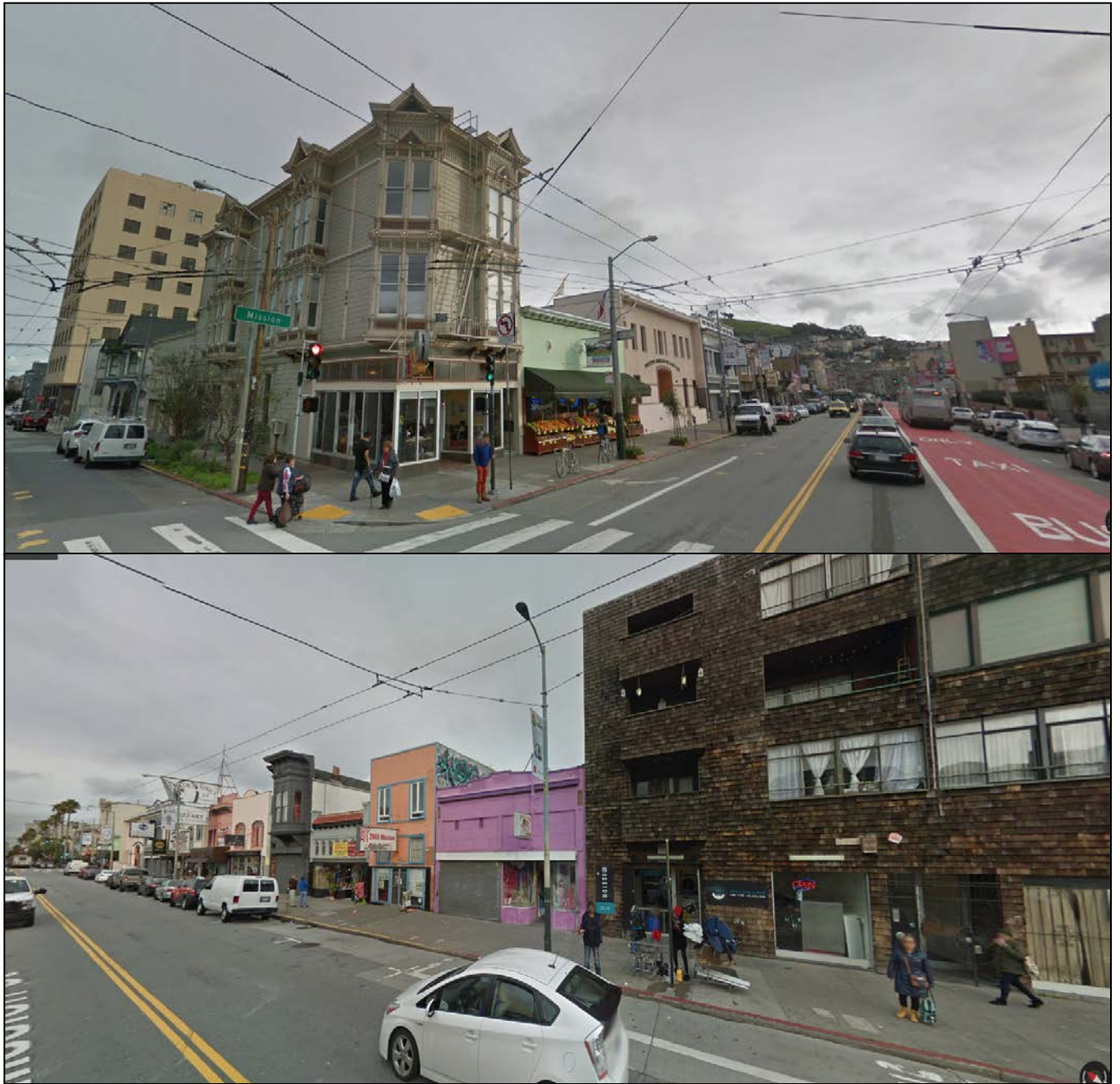
PORTION OF SUBJECT BLOCK ON MISSION STREET



Conditional Use Authorization
Case Number 2014-0376CUA
2918 Mission Street

Site Photo

PORTION OF OPPOSITE BLOCK ON MISSION STREET



Conditional Use Authorization
Case Number 2014-0376CUA
2918 Mission Street



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Community Plan Evaluation

Case No.: 2014-0376ENV
Project Address: 2918-2924 Mission Street
Zoning: Mission Neighborhood Commercial Transit (NCT) District
65-B/55-X, 65-B/55-X, and 65B/45-X Height and Bulk Districts
Block/Lot: 6529/002, 002A, 003
Lot Sizes: 2600, 2620, and 6433 sf; 11,653 sf total
Plan Area: Mission Subarea of the Eastern Neighborhoods
Project Sponsor: Mark Loper, Reuben, Junius & Rose, LLP
415-567-9000
Staff Contact: Julie Moore, 415-575-8733
Julie.Moore@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project site consists of three lots on the west side of Mission Street between 25th Street and 26th Street; the southernmost lot extends from Mission Street to Osage Alley. The proposed project would demolish an approximately 5,200-square-foot (sf), one story, commercial building and adjacent 6,400-sf surface parking lot to construct an eight-story, 85-foot-tall, residential building with ground floor retail. As proposed, the project would require waivers, concessions, and/or incentives from Planning Code physical development limitations pursuant to California Government Code section 65915, commonly known as the state density bonus law, including for a building height 20 feet above the 65-foot height limit.

(Continued on next page.)

CEQA DETERMINATION

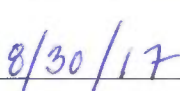
The project is eligible for streamlined environmental review per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

DETERMINATION

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



Lisa Gibson
Environmental Review Officer



Date

cc: Mark Loper, Reuben, Junius & Rose LLP, Project Sponsor; Supervisor Hillary Ronen, District 9; Linda Ajello Hoagland, Current Planning Division; Virna Byrd, M.D.F.; Exemption/Exclusion File

PROJECT DESCRIPTION (continued)

The proposed 67,300-sf building would include 75 dwelling units (18 studio, 27 one-bedroom, and 30 two-bedroom). Two retail spaces, totaling about 6,700 sf, would front Mission Street on either side of the building lobby. A 44-foot-long white loading zone would be provided in front of the lobby and the existing parking lot curb cut would be replaced with sidewalk. A bicycle storage room with 76 class 1 bicycle spaces would be accessed through the lobby area and from Osage Alley. Six street trees and seven bicycle racks (14 class 2 bicycle parking spaces) would be installed on Mission Street.¹ Open space would be provided by common terraces on the second floor and rooftop of approximately 1,050 sf and 5,750 sf, respectively, and approximately 1,100 sf of private decks. The proposed building would include an elevator and stair penthouse approximately 9 feet in height above the 85-foot-tall roof.

PROJECT APPROVAL

The project requires a conditional use authorization per Planning Code section 121.1 for new construction on a large lot. Planning Commission approval of the conditional use authorization would constitute the *approval* action for the proposed project. The approval action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to section 31.04(h) of the San Francisco Administrative Code.

COMMUNITY PLAN EVALUATION OVERVIEW

California Public Resources Code section 21083.3 and CEQA Guidelines section 15183 provide that projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an environmental impact report (EIR) was certified, shall not be subject to additional environmental review except as might be necessary to examine whether there are project-specific significant 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 that were not discussed in the underlying EIR; or d) are previously identified in the EIR, but which, as a result of substantial new information that was not known at the time that the EIR was certified, 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 the project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects of the 2918-2924 Mission Street project described above, and incorporates by reference information contained in the Programmatic EIR for the Eastern Neighborhoods Rezoning and Area Plans (PEIR)². Project-specific studies were

¹ Section 155.1(a) of the planning code defines class 1 bicycle spaces as “spaces in secure, weather-protected facilities intended for use as long-term, overnight, and work-day bicycle storage by dwelling unit residents, nonresidential occupants, and employees” and defines class 2 bicycle spaces as “spaces located in a publicly-accessible, highly visible location intended for transient or short-term use by visitors, guests, and patrons to the building or use.”

² Planning Department Case No. 2004.0160E and State Clearinghouse No. 2005032048

prepared for the proposed project to determine if the project would result in any significant environmental impacts that were not identified in the Eastern Neighborhoods PEIR.

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods PEIR was adopted in December 2008. The Eastern Neighborhoods PEIR was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods PEIR also included changes to existing height and bulk districts in some areas, including the project site at 2918 – 2924 Mission Street.

The Planning Commission held public hearings to consider the various aspects of the proposed Eastern Neighborhoods Rezoning and Area Plans and related planning code and zoning map amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods PEIR by Motion 17659 and adopted the Preferred Project for final recommendation to the Board of Supervisors.^{3,4}

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods Rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods PEIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a “No Project” alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the PEIR. The Eastern Neighborhoods PEIR estimated that implementation of the Eastern Neighborhoods Plan could result in approximately 7,400 to 9,900 net dwelling units and 3,200,000 to 6,600,000 square feet of net non-residential space (excluding PDR loss) built in the plan area throughout the lifetime of the plan (year 2025). The Eastern Neighborhoods PEIR projected that this level of development would result in a total population increase of approximately 23,900 to 33,000 people throughout the lifetime of the plan.⁵

A major issue of discussion in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods PEIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

³ San Francisco Planning Department. Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report (FEIR), Planning Department Case No. 2004.0160E, certified August 7, 2008. Available online at: <http://www.sf-planning.org/index.aspx?page=1893>, accessed August 17, 2012.

⁴ San Francisco Planning Department. San Francisco Planning Commission Motion 17659, August 7, 2008. Available online at: <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1268>, accessed August 17, 2012.

⁵ Table 2 Forecast Growth by Rezoning Option Chapter IV of the Eastern Neighborhoods Draft EIR shows projected net growth based on proposed rezoning scenarios. A baseline for existing conditions in the year 2000 was included to provide context for the scenario figures for parcels affected by the rezoning.

As a result of the Eastern Neighborhoods rezoning process, the project site has been rezoned to NC-T (Neighborhood Commercial - Transit) District. The NC-T District is intended to promote high-density housing and a flexible mix of smaller neighborhood-serving retail and commercial uses. Restrictions on the size of non-residential uses would prohibit the development of large scale retail and office uses, and most PDR uses. The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further in the community plan evaluation (CPE) initial study, under Land Use. The 2918 – 2924 Mission Street site, which is located in the Mission District of the Eastern Neighborhoods, was designated as a site with building up to 45 to 65 feet in height.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans will undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed project at 2918–2924 Mission Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods PEIR, including the Eastern Neighborhoods PEIR development projections. This determination also finds that the Eastern Neighborhoods PEIR adequately anticipated and described the impacts of the proposed 2918–2924 Mission Street project, and identified the mitigation measures applicable to the 2918–2924 Mission Street project. The proposed project is also consistent with the zoning controls and the provisions of the Planning Code applicable to the project site.^{6,7} Therefore, no further CEQA evaluation for the 2918–2924 Mission Street project is required. In sum, the Eastern Neighborhoods PEIR and this certificate of determination and accompanying project-specific initial study comprise the full and complete CEQA evaluation necessary for the proposed project.

PROJECT SETTING

The project site is located on a block bounded by Mission Street to the east, Osage Alley to the west, 25th Street to the north and 26th Street to the south. The project area along Mission Street is primarily zoned Mission NC-T and characterized by two and three story buildings with ground floor retail. West of the site in the Residential Transit Oriented-Mission (RTO-M) zoning between Osage Alley and Orange Alley, the uses are predominantly residential buildings, two to four stories in height; with a seven-story apartment building at the northwest corner of Osage Alley and 25th Street. Buildings immediately adjacent to the project site are the Zaida T. Rodriguez Early Education School to the south and to the west across Osage Alley, Chase Bank to the north at the corner of Mission and 25th Street, and a mix of two and three story buildings used for a variety of uses including automobile repair, retail stores, residences, restaurants, and the Instituto Familiar de la Raza across Mission Street to the east. The western boundary of the Calle 24 Latino Cultural District is located along the eastern side of Mission Street; the boundary of the Calle 24 Special Use District is situated generally one block further east on Lilac Street.

The Bay Area Rapid Transit (BART) 24th Street station is located one block north of the project site, as are several MUNI bus lines including the 14-Mission, 14R-Mission Rapid, 48-Quintary/24th Street, 49-Van

⁶ San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Citywide Planning and Policy Analysis, 2918-2924 Mission Street, April 19, 2017. This document (and all other documents cited in this report, unless otherwise noted), is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, as part of Case File No. 2014.0376ENV.

⁷ San Francisco Planning Department, Community Plan Evaluation Eligibility Determination, Current Planning Analysis, 2918-2924 Mission Street, June 1, 2017.

Ness/Mission and the 67-Bernal Heights. Access to U.S. 101 is less than one mile southeast of the site via Cesar Chavez Street.

POTENTIAL ENVIRONMENTAL EFFECTS

The Eastern Neighborhoods PEIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods Rezoning and Area Plans. The proposed 2918-2924 Mission Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods PEIR and would represent a small part of the growth that was forecast for the Eastern Neighborhoods plan areas. Thus, the plan analyzed in the Eastern Neighborhoods PEIR considered the incremental impacts of the proposed 2918-2924 Mission Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods PEIR.

Significant and unavoidable impacts were identified in the Eastern Neighborhoods PEIR for the following topics: land use, historic architectural resources, transportation and circulation, and shadow. The proposed project would not displace an existing PDR use and, therefore, would not contribute to the significant and unavoidable land use impact. The proposed project would not impact a CEQA historical resource and would therefore not contribute to the significant and unavoidable historic architectural resources impact. The proposed project would not generate cumulatively considerable new transit trips and would therefore not contribute to the significant and unavoidable transportation impacts. The proposed project would not cast new shadow that would negatively affect the use and enjoyment of a recreational resource, and therefore would not contribute to the significant and unavoidable shadow impacts described in the Eastern Neighborhoods PEIR.

The Eastern Neighborhoods PEIR identified feasible mitigation measures to address significant impacts related to noise, air quality, archeological resources, historical resources, hazardous materials, and transportation. **Table 1** below lists the mitigation measures identified in the Eastern Neighborhoods PEIR and states whether each measure would apply to the proposed project.

Table 1 – Eastern Neighborhoods PEIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
F. Noise		
F-1: Construction Noise (Pile Driving)	Applicable	The project sponsor has agreed to predrill piles where feasible and to use noise shielding devices.
F-2: Construction Noise	Applicable: temporary construction noise from use of heavy equipment	The project sponsor has agreed to develop and implement a set of noise attenuation measures during construction.
F-3: Interior Noise Levels	Not Applicable: CEQA no longer requires consideration	N/A

Mitigation Measure	Applicability	Compliance
	of the effects of the existing environment on a proposed project's future users or residents where that project would not exacerbate existing noise levels.	
F-4: Siting of Noise-Sensitive Uses	Not Applicable: CEQA no longer requires consideration of the effects of the existing environment on a proposed project's future users or residents where that project would not exacerbate existing noise levels.	N/A
F-5: Siting of Noise-Generating Uses	Not Applicable: the project does not include any noise-generating uses	N/A
F-6: Open Space in Noisy Environments	Not Applicable: CEQA no longer requires consideration of the effects of the existing environment on a proposed project's future users or residents where that project would not exacerbate existing noise levels.	N/A
G. Air Quality		
G-1: Construction Air Quality	Not Applicable: these requirements have been superseded by the San Francisco Dust Control Ordinance	The proposed project would be required to comply with the San Francisco Dust Control Ordinance and Article 22A
G-2: Air Quality for Sensitive Land Uses	Not Applicable: superseded by Article 38 requirements	N/A
G-3: Siting of Uses that Emit DPM	Not Applicable: the proposed residential and retail uses are not expected to emit substantial levels of DPM.	N/A
G-4: Siting of Uses that Emit other TACs	Not Applicable: the proposed project would not include a backup diesel generator or	N/A

Mitigation Measure	Applicability	Compliance
	other sources of TACs	
J. Archeological Resources		
J-1: Properties with Previous Studies	Not Applicable: no archeological studies are on file for this site	N/A
J-2: Properties with no Previous Studies	Applicable: the project would require excavation.	The project sponsor has agreed to implement measures for the accidental discovery of archeological resources
J-3: Mission Dolores Archeological District	Not Applicable: the project is not located in the Mission Dolores Archeological District	N/A
K. Historical Resources		
K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan area	Not Applicable: plan-level mitigation completed by Planning Department	N/A
K-2: Amendments to Article 10 of the Planning Code Pertaining to Vertical Additions in the South End Historic District (East SoMa)	Not Applicable: plan-level mitigation completed by Planning Commission	N/A
K-3: Amendments to Article 10 of the Planning Code Pertaining to Alterations and Infill Development in the Dogpatch Historic District (Central Waterfront)	Not Applicable: plan-level mitigation completed by Planning Commission	N/A
L. Hazardous Materials		
L-1: Hazardous Building Materials	Applicable: project includes demolition of an existing structure	Project sponsor has agreed to implement measures for handling and disposal of hazardous building materials
E. Transportation		
E-1: Traffic Signal Installation	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-2: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis	N/A

Mitigation Measure	Applicability	Compliance
E-3: Enhanced Funding	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-4: Intelligent Traffic Management	Not Applicable: automobile delay removed from CEQA analysis	N/A
E-5: Enhanced Transit Funding	Not Applicable: plan level mitigation by SFMTA	N/A
E-6: Transit Corridor Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-7: Transit Accessibility	Not Applicable: plan level mitigation by SFMTA	N/A
E-8: Muni Storage and Maintenance	Not Applicable: plan level mitigation by SFMTA	N/A
E-9: Rider Improvements	Not Applicable: plan level mitigation by SFMTA	N/A
E-10: Transit Enhancement	Not Applicable: plan level mitigation by SFMTA	N/A
E-11: Transportation Demand Management	Not Applicable: plan level mitigation by SFMTA	N/A

Please see the attached Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures. With implementation of these mitigation measures the proposed project would not result in significant impacts beyond those analyzed in the Eastern Neighborhoods PEIR.

PUBLIC NOTICE AND COMMENT

A "Notification of Project Receiving Environmental Review" was mailed on September 30, 2016 to adjacent occupants and owners of properties within 300 feet of the project site. Comments were received from 19 individuals or entities. Overall, environmental concerns and issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. Commenters expressed concern regarding noise and air quality during construction, hazardous materials in soil, shading on the childcare center's play yards and nearby properties, pedestrian safety on Osage Alley, lack of sufficient parking, and the scale of the project relative to the neighborhood buildings. Additional comments noted the need for more affordable housing and expressed concerns regarding displacement and gentrification in the vicinity, impacts on the Calle 24 Latino Cultural District, and cumulative air quality and greenhouse gas effects from additional traffic in the vicinity. As shown in the project-specific initial study, the proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Eastern Neighborhoods PEIR.

CEQA generally does not require the analysis of social or economic impacts. As stated in CEQA Guidelines section 15131(a), “economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis shall be on the physical changes.” In general, analysis of the potential adverse physical impacts resulting from economic activities has been concerned with the question of whether an economic change would lead to physical deterioration in a community. The construction of 2918-2924 Mission Street would not create an economic change that would lead to the physical deterioration of the surrounding neighborhood.

The Eastern Neighborhoods PEIR included an extensive analysis of the socioeconomic effects of the area plans and rezoning generally concluding that: (1) the rezoning would have secondary socioeconomic effects, (2) these effects would be more severe without the rezoning, and (3) these socioeconomic effects would not in turn lead to significant physical environmental impacts. The PEIR identifies improvement measures to address less than significant effects of potential displacement of some neighborhood-serving uses. Thus, the concerns about the socioeconomic effects of development under the area plans and rezoning are not new and were not overlooked by the plan-level EIR.

The Planning Department worked with ALH Urban & Regional Economics to prepare analyses of retail supply and demand, commercial and residential displacement, as well as a review of the relevant academic literature to evaluate whether gentrification and displacement of existing residents or businesses in the Mission can be attributed to market-rate residential and mixed-use development under the Eastern Neighborhoods rezoning and area plans. Neither these analyses nor the literature establishes empirical evidence supporting the position that market-rate development under the rezoning and area plans is responsible for residential or commercial displacement.

The department also conducted additional analysis to evaluate whether the proposed project would cause or contribute to significant impacts on the physical environment related to population growth, such as transportation, air quality, and greenhouse gas emissions, beyond those identified in the Eastern Neighborhoods PEIR. This analysis, like that previously provided in the community plan evaluations prepared for the project, is based on current data and modelling and uses the Planning Department’s latest environmental impact analysis standards and methodologies. This analysis shows that cumulative impacts on traffic congestion are the same or slightly less severe than anticipated in the Eastern Neighborhoods PEIR. In addition, current data provided by the San Francisco Municipal Transportation Agency (“SFMTA”) show that transit capacity on most lines serving the Eastern Neighborhoods is better than previously anticipated. This is due largely to SFMTA’s implementation of a number of major transportation system improvements that were assumed to be infeasible at the time that the Eastern Neighborhoods PEIR was certified. Thus, there is no evidence that transportation and related air quality, greenhouse gas, and other impacts in the Eastern Neighborhoods plan areas are substantially more severe than the Eastern Neighborhoods PEIR disclosed.

CONCLUSION

As summarized above and further discussed in the CPE Checklist⁸:

1. The proposed project is consistent with the development density established for the project site in the Eastern Neighborhoods Rezoning and Area Plans;
2. The proposed project would not result in effects on the environment that are peculiar to the project or the project site that were not identified as significant effects in the Eastern Neighborhoods PEIR;
3. The proposed project would not result in potentially significant off-site or cumulative impacts that were not identified in the Eastern Neighborhoods PEIR;
4. The proposed project would not result in significant effects, which, as a result of substantial new information that was not known at the time the Eastern Neighborhoods PEIR was certified, would be more severe than were already analyzed and disclosed in the PEIR; and
5. The project sponsor will undertake feasible mitigation measures specified in the Eastern Neighborhoods PEIR to mitigate project-related significant impacts.

Therefore, no further environmental review shall be required for the proposed project pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

⁸ The CPE Checklist is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, in Case File No. 2014.0375ENV.

MITIGATION MONITORING AND REPORTING PROGRAM

2918-2924 Mission Street (Case No. 2014.0376ENV)

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Mitigation Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR					
CULTURAL AND PALEONTOLOGICAL RESOURCES					
<u>Project Mitigation Measure 1 – Accidental Discovery (Eastern Neighborhoods PEIR Mitigation Measure J-2)</u> <p>The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a) and (c). The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p>	Project sponsor	Prior to any soil disturbing activities	Distribute Planning Department Archeological Resource “ALERT” sheet to Prime Contractor, sub-contractors and utilities firms	Project sponsor, archaeologist and Environmental Review Officer (ERO)	Submit signed affidavit of distribution to ERO
Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.	Head Foreman and/or project sponsor	Accidental discovery	Suspend any soils disturbing activity	Notify ERO of accidental discovery	ERO to determine additional measures
If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of an archaeological consultant from the pool of qualified archaeological consultants maintained by the Planning Department archaeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the	Project Sponsor	In case of accidental discovery	If ERO determines an archeological resource may be present, services of a qualified		Considered complete upon implementation of any measures

MONITORING AND REPORTING PROGRAM					
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Mitigation Reporting Responsibility	Monitoring Schedule
archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.	Archeological consultant		archeological consultant to be retained. Identify and evaluate archeological resources	Make recommendation to the ERO	requested by ERO
Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.	Project Sponsor	After determination by the ERO of appropriate action to be implemented following evaluation of accidental discovery.	Implementation of Archeological measure required by ERO		Considered complete upon implementation of any measures requested by ERO
The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.	Project Sponsor	Following completion of any required archeological field program.	Submittal of Draft/Final FARR to ERO		
Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound copy, one unbound copy and one unlocked, searchable PDF copy on CD three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.	Project Sponsor		Distribution of Final FARR.		

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Mitigation Reporting Responsibility	Monitoring Schedule
NOISE					
<p><u>Project Mitigation Measure 2 – Pile Driving Noise (Eastern Neighborhoods PEIR Mitigation Measure F-1).</u></p> <p>The project sponsor shall ensure that piles be pre-drilled wherever feasible to reduce construction-related noise and vibration. No impact pile drivers shall be used unless absolutely necessary. Contractors would be required to use pile-driving equipment with state-of-the-art noise shielding and muffling devices. To reduce noise and vibration impacts, sonic or vibratory sheetpile drivers, rather than impact drivers, shall be used wherever sheetpiles are needed. The project sponsor shall also require that contractors schedule pile-driving activity for times of the day that would minimize disturbance to neighbors.</p>	Project sponsor; project contractor(s)	During construction period	Prepare and submit monthly report during construction.	San Francisco Planning Department and the Department of Building Inspection	Considered complete on submittal of final monthly report.
<p><u>Project Mitigation Measure 3 – Construction Noise (Eastern Neighborhoods PEIR Mitigation Measure F-2).</u></p> <p>The project sponsor shall develop a set of site-specific noise attenuation measures under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted to the Department of Building Inspection to ensure that maximum feasible noise attenuation will be achieved. These attenuation measures shall include as many of the following control strategies as feasible:</p> <ul style="list-style-type: none"> • Erect temporary plywood noise barriers around a construction site, particularly where a site adjoins noise-sensitive uses; • Utilize noise control blankets on a building structure as the building is erected to reduce noise emission from the site; • Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings housing sensitive uses; • Monitor the effectiveness of noise attenuation measures by taking noise 	Project sponsor; project contractor(s)	<p>Prior to construction activities</p> <p>During construction period</p>	<p>Prepare and submit a Noise Control Plan</p> <p>Prepare and submit monthly noise reports.</p>	San Francisco Planning Department and the Department of Building Inspection	Considered complete on submittal of final monthly report.

MONITORING AND REPORTING PROGRAM

Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Mitigation Reporting Responsibility	Monitoring Schedule
<p>measurements; and</p> <ul style="list-style-type: none"> Post signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem, with telephone numbers listed. 					

HAZARDOUS MATERIALS

Project Mitigation Measure 4 – Hazardous Building Materials (Eastern Neighborhoods PEIR Mitigation Measure L-1)

The project sponsor shall ensure that any existing equipment containing polychlorinated biphenyls (PCBs) or di (2-ethylhexyl)phthalate (DEPH), such as fluorescent light ballasts (that may be present within the existing buildings on the project site), are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

Planning Department and Department of Public Health (DPH)	Prior to approval of project	Comply with applicable laws during removal and disposal of any equipment containing PCBs or DEPH and document this process	Planning Department, in consultation with DPH; where Site Mitigation Plan is required, Project Sponsor or contractor shall submit a monitoring report to DPH, with a copy to Planning Department and DBI, at end of construction	Considered complete upon receipt of final monitoring report at completion of construction
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SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

Planning Department
1650 Mission Street
Suite 400
San Francisco, CA
94103-9425

T: 415.558.6378
F: 415.558.6409

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

Planning Department staff is available to advise you in the preparation of this application. Call (415)558-6377 for further information.

WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

Administrative Code Section 1.61 requires the Planning Department to collect an application/form with information about an applicant's internal anti-discriminatory policies for projects proposing an increase of ten (10) dwelling units or more.

WHAT IF THE PROJECT SPONSOR OR PERMITTEE CHANGE PRIOR TO THE FIRST ISSUANCE OF CERTIFICATE OF OCCUPANCY?

If the permittee and/or sponsor should change, they shall notify the Planning Department and file a new supplemental information form with the updated information.

HOW IS THIS INFORMATION USED?

The Planning Department is not to review the responses other than to confirm that all questions have been answered. Upon confirmation, the information is routed to the Human Rights Commission.

For questions about the Human Rights Commission (HRC) and/or the Anti-Discriminatory Housing Policy, please call (415) 252-2500 or email hrc.info@sfgov.org.

All building permit applications and/or entitlements related to a project proposing 10 dwelling units or more will not be considered complete until all responses are provided.

WHAT PART OF THE POLICY IS BEING REVIEWED?

The Human Rights Commission will review the policy to verify whether it addresses discrimination based on sexual orientation and gender identity. The policy will be considered incomplete if it lacks such protections.

WILL THE ANSWERS TO THE QUESTIONS EFFECT THE REVIEW OF MY PROJECT?

The Planning Department's and Planning Commission's processing of and recommendations or determinations regarding an application shall be unaffected by the applicant's answers to the questions.

INSTRUCTIONS:

The attached supplemental information form is to be submitted as part of the required entitlement application and/or Building Permit Application. This application does not require an additional fee.

Answer all questions fully and type or print in ink. Attach additional pages if necessary.

Please see the primary entitlement application or Building Permit Application instructions for a list of necessary materials required.

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**SAN FRANCISCO
PLANNING
DEPARTMENT**

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: 415.558.6378
FAX: 415 558-6409
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: 415.558.6377
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
RRTI, Inc.	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
14 Sunshine Avenue	(415) 332-9242
Sausalito, CA 94965	EMAIL:
	rrti@pacbell.net

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

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	()
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	()
	EMAIL:

2. Location and Project Description

STREET ADDRESS OF PROJECT:		ZIP CODE:
2918-2924 Mission Street		94110
CROSS STREETS:		
25th and 26th Streets		
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
6529/002, 002A, 003	Mission Street NCT	65-B/55-X; 65-B/45-X

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	0	75	75
<input 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
hrc.info@sfgov.org or (415)252-2500

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: Robert R. Tillman

Date: 7/19/17

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

Robert R. Tillman, President & CEO
Owner / Authorized Agent (circle one) RRTI, Inc.

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)	
2918-2924 Mission Street		6529/002, 002A, 003	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
N/A	2014.0376CUA	N/A	
PROJECT SPONSOR	MAIN CONTACT	PHONE	
RRTI, Inc.	Robert Tillman	415-332-9242	
ADDRESS			
14 Sunshine, Sausalito, CA 94965			
CITY, STATE, ZIP		EMAIL	
		rri@pacbell.net	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
75	6,954 gsf	84'-8" / 8 Stories	\$15 Million
ANTICIPATED START DATE			
Second or Third Quarter 2018			

Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT

- ☐ Project is wholly Residential
- ☐ Project is wholly Commercial
- ☒ Project is Mixed Use
- ☒ A: The project consists of ten (10) or more residential units;
- ☐ B: The project consists of 25,000 square feet or more gross commercial floor area.
- ☐ C: Neither 1A nor 1B apply.

NOTES:

- If you checked **C**, this project is **NOT** 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 **IS** 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.org
- If 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	33.45	1	3	Laborer	49.29	2	8
Boilermaker	N/A			Operating Engineer	66.88	1	2
Bricklayer	N/A			Painter	61.88	1	4
Carpenter	68.07	2	6	Pile Driver	68.04	0	0
Cement Mason	53.68	1	2	Plasterer	62.59	1	5
Drywall/Latherer	68.95	2	6	Plumber and Pipefitter	108.44	2	6
Electrician	83.94	1	4	Roofer/Water proofer	51.42	2	4
Elevator Constructor	92.69	1	2	Sheet Metal Worker	84.96	1	5
Floor Coverer	38.99	1	3	Sprinkler Fitter	82.19	1	5
Glazier	68.55	1	5	Taper	68.95	2	8
Heat & Frost Insulator	N/A			Tile Layer/ Finisher	56.06	1	5
Ironworker	62.29	1	5	Other:			
TOTAL:			47	TOTAL:			66

1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage?
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations?
3. Will hiring and retention goals for apprentices be established?
4. What is the estimated number of local residents to be hired?

YES NO
☒ ☐
☒ ☐
☒ ☐
 tbc

Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
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.		
 (SIGNATURE OF AUTHORIZED REPRESENTATIVE)	7/21/17 (DATE)	

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

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: 75 total (55 base, 20 density bonus) NITS	The zoning of the property is: Mission Street NCT	Complete EEA was submitted on: 6/30/2015
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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

7/19/17
Date

Robert Tillman

I, _____,
do hereby declare as follows:

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

☐ Yes _____ ☒ No
(If yes, please indicate Affordable Housing Tier)

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

2918 Mission Street

Address

6529/002, 002A, 003

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:

2014.0376

Planning Case Number

n/a

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:	% Affordable Units:	AMI Level:
8*	14.5%	Varies.**
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:

Sausalito, CA

Location

7/19/17

Date

Sign Here

Robert R. Tillman

Signature

Robert R. Tillman, President & CEO

Name (Print), Title

415-332-9242

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.

* 8 units represents 14.5% of the 55-unit base project. The project is proposed pursuant to Cal. Gov. Code Section 65915, and it is entitled to a 35% density bonus (20 units) because it is providing over 11% of the base project's units as very low income affordable units.

** Project sponsor will comply with the affordability level of Section 65915 for 11% of the units and San Francisco's local inclusionary housing program's levels for the remaining 3.5%.

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:
55*		15	17	23	

55 units in base project. The Project is proposed pursuant to Cal. Gov. Code Section 65915, and is entitled to a 35% density bonus because it provides at least 11% of the base project's units as affordable to very low income households.

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:
8		2*	4*	2*	

* Estimated. Sponsor will work with city staff to determine the exact unit mix consistent with the Affordable Housing Program.

☐ **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

RRTI, Inc.

Company Name

Robert Tillman

Name (Print) of Contact Person

14 Sunshine Avenue

Address

415-332-9242

Phone / Fax

Sausalito, CA 94965

City, State, Zip

rrti@pacbell.net

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:

Robert R. Tillman,
President & CEO

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:

2918 MISSION ST

goulddevans







LOOKING NORTH FROM SITE ON MISSION ST



LOOKING SOUTHEAST FROM SITE ON MISSION ST



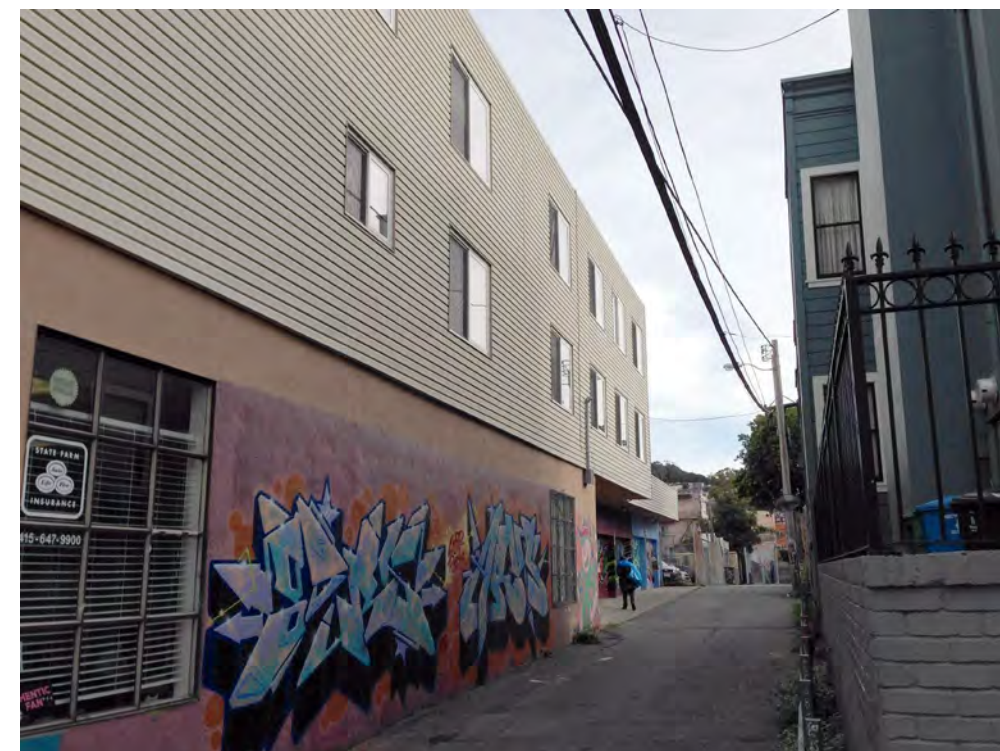
LOOKING SOUTH FROM SITE ON MISSION ST



LOOKING WEST ON SITE PARKING LOT



LOOKING EAST ON SITE PARKING LOT

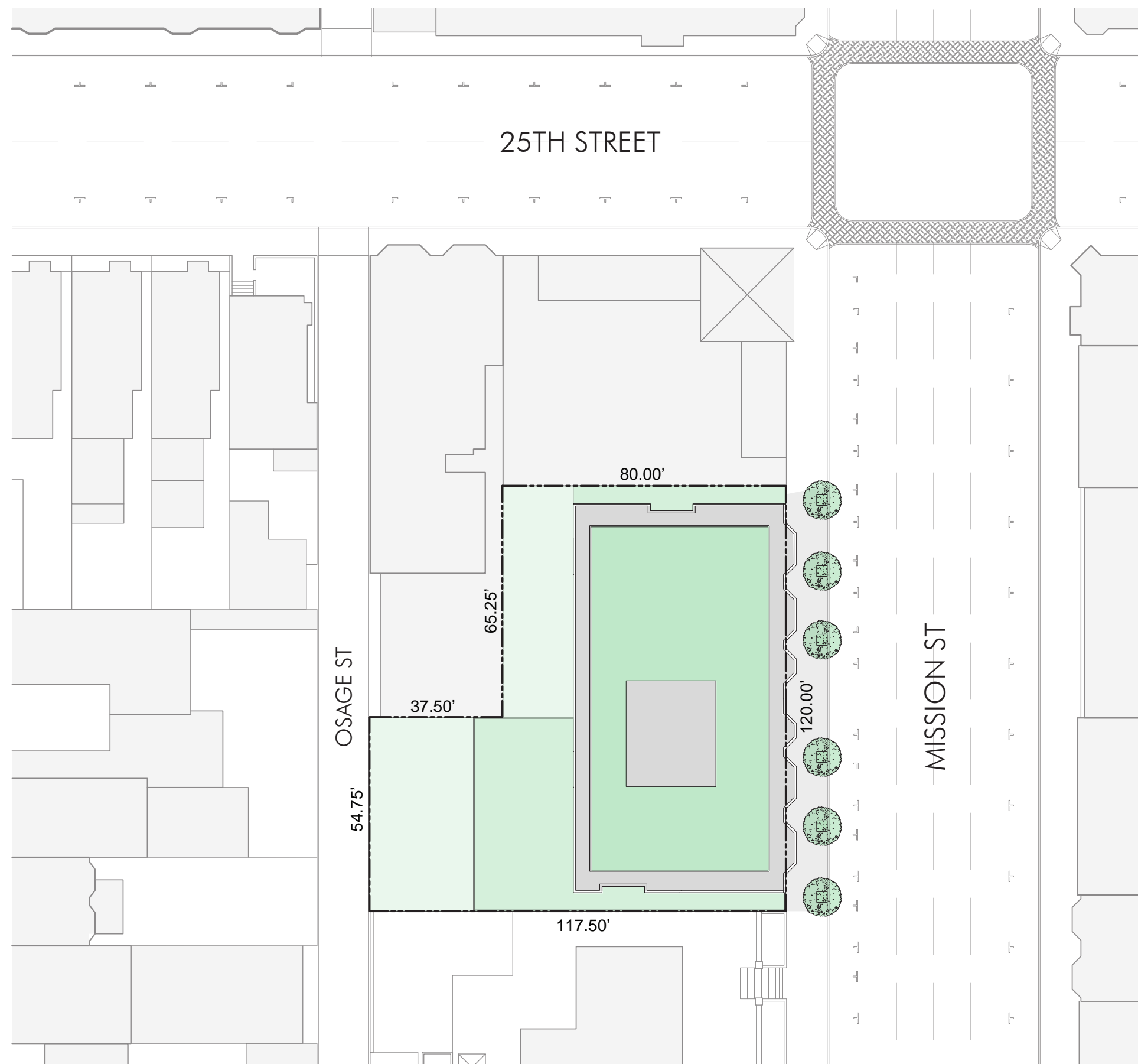


LOOKING SOUTH TOWARDS SITE ON OSAGE STREET

COMPLIANT SCHEME

2918 MISSION STREET PROJECT INFORMATION
4/21/2017

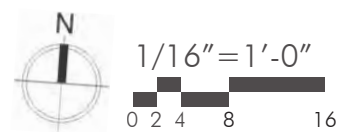
<u>BLOCK/LOT</u>	<u>ZONING</u>	<u>HEIGHT/BULK</u>	<u>AREA</u>
6529/002	MISSION ST NCT	65-B / 55-X	2,600 SF
6529/002A	MISSION ST NCT	65-B / 55-X	2,620 SF
6529/003	MISSION ST NCT	65-B / 45-X	<u>6,433 SF</u>
SITE AREA = 11,653 SF			
<u>PROJECT AREA</u>			
RESIDENTIAL NSF		35,195 SF	
RESIDENTIAL GSF		43,072 SF	
RETAIL GSF		7,026 SF	
PROJECT TOTAL GSF		51,237 SF	
<u>RESIDENTIAL UNITS</u>			
STUDIO UNITS		15	AVG = 397 SF
1-BEDROOM UNITS		17	AVG = 581 SF
<u>2-BEDROOM UNITS</u>		<u>23</u>	<u>AVG = 842 SF</u>
TOTAL UNITS		55	AVG UNIT = 640 SF
<u>ZONING</u>	MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT		
<u>LOT COVERAGE</u>	25% REAR YARD REQUIRED AT RESIDENTIAL LEVELS		
<u>STREET FRONTAGE</u>	REQUIRED GROUND FLOOR COMMERCIAL ALONG MISSION STREET		
<u>B' BULK LIMITS</u>	ABOVE 50' = MAX LENGTH OF 115', MAX DIAGONAL OF 125'		
<u>DWELLING UNIT MIX</u>	AT LEAST 40% 2-BEDROOM UNITS OR 30% 3-BEDROOM UNITS		
<u>RESIDENTIAL OPEN SPACE</u>	80 SF/UNIT IF PRIVATE OPEN SPACE	8 UNITS	640 SF REQUIRED
	100 SF/UNIT IF COMMON OPEN SPACE	47 UNITS	4,700 SF REQUIRED
<u>BICYCLE PARKING</u>	< 100 UNITS = 1.0/UNIT	55 UNITS	55 CLASS I SPACES

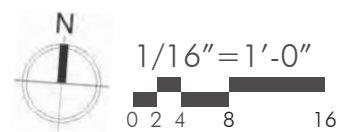


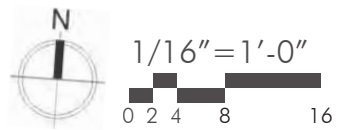
1,305 SF OPEN SPACE
SPLIT BETWEEN 3 UNITS

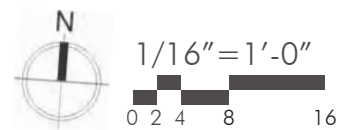
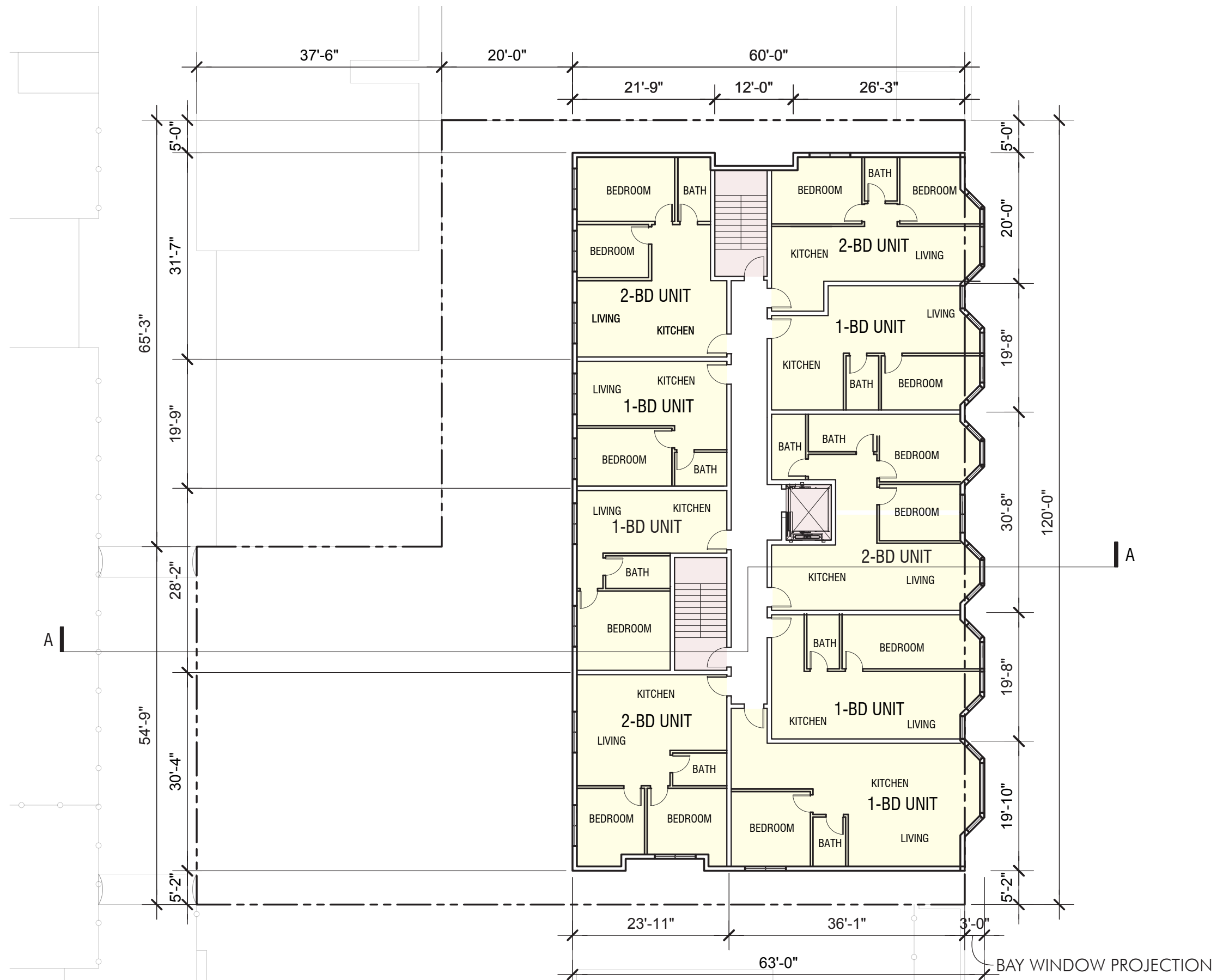
1,609 SF OPEN SPACE
SPLIT BETWEEN 3 UNITS

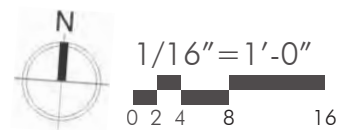
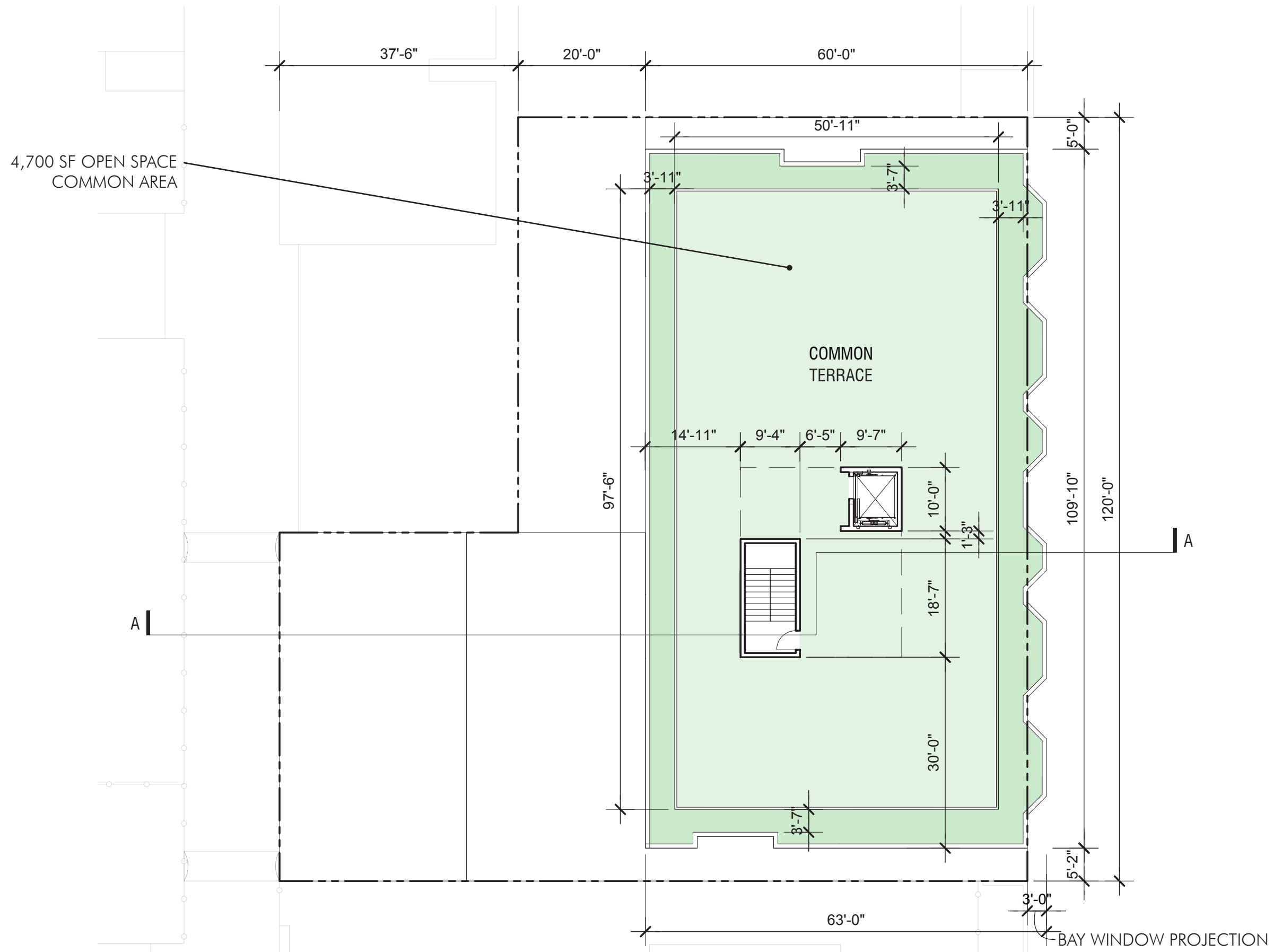


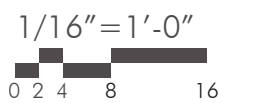
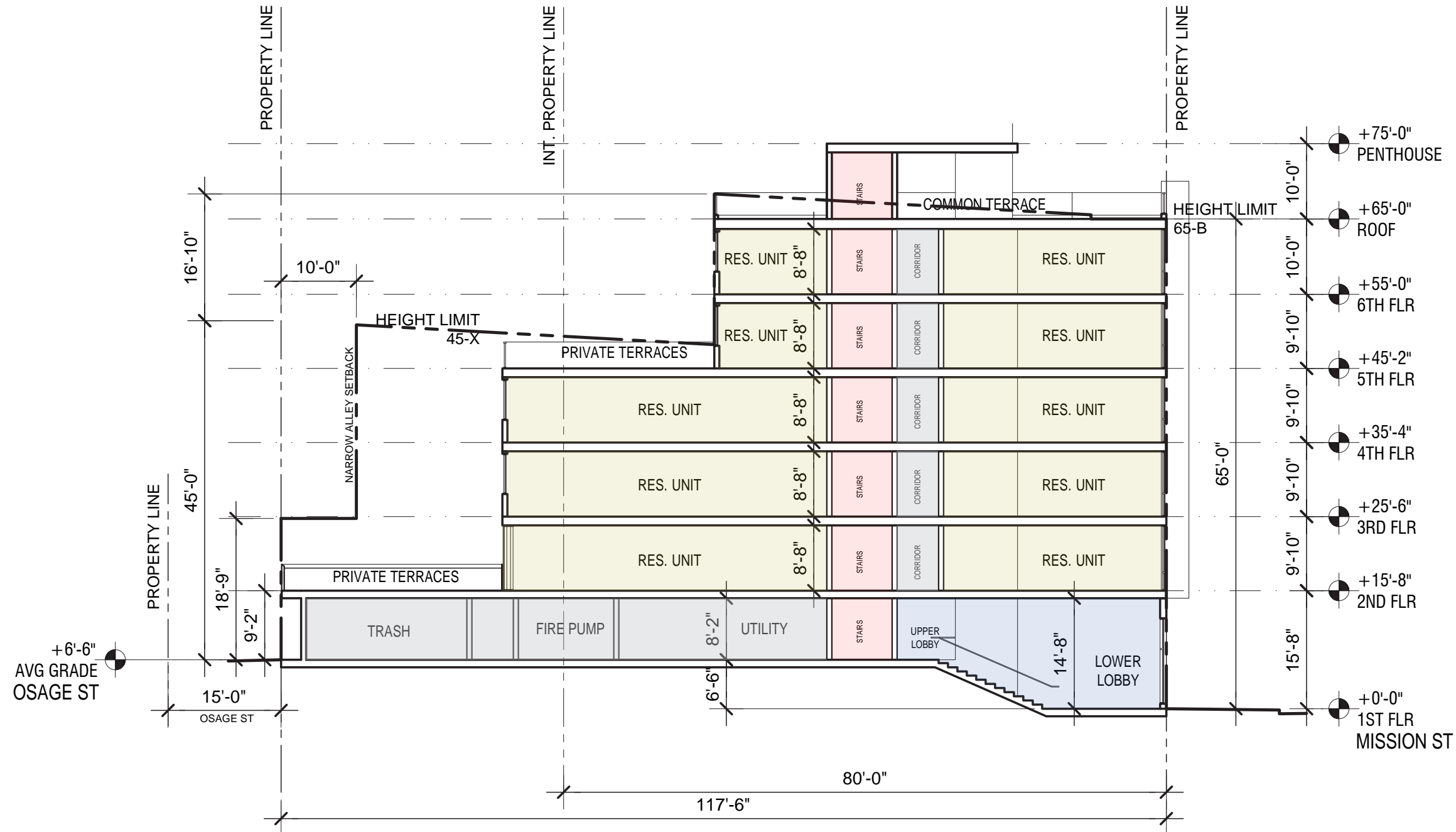




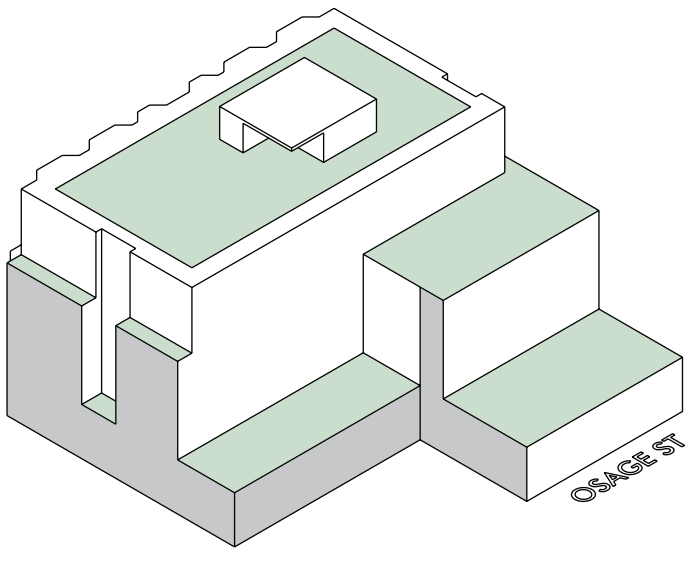
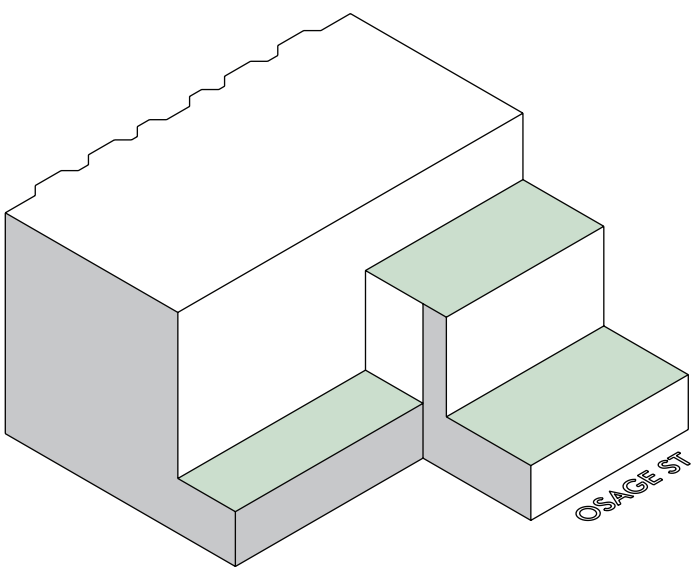
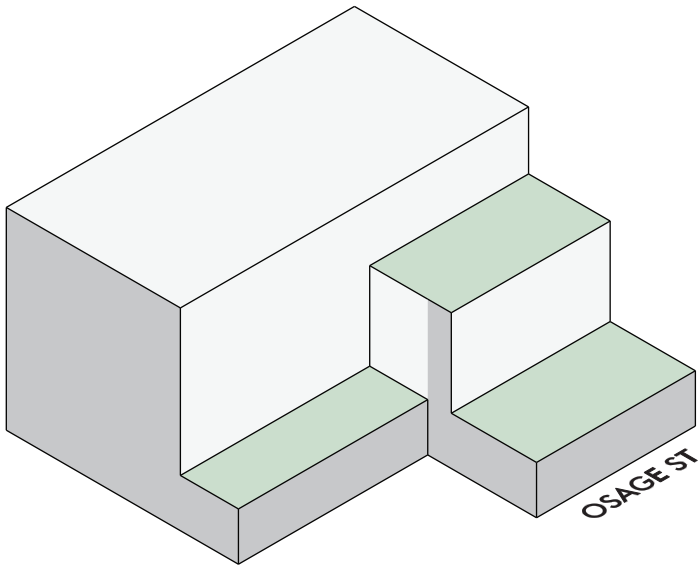
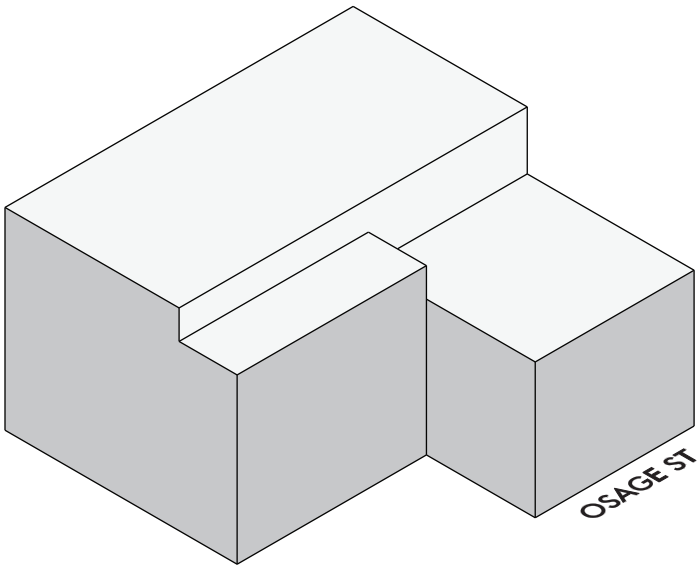




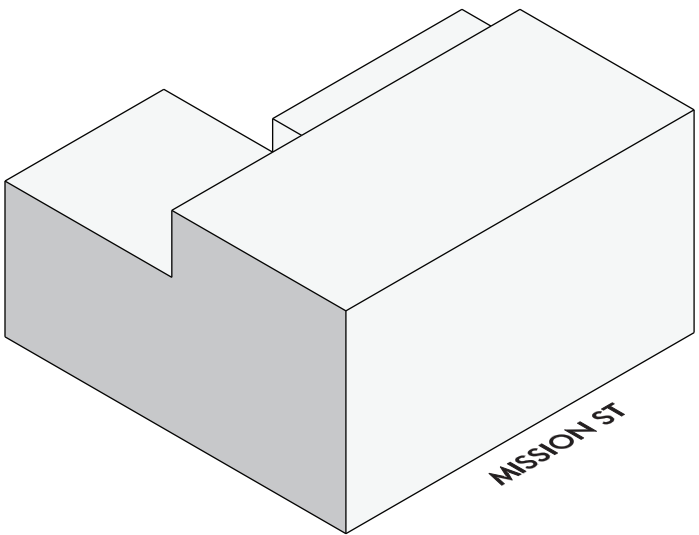




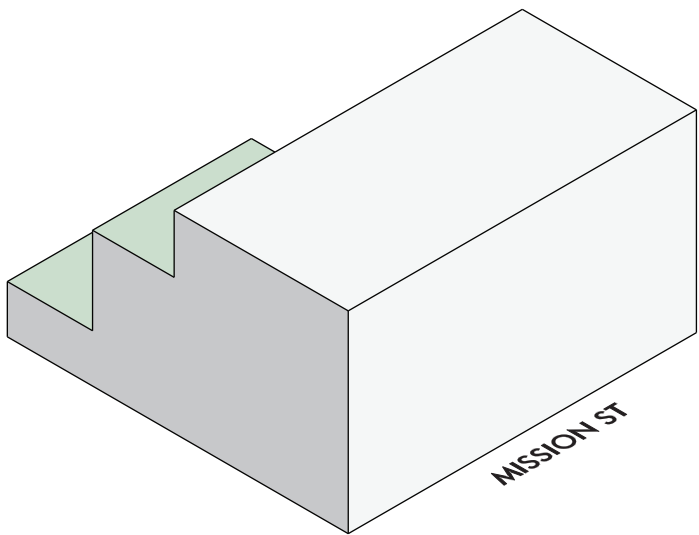
NORTHWEST
AXONOMETRIC



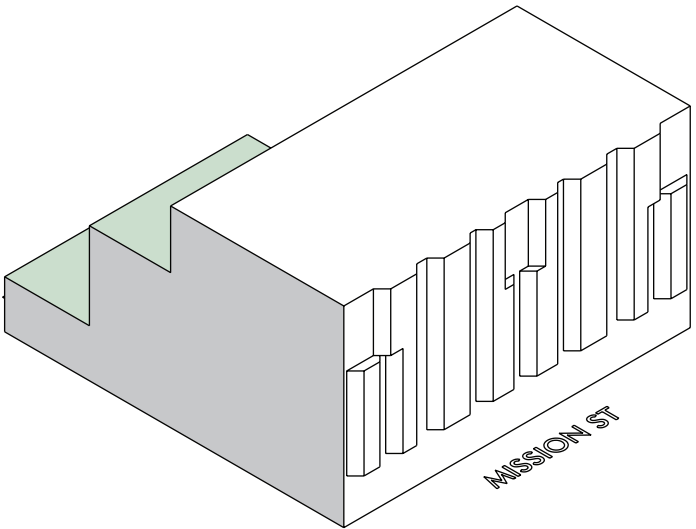
EXTRUDE SITE TO HEIGHT LIMITS



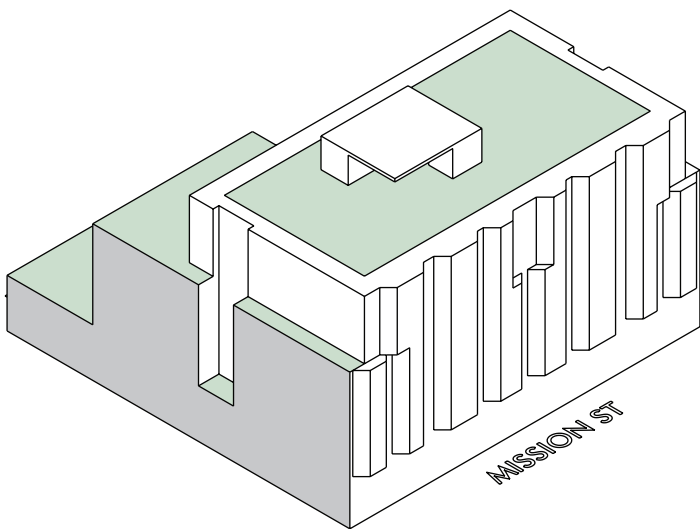
APPLY 25% REAR YARD



ADD ALLOWABLE BAY WINDOWS



REDUCE BULK ABOVE 50'
UNIT EXPOSURE



SOUTHEAST
AXONOMETRIC



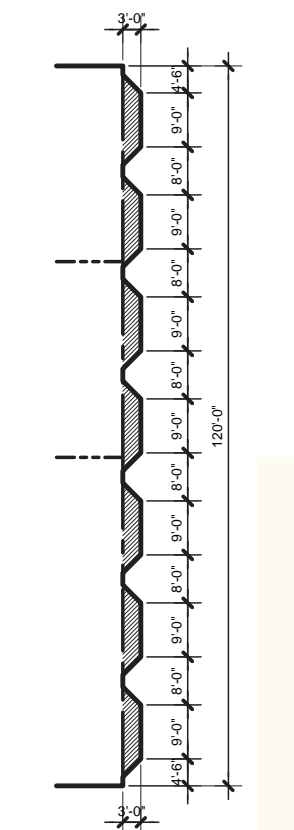
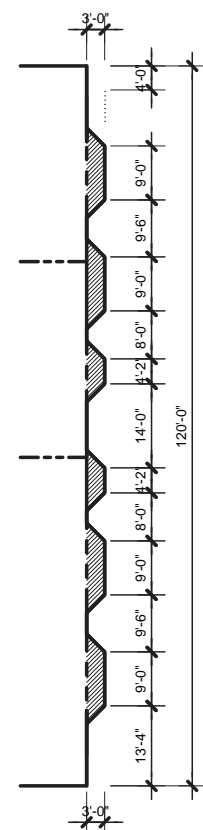
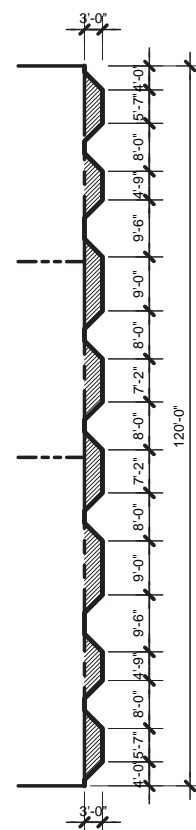
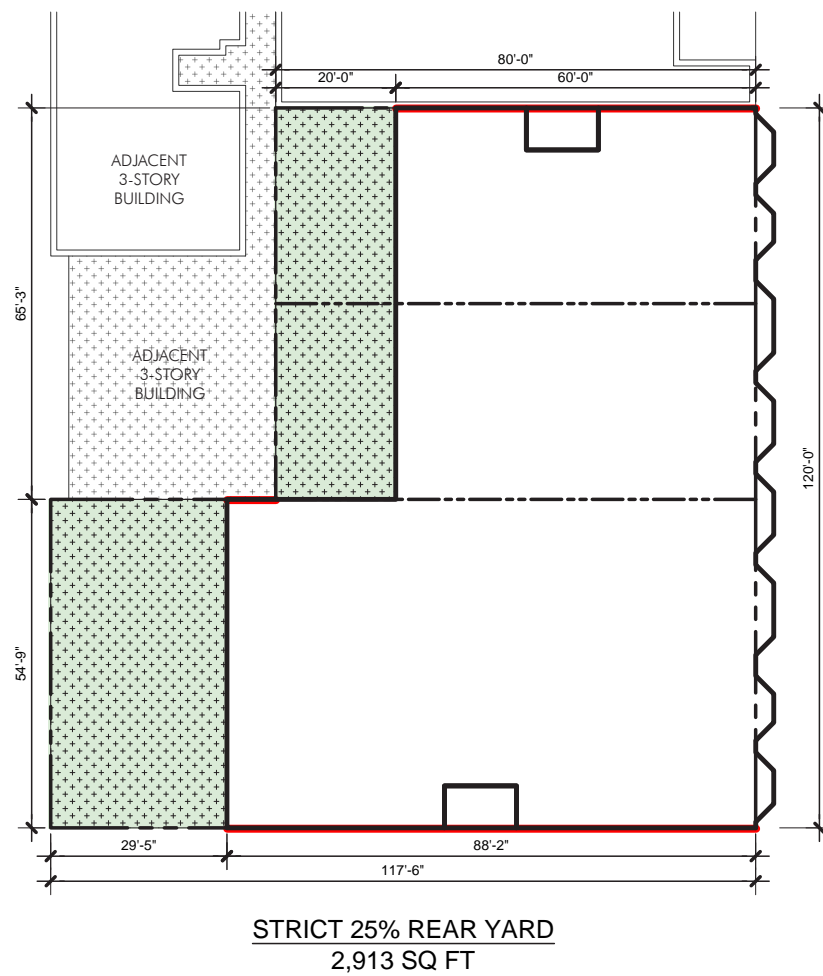
- Property-line wall, blank, no openings allowed



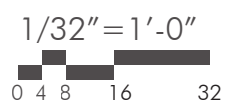
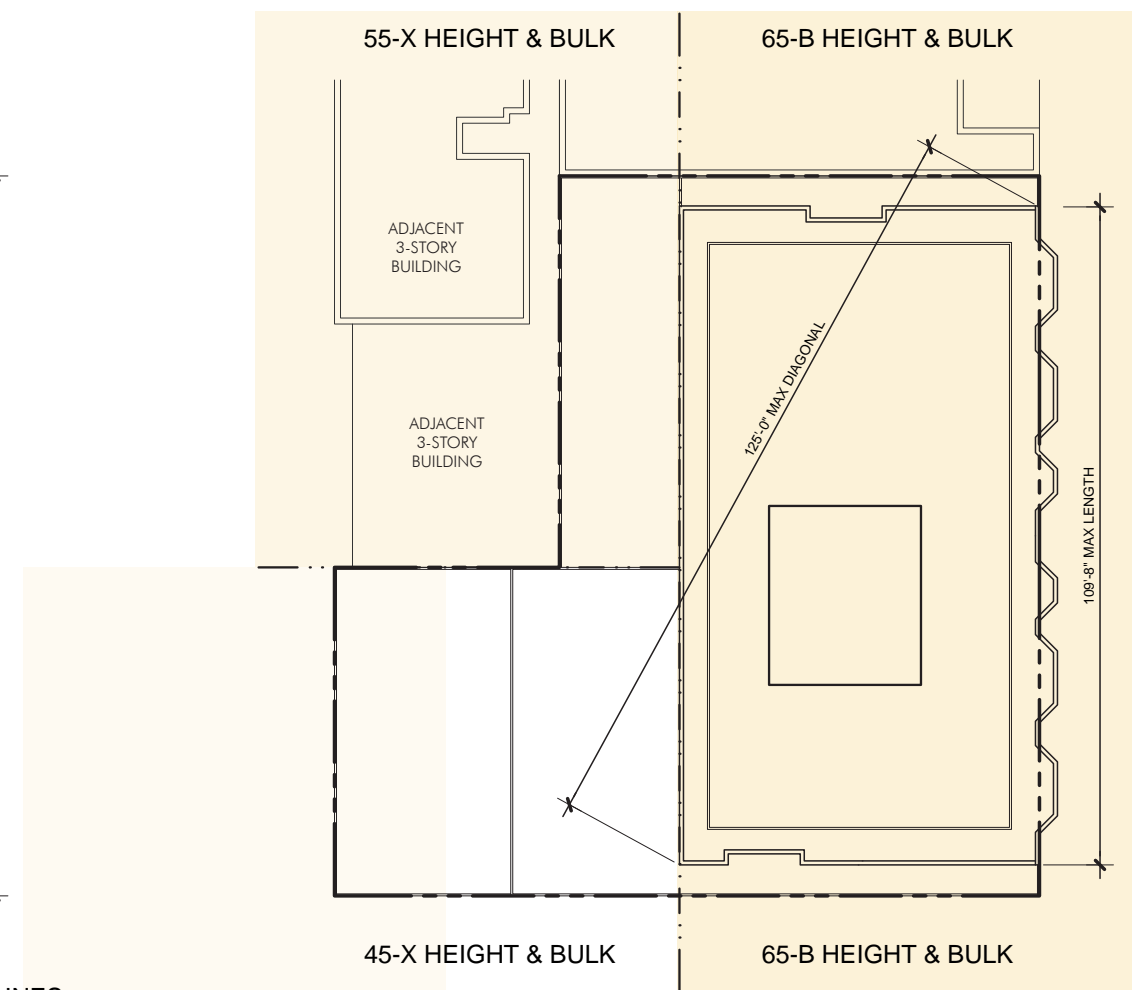
- Exterior wall with windows / doors

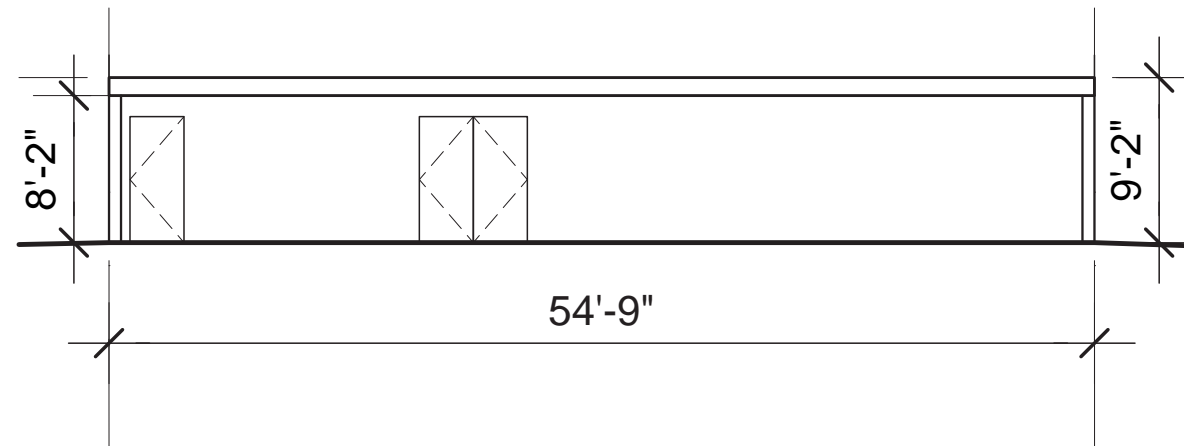


- Open space with landscaping



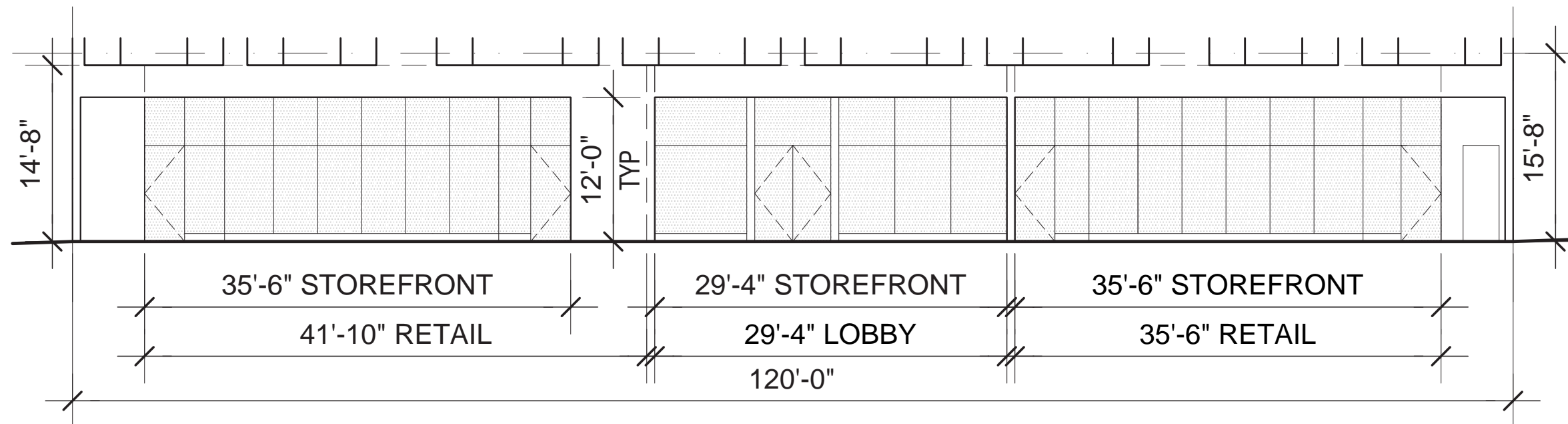
BAY WINDOW PROJECTIONS





NOTE: BECAUSE OSAGE STREET IS 15'-0" IN WIDTH, PLANNING CODE SECTIONS 145.1(C)(1) AND 145.1(C)(3) RELATED TO ABOVE-GRADE PARKING SETBACKS AND ACTIVE GROUND-FLOOR USES DO NOT APPLY.

OSAGE STREET FRONTAGE



MISSION STREET FRONTAGE

TRANSPARENCY CALCULATION

TOTAL STREET FRONTAGE: 1,880 SF
(15'-8" x 120'-0" = 1880 SF)

TRANSPARENCY REQUIRED (60%): 1,128 SF
(1,880 SF x 0.6 = 1,128 SF)

TRANSPARENCY PROVIDED: 1,204 SF
(12'-0" x 35'-6") + (12'-0" x 29'-4")
+ (12'-0" x 35'-6") = 1,128 SF

2918 MISSION STREET - COMPLIANT PROJECT AREA MATRIX

SPACE		QTY	NSF	GSF	UNIT SUMMARY				
					% MIX	TYPE	QTY	AREA	AVG
<u>FLOOR 1</u>					27%	STU	15	5,950	397
					31%	1BD	17	9,883	581
					42%	2BD	23	19,362	842
					100%	TOTAL	55	35,195	640
	Lobby		1,507						
	Retail		7,026						
	Bicycle Storage		633						
	Utility/Fire Pump/ Trash		1,139						
	SUBTOTAL		10,305	11,366					
<u>FLOOR 2</u>					<u>1 floors</u>				
	Private Terraces		2,914						
	Fitness/Amenity		416						
	STU	4	1,575		4		1,575		
	1BD	3	1,697		3		1,697		
	2BD	5	4,213		5		4,213		
	SUBTOTAL	12	7,485	8,803	12		7,485		
<u>FLOOR 3-4</u>					<u>2 floors</u>				
	STU	4	1,625		8		3,250		
	1BD	3	1,697		6		3,394		
	2BD	5	4,622		10		9,244		
	SUBTOTAL	12	7,944	8,803	24		15,888		
<u>FLOOR 5</u>					<u>1 floors</u>				
	Private Terraces		1,540						
	STU	3	1,125		3		1,125		
	1BD	3	1,787		3		1,787		
	2BD	4	2,942		4		2,942		
	SUBTOTAL	10	5,854	6,731	10		5,854		
<u>FLOOR 6</u>					<u>1 floors</u>				
	1BD	5	3,005		5		3,005		
	2BD	4	2,963		4		2,963		
	SUBTOTAL	9	5,968	6,731	9		5,968		
<u>ROOF</u>					<u>1 floors</u>				
	Common Terrace		4,700						
<u>BUILDING SUMMARY</u>									
	TOTAL UNITS	=	55	UNITS					
	RESIDENTIAL GSF	=	43,072	SF					
	RES. GSF PER UNIT	=	783	SF					
	PRIVATE OPEN SPACE	=	4,454	SF					
	COMMON OPEN SPACE	=	4,700	SF					
	RETAIL GSF	=	7,026	SF					
	TOTAL PROJECT GSF	=	51,237	SF					
					UNIT AREA = TOTAL UNIT AREA WITHOUT CIRCULATION RESIDENTIAL GSF = BUILDING GROSS AREA EXCLUDING PROJECT GSF = BUILDING GROSS AREA				

UNIT AREA = TOTAL UNIT AREA WITHOUT CIRCULATION
RESIDENTIAL GSF = BUILDING GROSS AREA EXCLUDING RETAIL, UTILITY, FIRE PUMP, AND TRASH
PROJECT GSF = BUILDING GROSS AREA

DENSITY BONUS SCHEME

2918 MISSION STREET PROJECT INFORMATION
8/25/2017

<u>BLOCK/LOT</u>	<u>ZONING</u>	<u>HEIGHT/BULK</u>	<u>AREA</u>
6529/002	MISSION ST NCT	65-B / 55-X	2,600 SF
6529/002A	MISSION ST NCT	65-B / 55-X	2,620 SF
6529/003	MISSION ST NCT	65-B / 45-X	<u>6,433 SF</u>
			SITE AREA = 11,653 SF

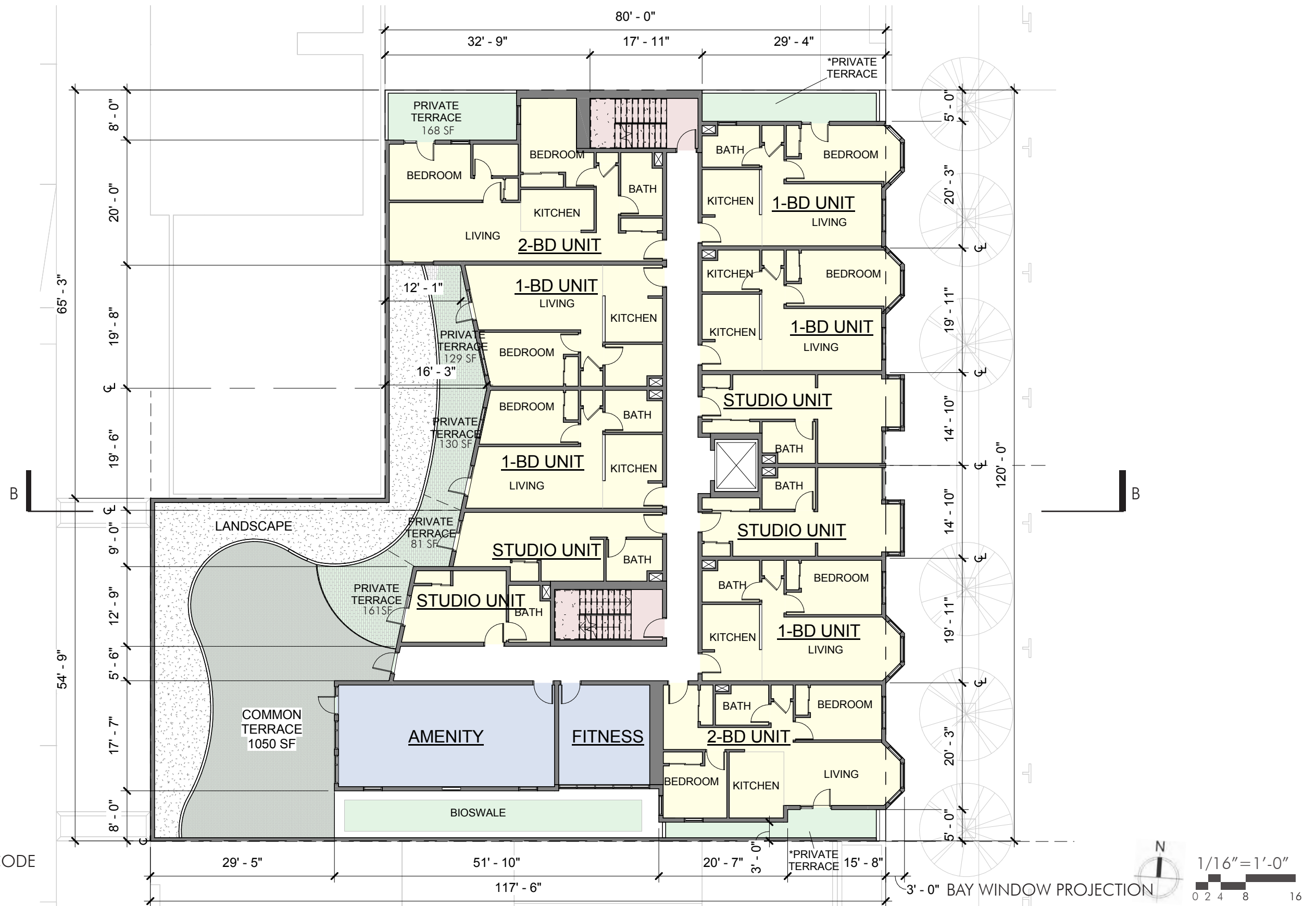
<u>PROJECT AREA</u>	
RESIDENTIAL NSF	48,030 SF
RESIDENTIAL GSF	59,382 SF
RETAIL GSF	6,724 SF
PROJECT TOTAL GSF	67,314 SF

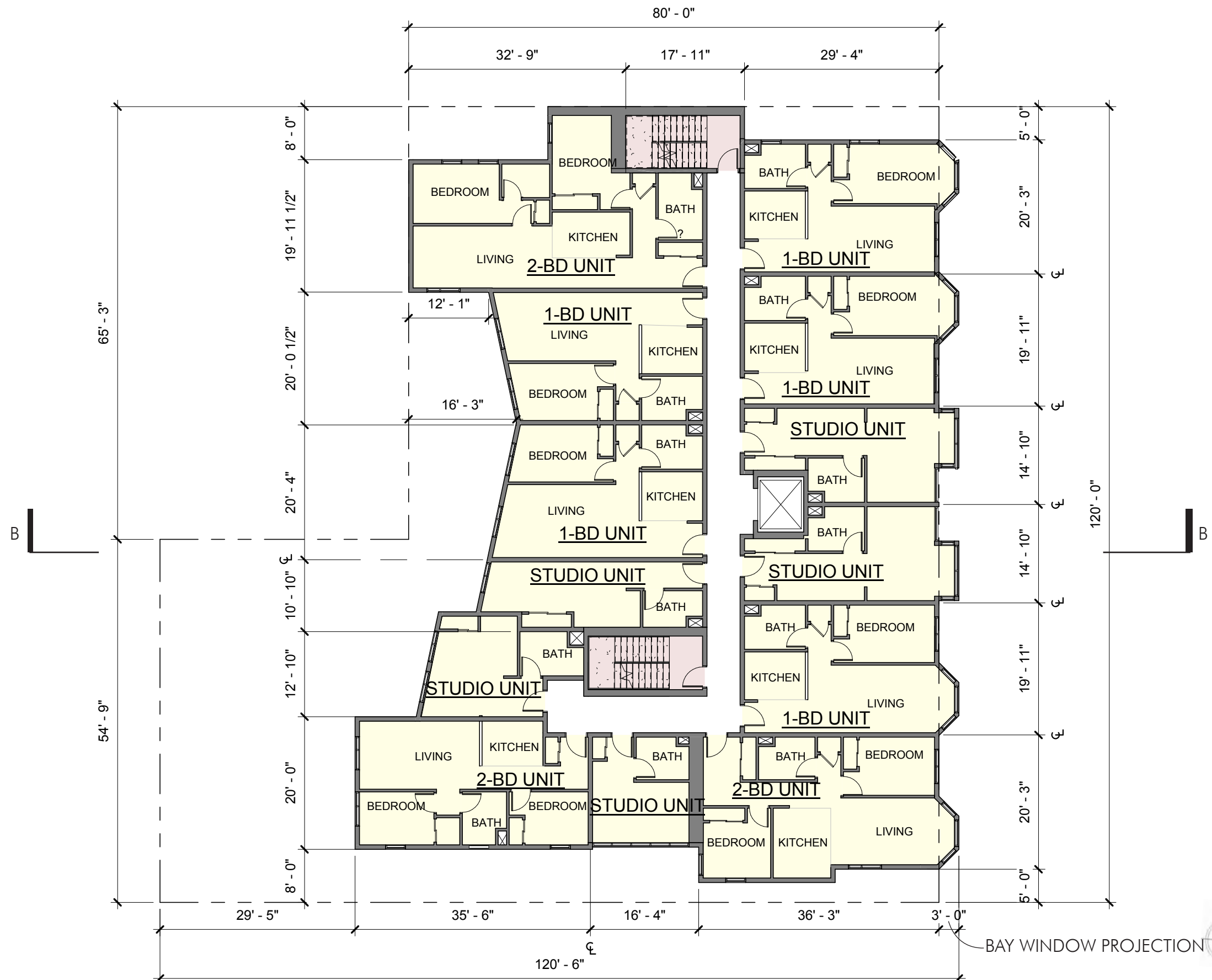
<u>RESIDENTIAL UNITS</u>		
STUDIO UNITS	18	AVG = 351 SF
1-BEDROOM UNITS	27	AVG = 613 SF
<u>2-BEDROOM UNITS</u>	<u>30</u>	<u>AVG = 833 SF</u>
TOTAL UNITS	75	AVG UNIT = 640 SF

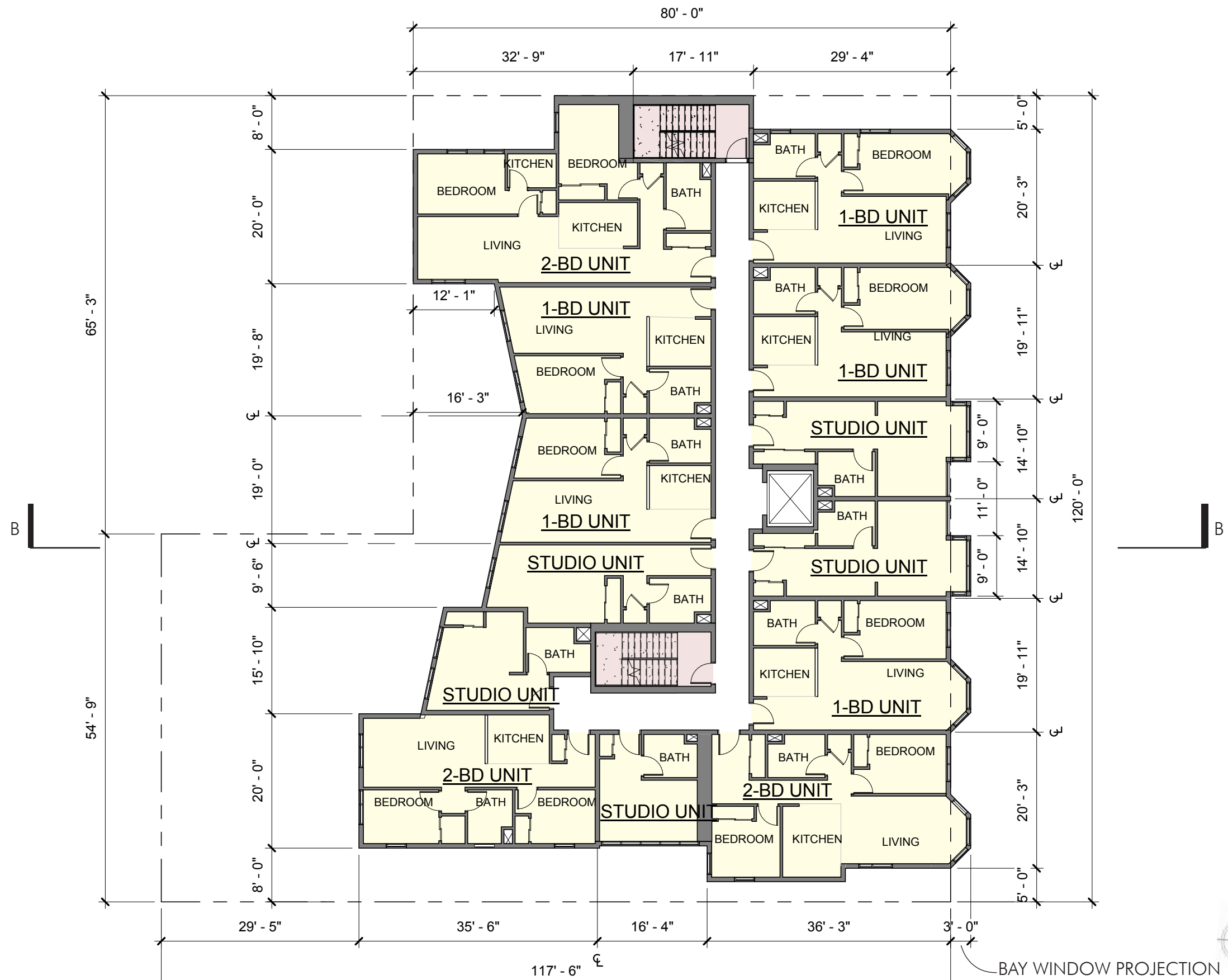
ZONING	MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT		
LOT COVERAGE	25% REAR YARD REQUIRED AT RESIDENTIAL LEVELS		
STREET FRONTAGE	REQUIRED GROUND FLOOR COMMERCIAL ALONG MISSION STREET		
B' BULK LIMITS	ABOVE 50' = MAX LENGTH OF 115', MAX DIAGONAL OF 125'		
DWELLING UNIT MIX	AT LEAST 40% 2-BEDROOM UNITS OR 30% 3-BEDROOM UNITS		
RESIDENTIAL OPEN SPACE	80 SF/UNIT IF PRIVATE OPEN SPACE	7 UNITS	560 SF REQUIRED
	100 SF/UNIT IF COMMON OPEN SPACE	68 UNITS	6,800 SF REQUIRED
BICYCLE PARKING (CLASS I)	RESIDENTIAL: < 100 UNITS = 1.0/UNIT	75 UNITS	76 CLASS I SPACES PROVIDED
	RETAIL: 1	1 REQUIRED	
BICYCLE PARKING (CLASS II)	4 FOR RESIDENTIAL + 9 FOR RETAIL	13 REQUIRED	14 CLASS II SPACES PROVIDED

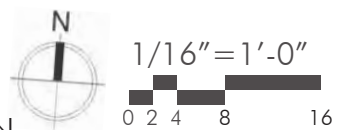
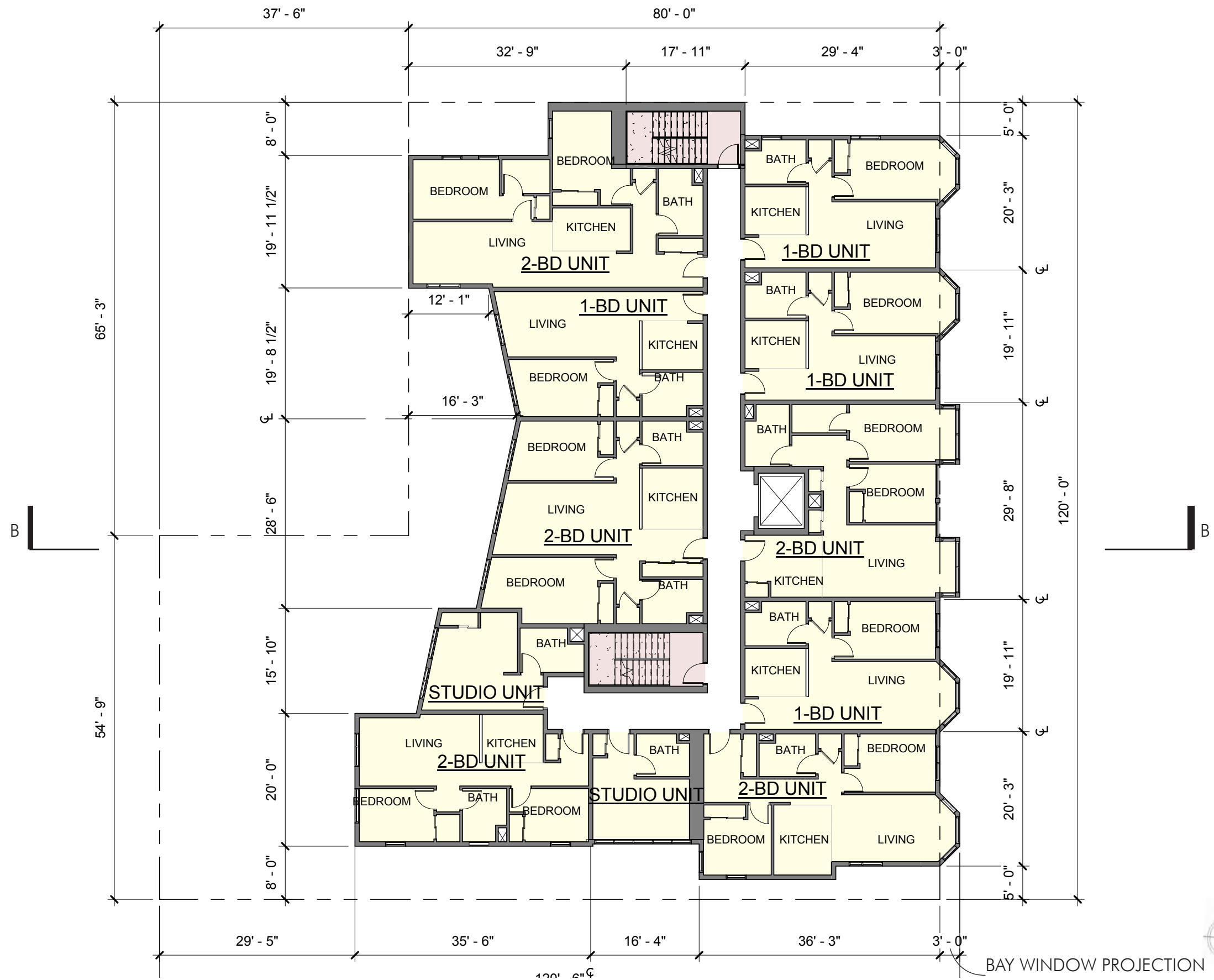


NOTE:
 *PRIVATE TERRACE AND *PRIVATE
 BALCONY ARE NOT CONSIDERED CODE
 COMPLIANT PRIVATE OPEN SPACE.





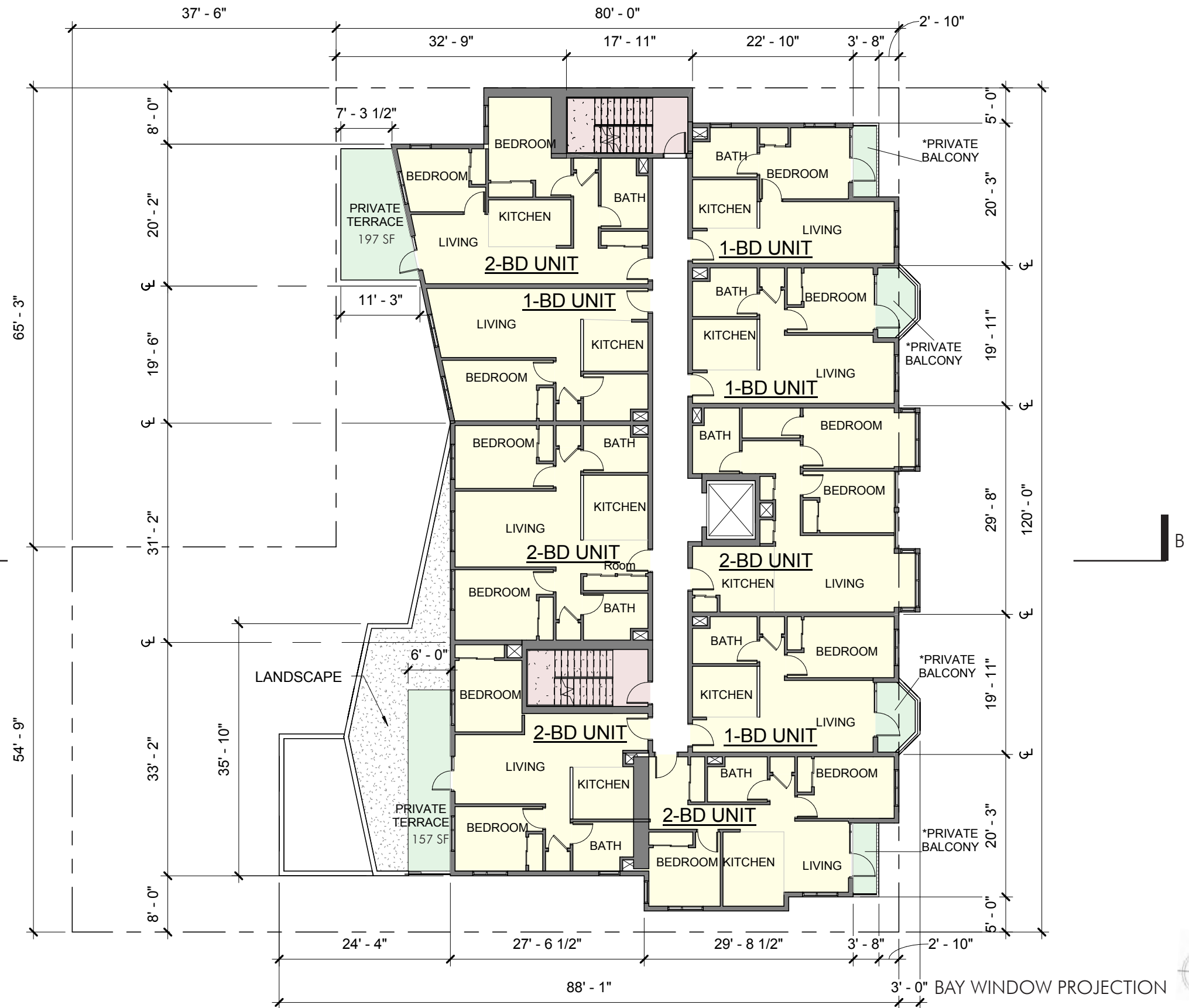




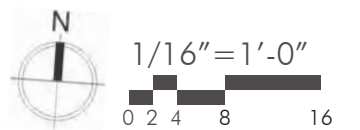
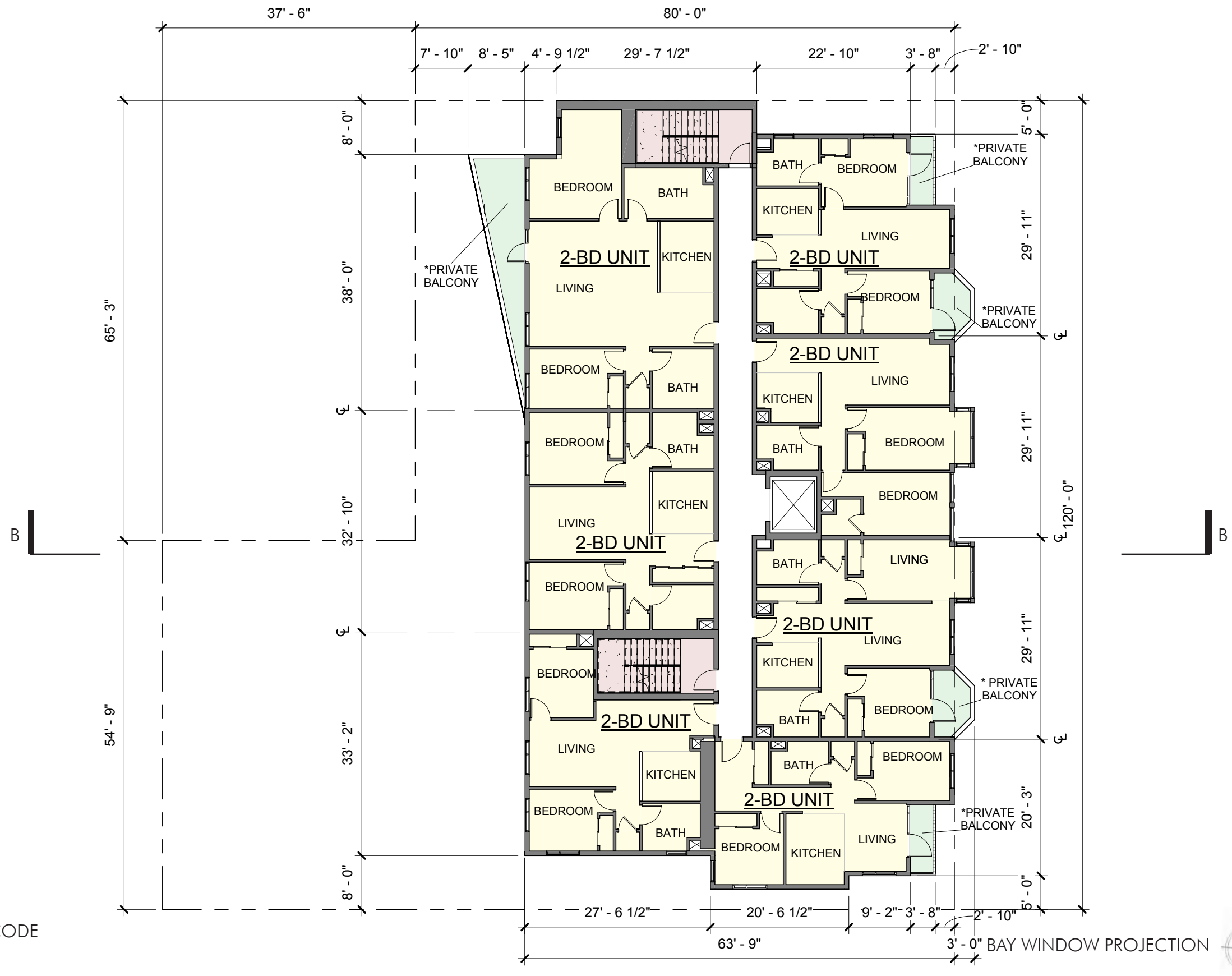
BAY WINDOW PROJECTION

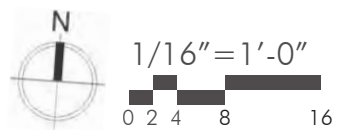
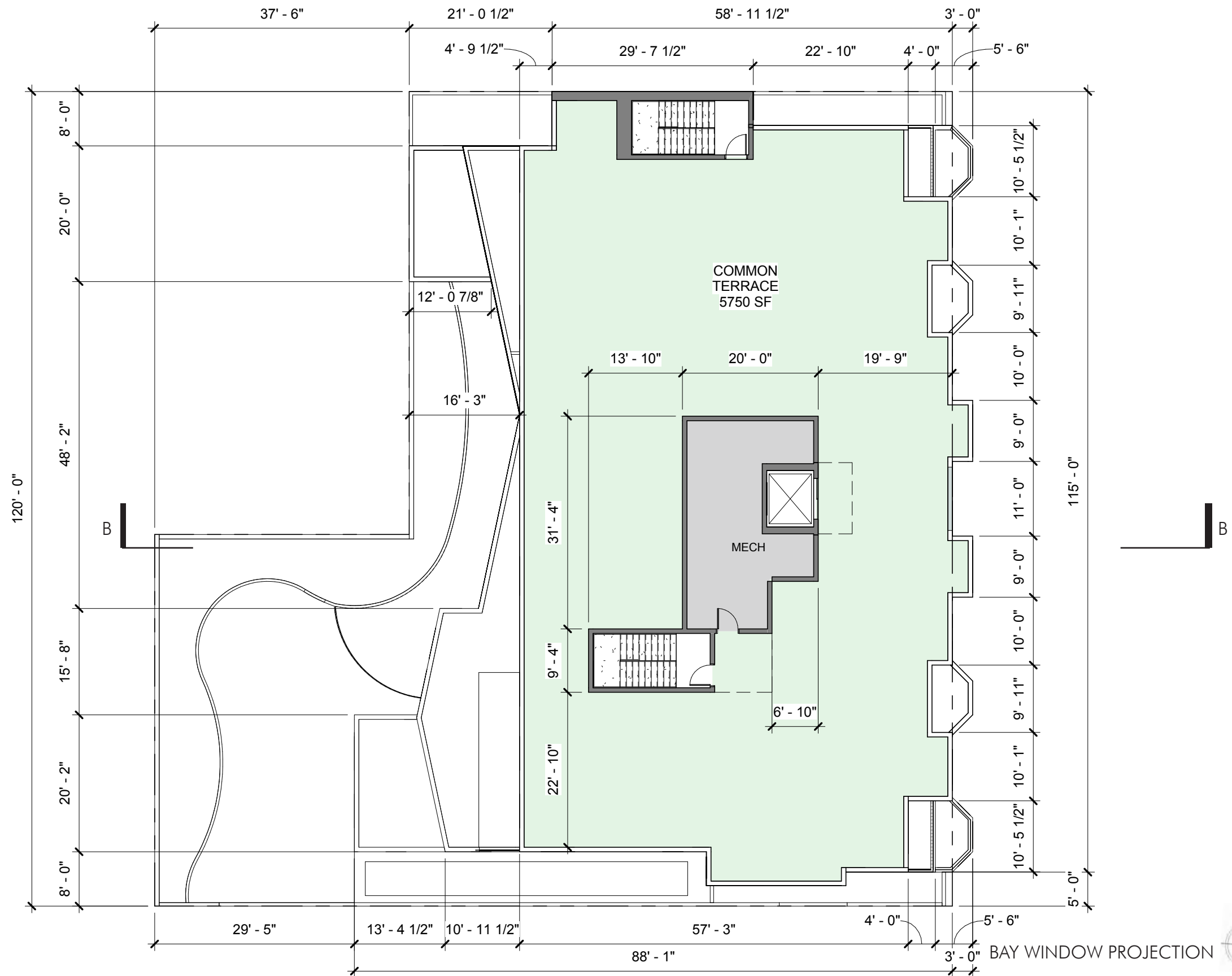


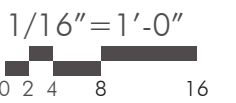
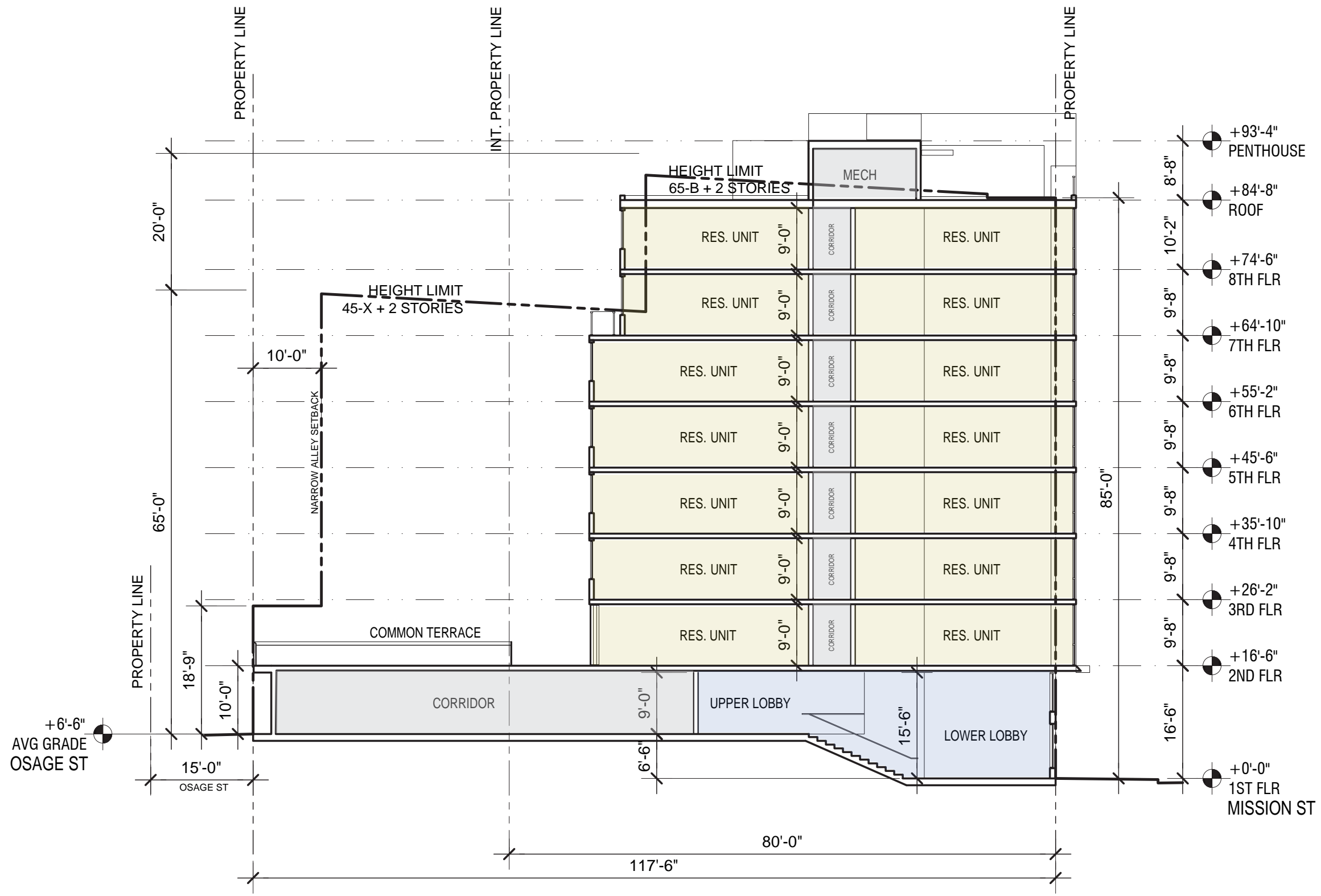
NOTE:
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 BALCONY ARE NOT CONSIDERED CODE
 COMPLIANT PRIVATE OPEN SPACE.



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 BALCONY ARE NOT CONSIDERED CODE
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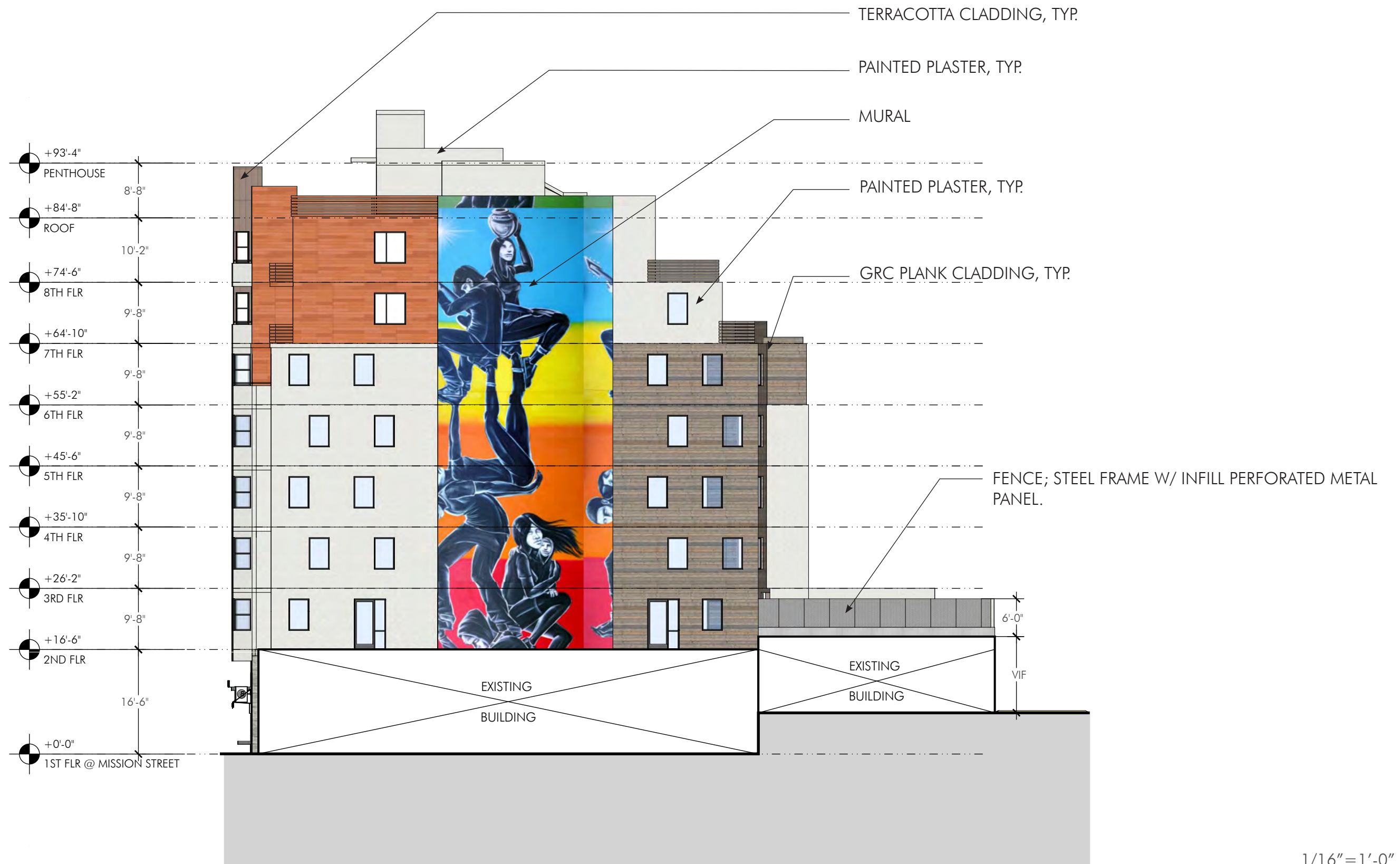


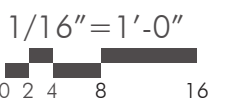




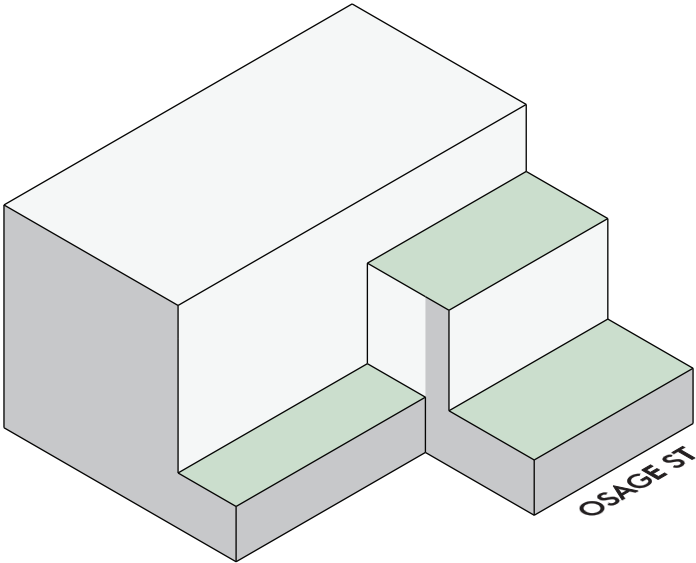




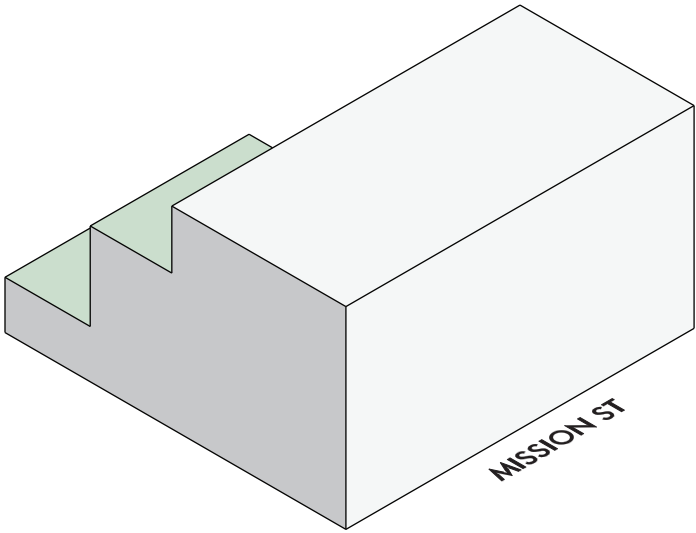




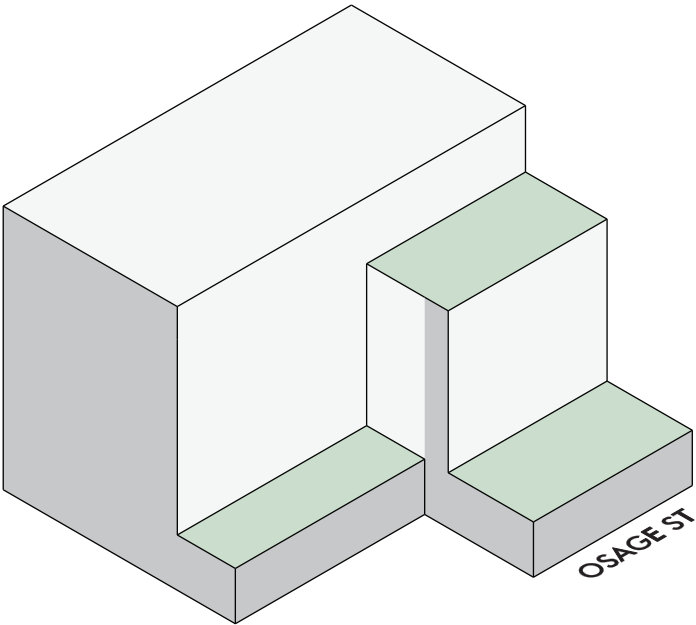
NORTHWEST
AXONOMETRIC



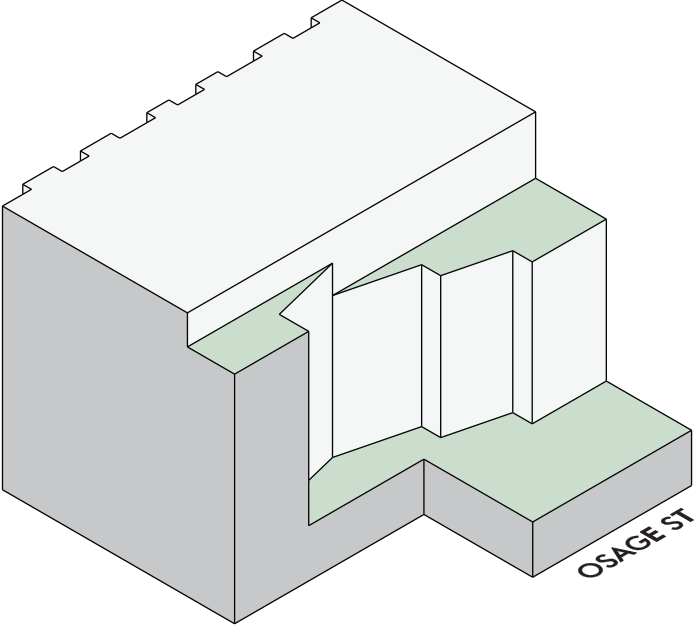
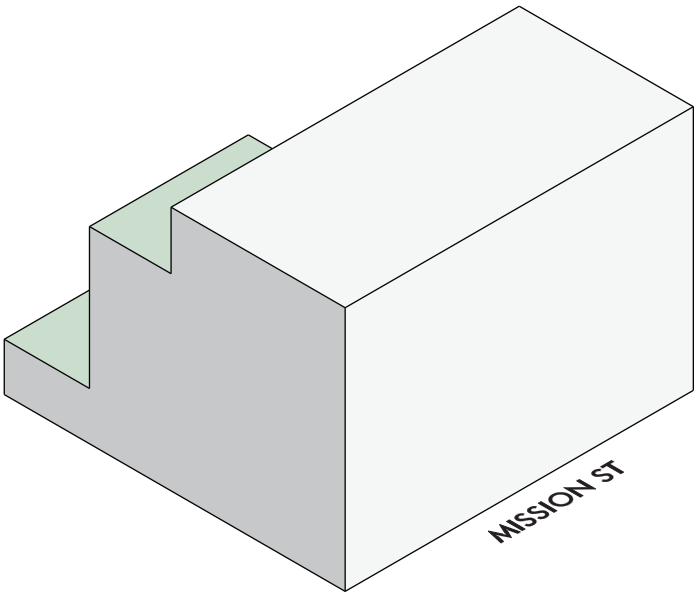
EXTRUDE SITE TO HEIGHT LIMITS



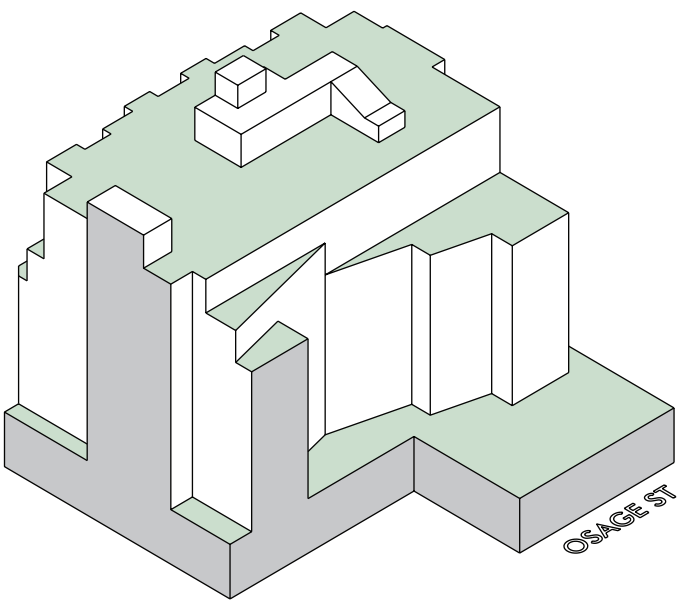
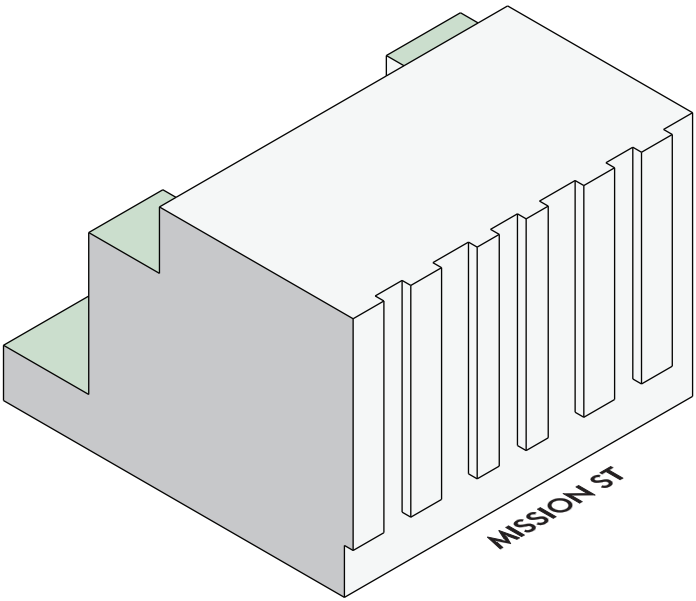
SOUTHEAST
AXONOMETRIC



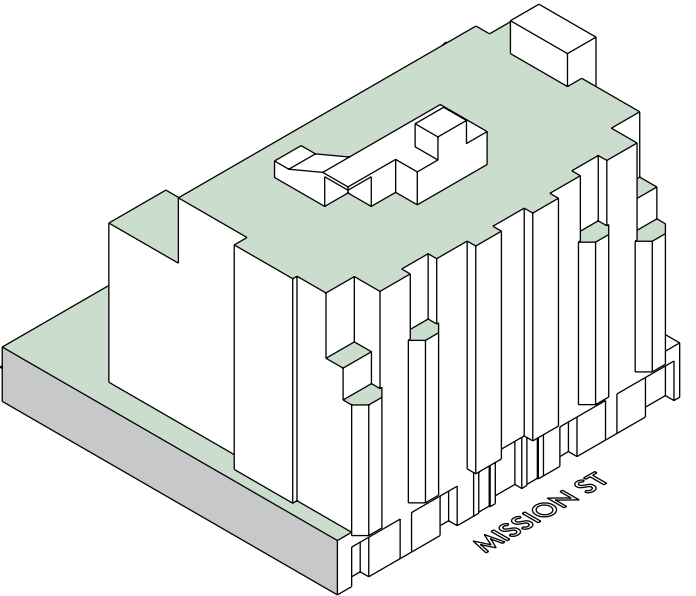
ADDITIONAL TWO STORIES FOR STATE
DENSITY BONUS



ADD ALLOWABLE BAY WINDOWS
& MODIFY REAR YARD TO BETTER MATCH
EXISTING BLOCK PATTERN



ADDITIONAL SCULPTING TO REDUCE
PROPERTY LINE BLIND WALLS, UNIT
EXPOSURE, DECREASE SHADOWS, AND
REDUCE VISUAL BULK



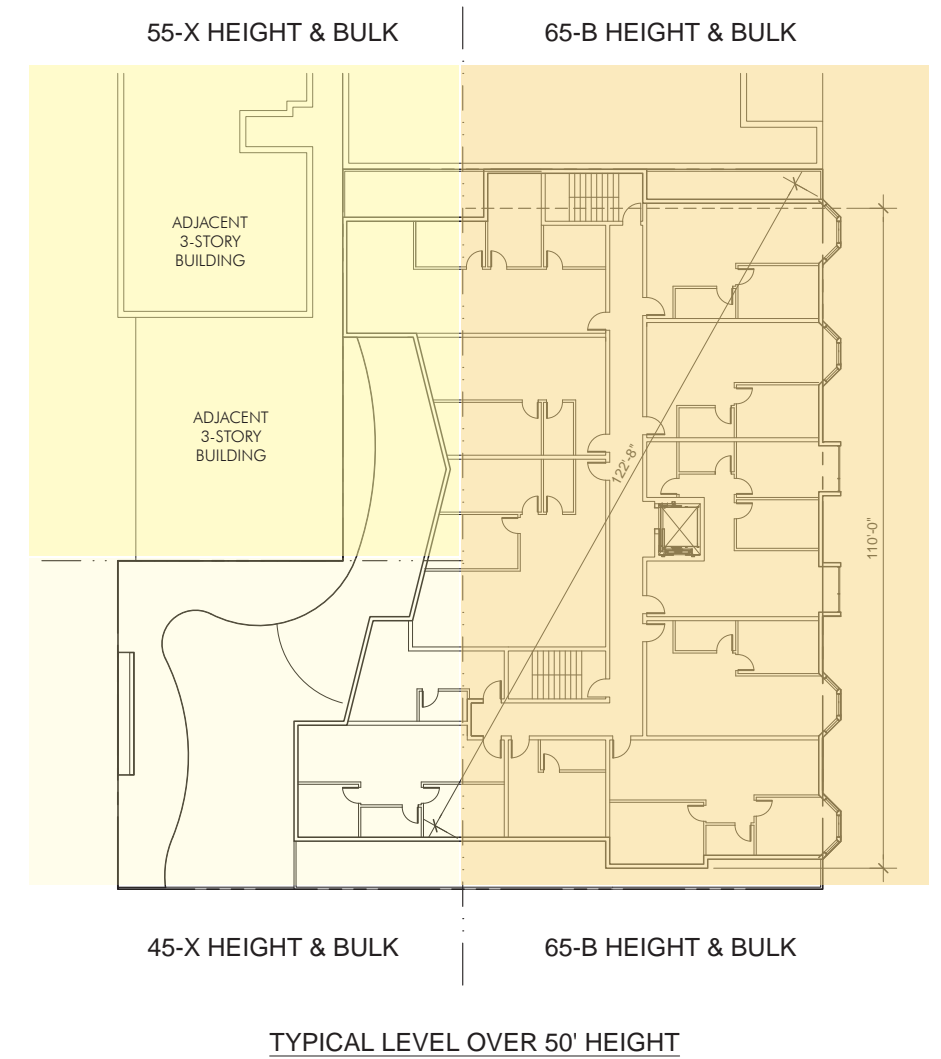
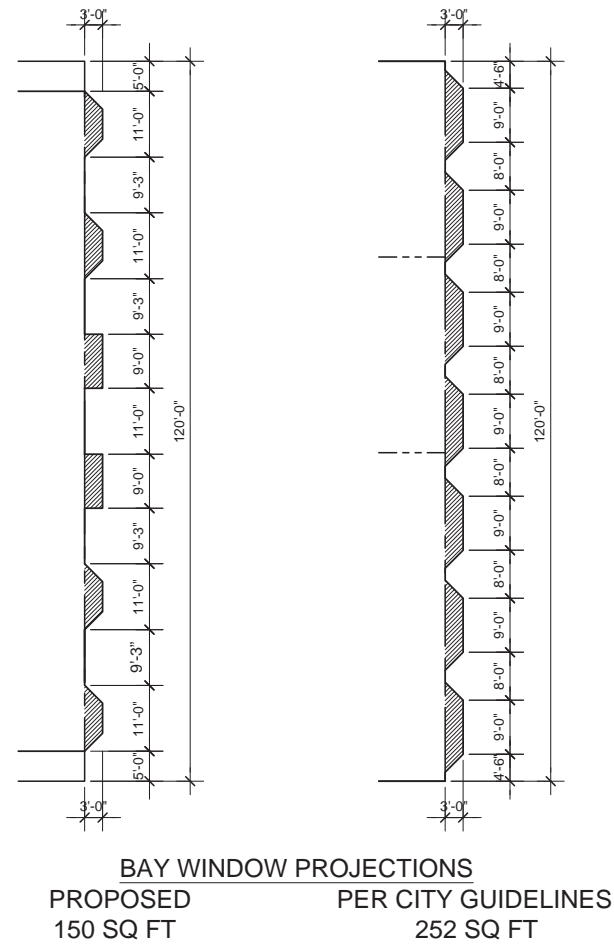
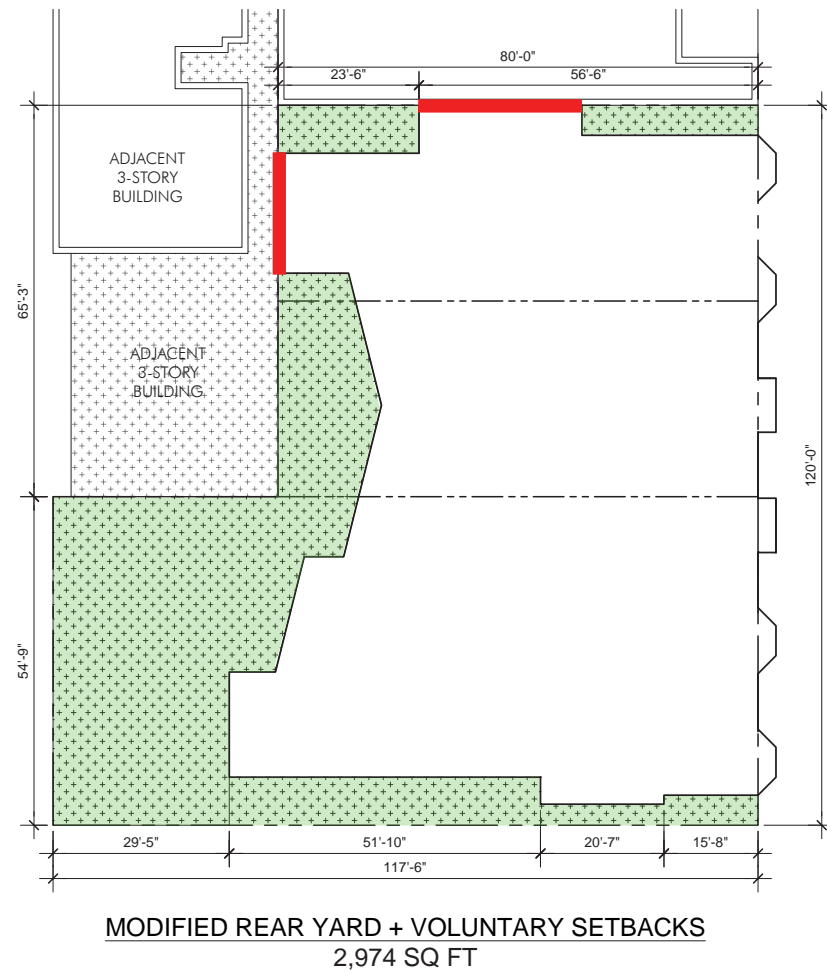
- Property-line wall, blank, no openings allowed



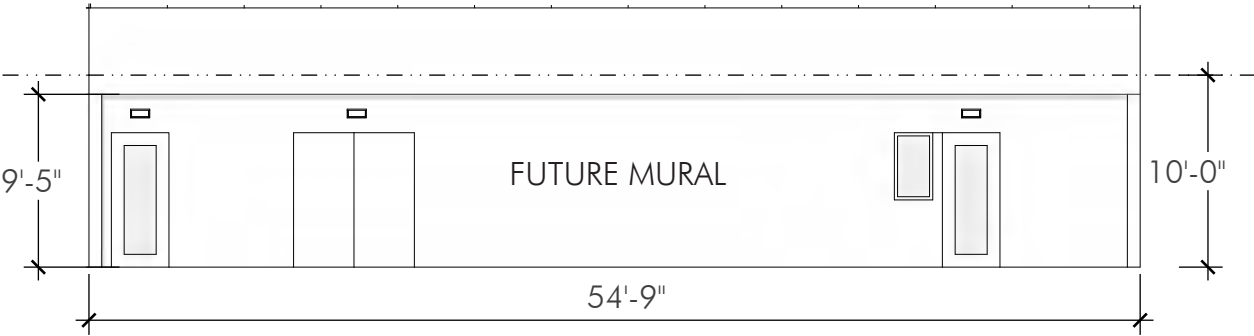
- Exterior wall with windows / doors



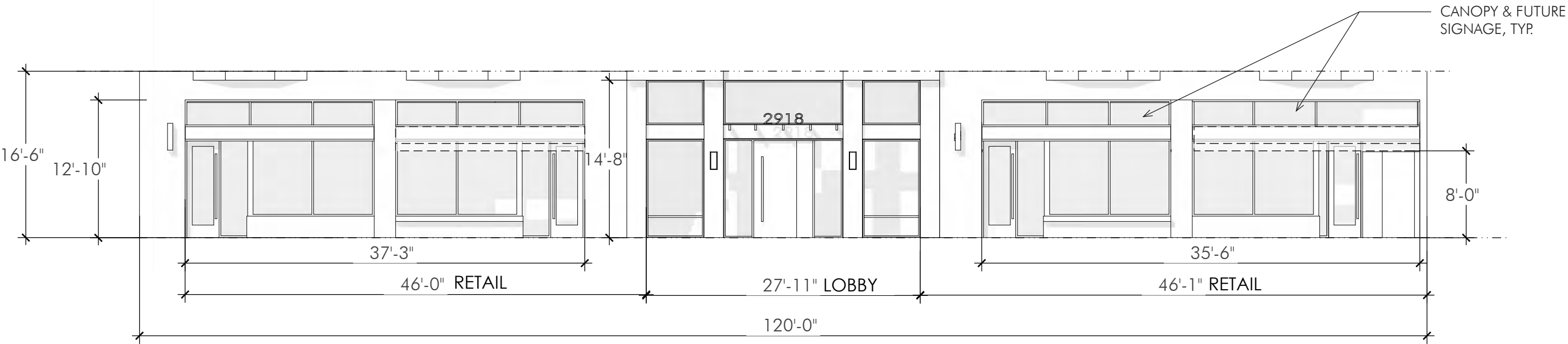
- Open space with landscaping



NOTE: BECAUSE OSAGE STREET IS 15'-0" IN WIDTH, PLANNING CODE SECTIONS 145.1(C)(1) AND 145.1(C)(3) RELATED TO ABOVE-GRADE PARKING SETBACKS AND ACTIVE GROUND-FLOOR USES DO NOT APPLY.



OSAGE STREET FRONTAGE



MISSION STREET FRONTAGE

2918 MISSION STREET - BONUS PROJECT AREA MATRIX

8/25/2017

SPACE	QTY	NSF	GSF	UNIT SUMMARY		
				% MIX	TYPE	QTY
FLOOR 1				24%	STU	18
				36%	1BD	27
				40%	2BD	30
				100%	TOTAL	75
	Lobby	1,547				
	Retail	6,724				
	Bicycles	752				
	Utility/Fire Pump/Trash	1,208				
	SUBTOTAL	10,231	11,345			
FLOOR 2	Common Terrace	1,050				
	Private Terraces	669				
	Amenity	625				
	Fitness	288				
	STU	4	1,502			
	1BD	5	3,090			
	2BD	2	1,740			
	SUBTOTAL	11	6,332			8,373
FLOOR 3						
	STU	5	1,798			
	1BD	5	3,128			
	2BD	3	2,450			
	SUBTOTAL	13	7,376			8,401
FLOOR 4						
	STU	5	1,846			
	1BD	5	3,051			
	2BD	3	2,484			
	SUBTOTAL	13	7,381			8,401
FLOOR 5						
	STU	2	591			
	1BD	4	2,475			
	2BD	5	4,306			
	SUBTOTAL	11	7,372			8,401
FLOOR 6	Private Terraces		100			
	STU	2	587			
	1BD	4	2,424			
	2BD	5	4,251			
	SUBTOTAL	11	7,262			8,308
FLOOR 7	Private Terraces		354			
	1BD	4	2,260			
	2BD	5	3,974			
	SUBTOTAL	9	6,234			7,123
FLOOR 8						
	2BD	7	6,073			
	SUBTOTAL	7	6,073			6,962
ROOF						
	Common Terrace		5,750			
BUILDING SUMMARY						
	TOTAL UNITS	=	75	UNITS		
	RESIDENTIAL GSF	=	59,382	SF		
	RES. GSF PER UNIT	=	792	SF		
	PRIVATE OPEN SPACE	=	1,123	SF		
	COMMON OPEN SPACE	=	6,800	SF		
	RETAIL GSF	=	6,724	SF		
	TOTAL PROJECT GSF	=	67,314	SF		

OPEN SPACE REQUIREMENT		
LEVEL	COMMON	PRIVATE
2ND LEVEL	1050 SF	5 UNITS
7TH LEVEL		2 UNITS
ROOF LEVEL	5750 SF	
TOTAL	*6,800SF	7 UNITS

*6,800SF APPLIES TO 68 UNITS WITH 100 SF FOR EACH

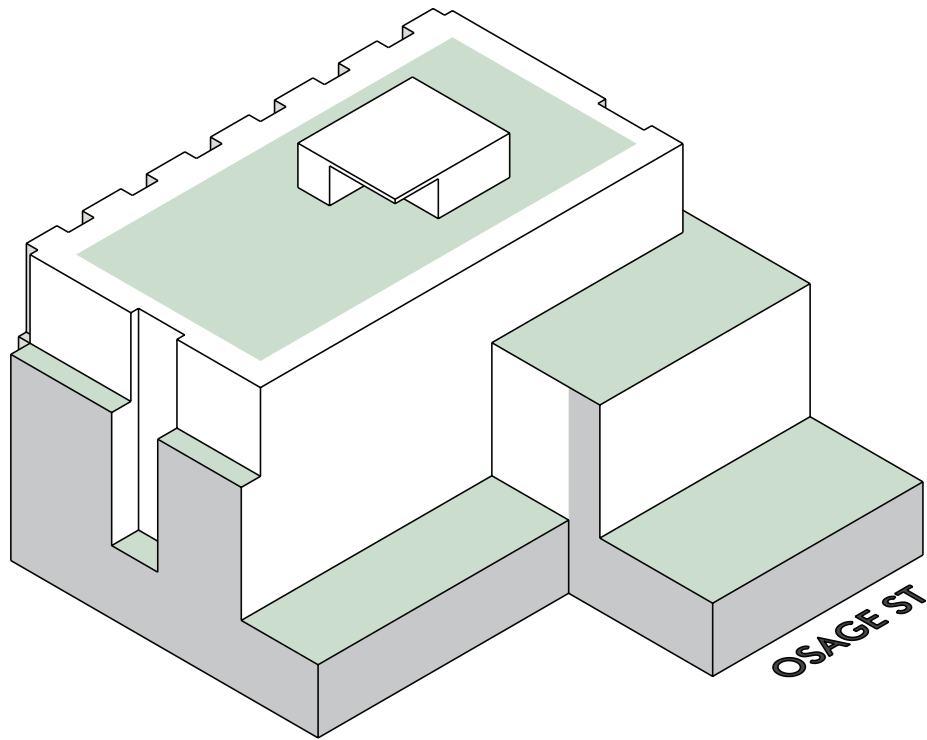
**75 UNITS= 68 UNITS (COMMON) + 7 UNITS (PRIVATE)

UNIT AREA = TOTAL UNIT AREA WITHOUT CIRCULATION

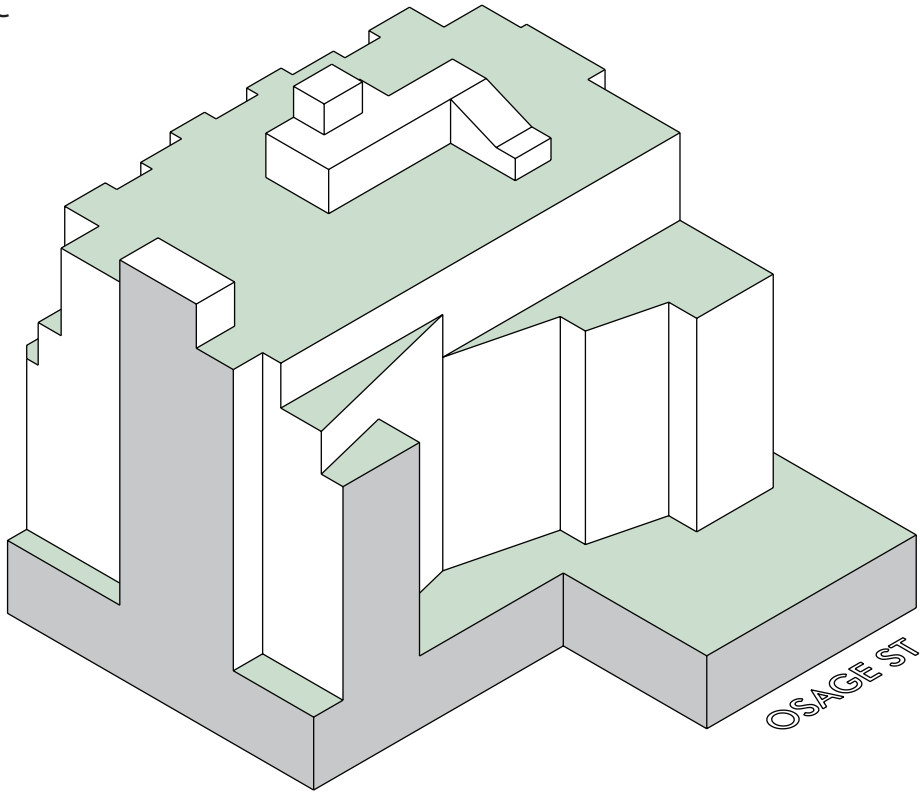
RESIDENTIAL GSF = BUILDING GROSS AREA EXCLUDING RETAIL, UTILITY, FIRE PUMP AND TRASH

PROJECT GSF = BUILDING GROSS AREA

NORTHWEST
AXONOMETRIC

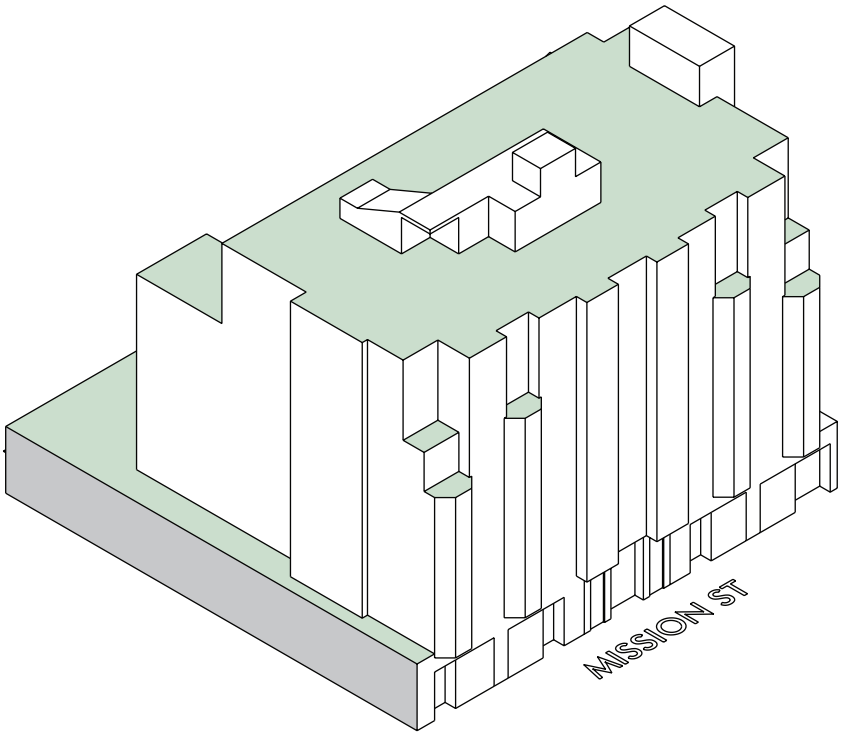
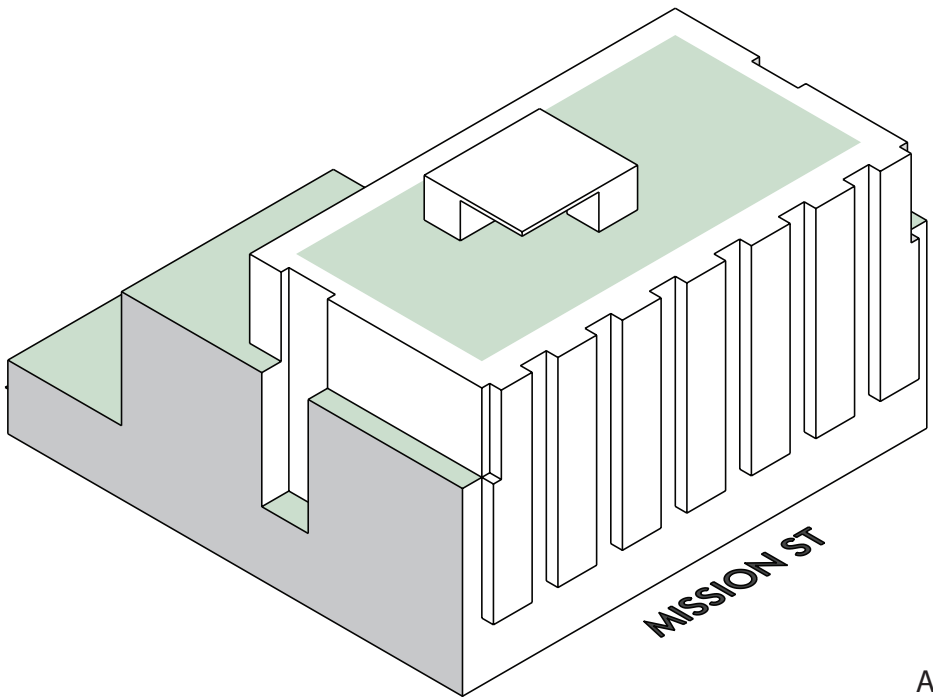


COMPLIANT MASSING



DENSITY BONUS MASSING

SOUTHEAST
AXONOMETRIC



DENSITY BONUS CALCULATIONS

STEP 1. Define the hypothetical base project

Base Project Residential Gross Floor Area		
1st Floor	3,201 GSF	
2nd Floor	8,790 GSF	12 units
3rd Floor	8,790 GSF	12 units
4th Floor	8,790 GSF	12 units
5th Floor	6,730 GSF	10 units
6th Floor	6,730 GSF	9 units
Totals =	43,031 GSF	55 units

STEP 2. Define the density bonus project

Percentage of affordable units = 12% Very Low Income (7 units)

Allowable bonus density = 35% per bonus table (20 units)



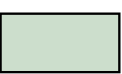
Total allowable density = 55 units + 20 units = 75 units

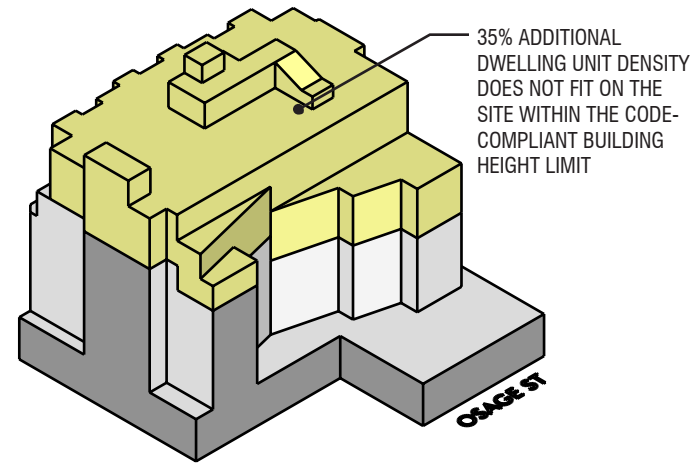
STEP 3. Zoning Waivers and Concessions

Waivers Required:

- Height
- Bulk
- Rear Yard
- Unit Exposure

Additional Concessions Allowed: 2

-  - Property-line wall, blank, no openings allowed
-  - Exterior wall with windows / doors
-  - Open space with landscaping

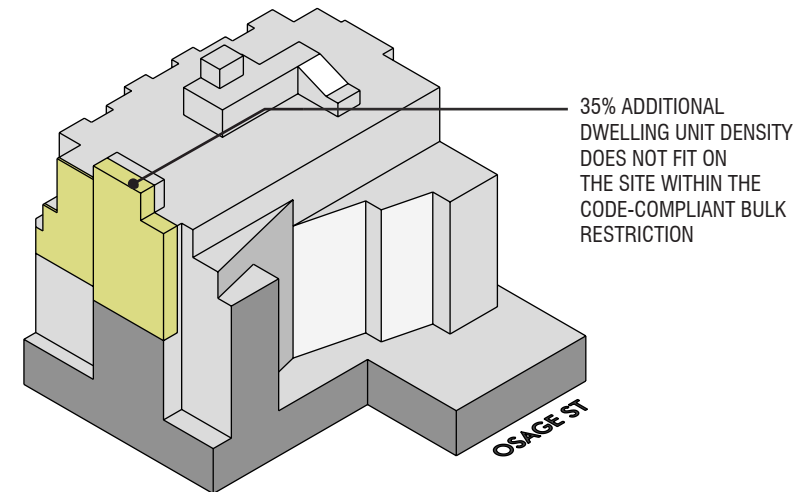


WAIVER #1

WAIVE BUILDING HEIGHT REQUIREMENT FROM 65-B/45-X & 65-B/55-X TO APPROXIMATELY 84'-8" BECAUSE A CODE-COMPLIANT BUILDING HEIGHT WOULD PRECLUDE THE DEVELOPMENT OF A 35% INCREASE IN DWELLING UNIT DENSITY

THE BUILDING HEIGHT REQUIREMENT WOULD ELIMINATE 24 UNITS TOTAL

WAIVER #1: BUILDING HEIGHT

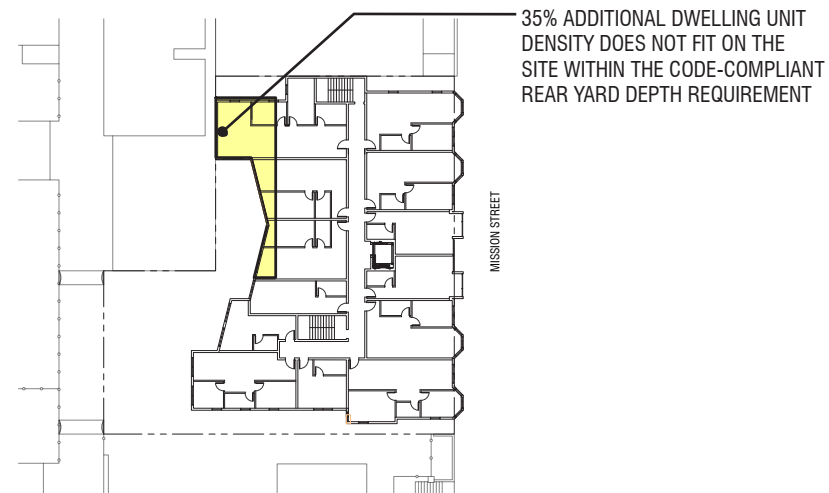


WAIVER #2

WAIVE BULK RESTRICTION BECAUSE CODE-COMPLIANT BULK REQUIREMENT WOULD PRECLUDE THE DEVELOPMENT OF A 35% INCREASE IN DWELLING UNIT DENSITY

THE BULK RESTRICTION WOULD ELIMINATE 8 UNITS TOTAL

WAIVER #2: BULK

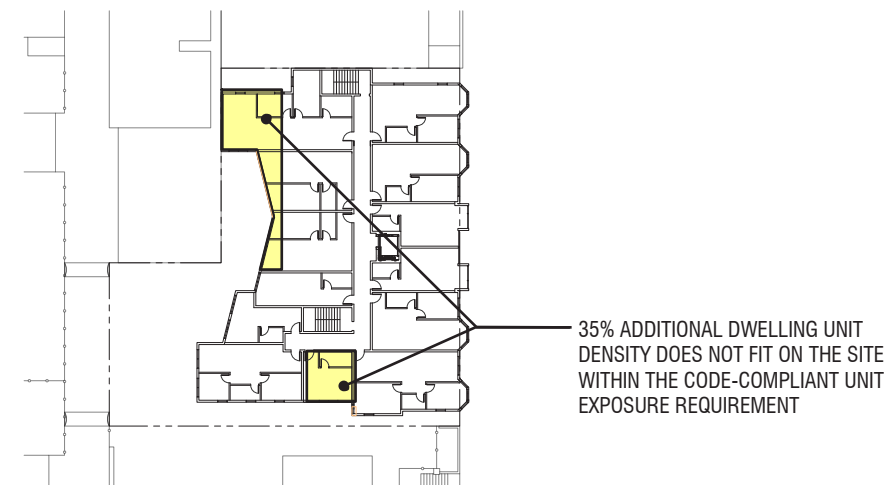


WAIVER #4

WAIVE REAR YARD REQUIREMENT PER SEC. 134(A)(1) BECAUSE CODE-COMPLIANT REAR YARD WOULD PRECLUDE THE DEVELOPMENT OF A 35% INCREASE IN DWELLING UNIT DENSITY

THE REAR YARD DEPTH REQUIREMENT WOULD ELIMINATE 20 UNITS TOTAL

WAIVER #3: REAR YARD DEPTH



WAIVER #5

WAIVE DWELLING UNIT EXPOSURE REQUIREMENT & RESTRICTIONS PER SEC. 140 BECAUSE PROVIDING CODE-COMPLIANT DWELLING UNIT EXPOSURE WOULD PRECLUDE THE DEVELOPMENT OF A 35% INCREASE IN DWELLING UNIT DENSITY

THE UNIT EXPOSURE REQUIREMENT WOULD ELIMINATE 24 UNITS TOTAL

WAIVER #4: UNIT EXPOSURE

Overall Facade Case Study



3460 25th St/Bartlett St

Storefront Facade Case Study







BLIND-WALL MURAL
TO BE DETERMINED BY
LOCAL COMMUNITY





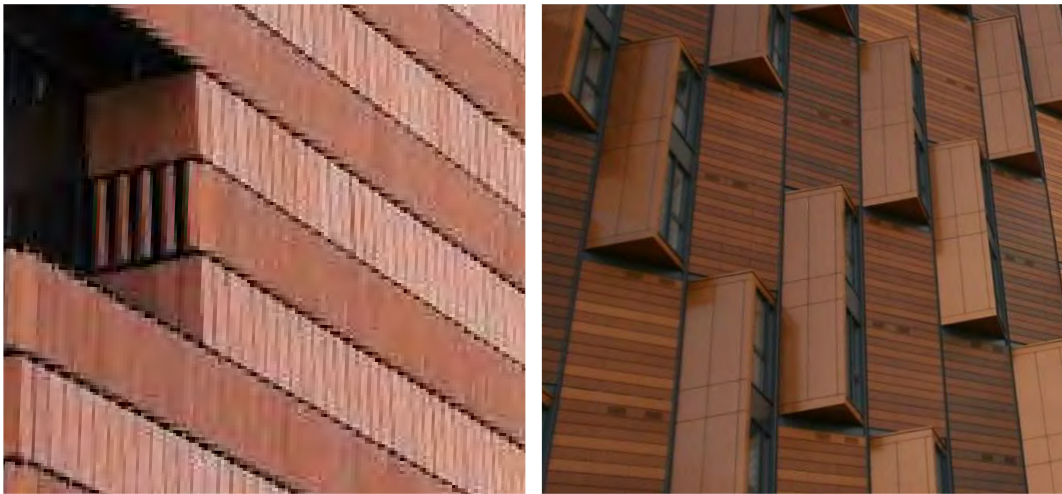








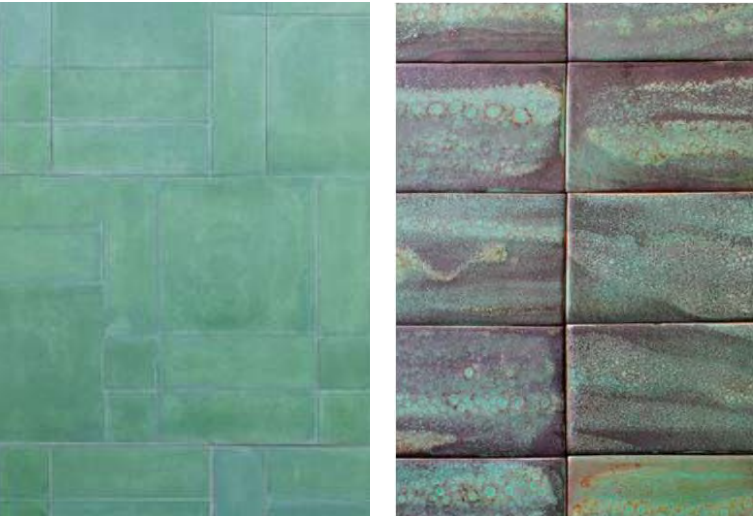
UPPER FACADE
FIELD



UPPER FACADE
ACCENT



STOREFRONT/PODIUM



REUBEN, JUNIUS & ROSE, LLP

August 25, 2017

Delivered Via Email (Linda.Ajellohoagland@sfgov.org)

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103
Attn: Linda Ajello-Hoagland, Planning Department

**Re: 2918 Mission Street
Planning Department File No. 2014.0376CUA**

Dear President Hillis and Commissioners:

This office represents RRTI, Inc. and its principal Robert Tillman (“RRTI” or “Sponsor”), the sponsor of a project at 2918 Mission Street (the “Property”). The Project is an 8-story building featuring 75 affordable-by-design units with approximately 7,000 square feet of ground floor commercial use in a transit-rich infill location currently occupied by a surface parking lot and coin-operated laundromat owned by the Sponsor (the “Project”). The Project features a range of unit types: 18 studios (24%), 27 one-bedrooms (36%), and 30 two-bedrooms (40%). It is a zero-parking project with 75 protected bicycle parking spaces, one for each unit. The Project will provide affordable units on-site, the majority of which will be offered at 50% AMI levels—below San Francisco’s minimum affordability levels—and is entitled to a density bonus pursuant to state law. We look forward to presenting the Project to you on September 14.

A. The Project Offers Significant Public Benefits

The Project’s public benefits program is significant. Among its contributions to the neighborhood and the city at large are the following:

- **Impact Fees.** The Project will pay into a number of impact fee programs supporting child care services, public schools, transportation, and infrastructure improvements. Specifically, the Project will be subject to these fees: Child Care, Eastern Neighborhoods Infrastructure, Schools, and the Transportation Sustainability Fee.

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 | Corie A. Edwards | Coryn E. Millslagle | 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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- **On-Site Affordable Housing.** Although the Project was conceived and proposed when the on-site affordability level was 12%, the city's local affordability percentage for the Project increased to 14.5%.¹ The Project is complying with the inclusionary program by providing on-site units. 11% of the Project's base units will be set aside for households earning no more than 50% AMI (\$51,900 for a family of three). An additional 3.5% of the base units will be affordable to either households earning 55% AMI if rental (\$57,050 for a family of three) or 90% if for-sale (\$93,400 for a family of three).²
- **Affordable by Design Rental Project.** In addition to providing on-site units to low income individuals and families, the Project's market rate units will be "affordable by design." The Project offers a range of unit types, with studios averaging 360 square feet, one bedrooms averaging 613 square feet, and two bedrooms averaging 833 square feet. In total, average unit size across types is 640 feet. These units will be more compact than typical new residential units—particularly the two-bedrooms—and will consequently rent or sell for less, passing on savings to occupants. It's a goal of the Sponsor for the Project's occupants to be people living and working in San Francisco.
- **Transit-Oriented.** The Project furthers San Francisco's transit goals in a number of different ways. First, it proposes zero parking spaces even though it is permitted to have up to 38 (a ratio of one space for every two units). The Sponsor eliminated off-street parking at the request of a nearby preschool, which had safety concerns about cars traveling on Osage Alley—which the preschoolers cross to get to and from a play area. Instead of car parking, the Project provides one protected and secure bike parking space for every unit. Eliminating the current parking lot to make way for the Project should reduce traffic on Mission. The Property is one block away from the 24th Street Mission BART station, providing convenient and affordable transit for its residents throughout San Francisco and the larger Bay Area. It has a 99 Walk and Bike Score.

B. The Project Complies with the State Density Bonus Law and San Francisco's Local Inclusionary Ordinance

RRTI first proposed a density bonus project in April of 2016—over a year ago and well before San Francisco's ordinance implementing the State Density Bonus Law or its own density bonus program, HOME-SF, became effective in mid-July 2017.³ Without a local implementing

¹ RRTI reserves all rights to challenge the imposition of the 14.5% requirement on the Project.

² See San Francisco Mayor's Office of Housing 2017 Maximum Income by Household Size, available at: http://sfmohcd.org/sites/default/files/Documents/MOH/Asset%20Management/2017%20AMI-IncomeLimits-HMFA_04-21-17.pdf

³ California Government Code § 65915 *et seq.*; Planning Code § 206.

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ordinance, the Project could only be processed by the Planning Department pursuant to state law. In any event, the Project cannot qualify for HOME-SF because its underlying zoning (Mission NCT) does not have a numerical density limit—a requirement for HOME-SF eligibility.

Under state law, a project that designates 11% or more of its units as “very low income” (i.e., 50% AMI) is entitled to a 35% density bonus, measured by units. Planning Department staff determined that a code-compliant development at the Property without any variances or exceptions (i.e., the base project), consists of 55 dwelling units. Its density bonus equals 20 units, for a total Project size of 75 units.⁴ Eleven percent of the base project units will be provided at no more than 50% AMI.⁵

Under San Francisco’s local inclusionary program, the Project will provide an additional 3.5% affordability on its base project at the levels specified in the local inclusionary program for partially grandfathered projects, i.e., to households earning 55% AMI if rented. In total, the Project will provide 8 affordable units, with the units equal to the overall project mix and spread evenly throughout the building. San Francisco’s inclusionary housing fee requirement for density bonus units does not apply to developments proposed before 2016 like the Project.

As part of the density bonus law, and as an incentive to provide affordable units at a low AMI level, development standards that would physically preclude construction at the permitted density bonus are waived.⁶ In addition, projects that offer at least ten percent very low income units are entitled to two “concessions or incentives” of the Sponsor’s choosing.⁷ RRTI is not requesting any concessions. Instead, the Project requires waivers from the following development standards that preclude its construction with the density bonus: (1) rear yard depth, (2) unit exposure, (3) bulk, and (4) height:

- **Rear yard.** A rear yard equal to 25% lot depth is required at the lowest level containing a dwelling unit and above. In order to achieve the permitted density bonus, the Project proposes a single rear yard setback of varying depth. Literal compliance with the code would require the rear facing units on the non-through lot portion of the Property to be significantly reduced in size or eliminated outright, preventing the Project from achieving its permitted density bonus. Literal application would eliminate 20 of the Project’s 75 units, or 35% of its units.

⁴ RRTI reserves all rights relating to the methodology used to calculate bonus density.

⁵ RRTI reserves all rights relating to the San Francisco Planning Code’s requirement that applies San Francisco’s local inclusionary housing fee to density bonus units. See letter from David Blackwell to the Planning Commission dated April 24, 2017 for more information.

⁶ Planning Code § 206.6(c)(4).

⁷ Planning Code § 206.6(c)(2).

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- **Unit exposure.** The hypothetical base project met the unit exposure requirement because all of the rear-facing units looked out onto a code-compliant rear yard. As discussed above, the Project cannot include a code-compliant rear yard and still achieve the 35% density bonus. So the 20 units that would be eliminated due to the rear yard requirement would similarly be eliminated if the unit exposure requirement applied. Additionally, a bank of four south facing units does not look out onto open space consistent with Section 140. So the Project would lose a total of 24 units as a result of the exposure requirement, equal to 32% of the Project's units.
- **Bulk.** A portion of the Property is located in the 65-B height and bulk district. Above 50 feet, a 110' maximum length and 125' maximum diagonal dimension apply. The Project's maximum length is 116'-6" and maximum diagonal dimension is 129'-6"—both relatively minor deviations from the bulk limits. Strict application of bulk controls would eliminate 8 total units, or 10.7% of the Project's housing units.
- **Height.** Height is among the principal factors limiting density at the site. The Base Project would result in a four-to-six story building. The Property is located in three height and bulk districts: the first 60 feet of lot depth extending from Mission Street is in a 65-foot height limit, and the rear portion of the site is split between a 45-foot and 55-foot height district. In order to achieve a 35% density bonus, the Project proposes a building reaching a maximum height of approximately 85 feet. Without this waiver, 24 units would be eliminated, equal to 32% of the Project.

The Project previously requested an exception from the open space requirement, but the Sponsor has since redesigned the project to include a common roof deck that will provide more open space than required under the Code.

C. Community Engagement and Support

Robert Tillman, Principal of RRTI, has engaged in extensive community outreach on an unprecedented scale. He has met on many occasions with Mission activists who often oppose mixed-income housing projects, community groups and neighbors, and anyone that wishes to discuss the Project. He has uploaded his entire project file onto a public Dropbox account for anyone to review or download. He has also sent out multiple Project updates to the almost 23,000 Nextdoor participants in the Mission.

The Project is expected to garner significant support from a wide range of constituencies and interest groups. As of August 24, the Project planner had received 101 emails in support of

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the Project. More support letters and emails are expected. The Project is going before the SF Housing Action Coalition on August 30, and the Sponsor is hopeful to receive its support.

The Project does not displace any existing housing or PDR space. Mr. Tillman owns the Property and the coin-operated laundromat on it. The laundromat does not have any employees working on the site; various independent contractors clean the laundry, collect coins, repair machines, sell soap and incidentals, and lock and unlock the building. There are a number of other laundromats nearby, including three within 300 feet of the Property.

D. Contextual Project

The neighborhood surrounding the Property is a mix of residential, retail commercial, and institutional uses. Although buildings along the same block face are between two to four stories in height, a number of larger buildings are located within a few blocks of it. An 8-story office building is located two blocks from the Property along 25th Street, between Capp and Cypress. A 7-story apartment building is located one half block from the Property on 25th Street, past Osage. The Planning Commission recently approved a six-story, 180,000 square foot project with approximately 157 units a few blocks east of the Property at 1515 South Van Ness. And CPMC's St. Luke's Campus is currently being redeveloped with a seven-story, approximately 215,000 square foot hospital.

Although the Project is taller than most surrounding buildings, it is on a significantly larger development site, making it a more appropriate location for a taller building. The Project continues the neighborhood trend of a few medium rise buildings interspersed throughout a predominately low-rise, 2 to 4 story urban form. In addition, the Project's design has undergone a number of revisions at the request of the Planning Department to make it more contextual with the character of the Mission.

The primarily residential use of the Project is consistent with the goals and objectives of the Mission area plan. Its units are somewhat smaller in size than units in comparable new developments, making the units "affordable by design." The sponsor intends to offer the project as rental units targeted towards people living and working in San Francisco. The ground floor retail spaces will activate the pedestrian level and provide services and amenities to existing and future residents in the neighborhood. And finally, given the Property's proximity to major roadways and transit corridors, its unit density is desirable to further San Francisco's transit first policy.

E. Conclusion

The Project will add much-needed affordable by design market rate housing along with a sizable number of affordable units available to individuals and families making roughly half of San Francisco's median income. It is consistent with applicable development standards and goals of the Mission, including providing on-site affordable housing. As confirmed by its Community Plan Exemption, it will not cause significant impacts to public health or safety, and is a density bonus project and a project proposed pursuant to the Housing Accountability Act—which offer protections to residential projects in order to alleviate the shortage of housing. We urge you to approve the Project.

Sincerely,

REUBEN, JUNIUS & ROSE, LLP



Mark Loper

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August 22, 2017

Ms. Ajello-Hoagland
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94102

Re: Planning Commission Approval of Project at 2918 Mission Street

Dear Ms. Ajello-Hoagland:

I live at 46 Divisadero Street, San Francisco. I am writing in my personal capacity and not as an partner at Hanson Bridgett. I am writing to support building the proposed 75-unit rental project at 2918 Mission Street. San Francisco is experiencing the worst housing crisis in the United States. This project adds 75 units of new housing on a major transit corridor one block from a BART station without displacing anyone. If new housing cannot be built in San Francisco on a site where there is a redundant coin operated laundry, then there is truly nowhere left to build. Please submit this to the Planning Commission and we hope the Commission will approve this project as proposed.

Further, the City badly needs affordable housing, and I urge that you make known that this would be a wonderful site for the City of San Francisco to purchase for 100% affordable housing.

Very truly yours,



Brett Gladstone

Linda Ajello-Hoagland
Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Bob Tillman site on Mission

Dear Ms. Ajello-Hoagland,

I am writing this letter in support of the proposed housing development at 2918 Mission.

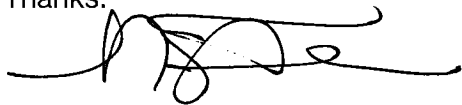
Bob Tillman has owned the site for a very long time, and is looking to create housing. The existing building has no historical value. The new building is respectful of smart land use by using the height.

I appreciate that seven of these rental units will be Very Low Income (50% Area Median Income) and one of these rental units will be Low Income (55% Area Median Income), thus fully complying with both the State Density Bonus Law and with the inclusionary legislation passed by the Board of Supervisors.

The apartments are affordable by design - small. I like this. The project design provides for no automobile parking and is extremely close to BART. This, I also like.

San Francisco is experiencing a pretty bad housing crisis. This project adds 75 units of new housing on a major transit corridor one block from a BART station without displacing anyone. Is this going to get approved?

Thanks.

A handwritten signature in black ink, appearing to read 'Michael Thomas', with a stylized flourish at the end.

Michael Thomas
Member, SFHac and SPUR



Linda Ajello-Hoagland
Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2918 Mission Street Project

Dear Ms. Ajello-Hoagland,

I'm writing in support of the proposed 75-unit rental project at 2918 Mission Street in San Francisco.

As one of the real estate developer in San Francisco, I am aware of there are very few land opportunities to develop affordable housing. To address the challenges, we need to build housing in walkable, mix-used and transit-oriented neighborhood.

This is why I support 2918 Mission Street Project, this 75-unit rental project will help create more affordable housing for San Francisco that is deeply in need of housing. This project will not only build thriving resident communities for working class Latino families and others in the Mission District, but also offer an opportunity to improve the quality of life for low-income housing residents. This project provides no parking, so there is no traffic increase in the neighborhood. The proposed mural on the wall will celebrate and reinforce the Mission District's unique cultural character.

I respectfully request that the San Francisco Planning Department purchase this project.

Sincerely,

A handwritten signature in black ink, appearing to read "ZS" or "Zac Shore", written in a stylized, cursive-like font.

Zac Shore
Director of Development
PANORAMIC INTERESTS | Creators of CITYSPACES®

August 9, 2017

San Francisco Planning Commission
Via Linda Ajello Hoagland
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

Philip Lesser
Property Owner
2812-30 Mission Street
San Francisco CA 94110

Re: Letter Supporting Proposed 2918 Mission Street Mixed-Use Project

Honorable Planning Commissioners,

Please add my name to the supporters of this much needed improvement to the Mission neighborhood.

Growing up in the Mission during the fifties and sixties, I remember this site being Atlas Motors. Hard to imagine in 2017 that the asphalt surface that covers half this project site has never found a better use.

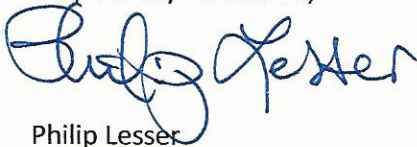
The other half of the project site has a non-descript, one-story structure that is incongruous with the Transit-First orientation of the San Francisco Master Plan and the Mission Area Plan.

The proposed project, in my view, is a poster child for transit-oriented development. It would be sited in the only neighborhood in the bay area with two BART Stations. MUNI has recently reconfigured the Mission frontage of this site with a "Red carpet" to facilitate rapid public transit. Ford GoBike (formerly Bay Area Bike Share) is expanding their bike-sharing stations up and down the inner Mission.

It should also be noted that this much needed housing and new commercial frontage will be sited between two vitally important hospitals that have jointly just received \$1.5 billion in renovations: CMPC/St. Luke's and Zuckerberg General.

It certainly would be beneficial to have first-responders and other industrious individuals residing in this transit-rich, strategically vital area of San Francisco.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Philip Lesser", is written over a printed name.

Philip Lesser

From: Patrick Kennedy
To: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: Letter in Support of 2918 Mission
Date: Thursday, August 10, 2017 6:28:43 PM

SF Planning Commission
c/o Linda Ajello-Hoagland, Planner

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

Re: Support for project at 2918 Mission

Dear Members of the Planning Commission:

The housing crisis in SF is well documented. and the difficulty of building non-subsidize housing in the Mission is also well known.

Bob Tillman's plan for 2918 Mission provides an worthy opportunity to show that building in SF is NOT impossible, and can be done in a tasteful way, with due consideration of the interests and sensibilities of the existing neighborhood.

Key features of his plan, demonstrating these efforts, include:

-- Extensive outreach to the Mission community, including posting complete project plans in Dropbox for all to see, and even offering the site for sale to Affordable Housing advocates;

--Removing all parking for cars, in deference to the wishes of the pre-school next door -- thus assuring no increase of traffic on Osage Alley or Mission Street;

--Displacing no existing housing or disrupting any local businesses (except his own laundromat, which has three other competitors in the immediate area); and,

--Making 40% of the building family-friendly 2 bedroom units, and 36% of the building 1 bedroom units, suitable for couples.

Adding 75 units of new, zoning compliant, car-free housing, on a transit corridor, in place of an under-utilized lot, should be a straightforward and welcome decision for a City facing an unprecedented housing shortage.

I encourage you to approve the project.

Thank you for your consideration.

Patrick Kennedy

Patrick Kennedy

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From: Shawn Case
To: [Ajello Hoagland, Linda \(CPC\)](#); [Ronen, Hillary](#); [Goossen, Carolyn \(BOS\)](#)
Subject: Re: Please approve 2918 Mission Street
Date: Sunday, August 27, 2017 10:17:11 AM

Dear Ms. Ajello-Hoagland

My name is Shawn Case. I am writing to strongly support the proposed building of the 75-Unit rental project at 2918 Mission Street.

As a real estate agent and as the owner of a 3-unit building with a long-term tenant, I am on the front lines of the housing fight. I have sold properties where unfortunately the tenants were asked to move out. It is unfortunate that in a lot of those cases the tenants can not find something affordable in the neighborhood of their choosing.

It is also unfortunate that those who buy property and wish to live in them have to go through these protracted, contentious battles just to be able to live on the property they purchase. It is also unfortunate that sometimes sellers are held hostage to remaining a landlord because they can't sell a property due to the tenants. It is also unfortunate that, because of the way rent control has been implemented, that the subsidies to allow people to live in rent controlled properties at cheap rates are solely borne by the property owner. It is also unfortunate that rent control is extended to anyone in a pre-1979 building regardless of their means. In fact, one of my clients has such a cheap rent, that he simply buys investment properties rather than buying a place of his own.

To argue that building more housing will somehow create amenity gentrification doesn't seem to make sense. Gentrification is happening and will continue to happen as long as the economics remain as they are. Regardless of what the city tries to stop this, it is a losing battle. Granted, the turnover of lower income residents with higher income residents might be slowed, but it won't be stopped. Tenants eventually move or die. Limiting the number of housing units seems to go against the logic of the basic economic principle of supply and demand. Studies across the country, especially in major metropolitan areas, strongly suggest that housing and rental prices are strongly driven by supply and demand.

It is for these reasons I support development. I moved here in 1994 and was a high school teacher until 2008. Many of my teacher friends are gone as are many other interesting people that added a lot to the San Francisco community but simply didn't have the means to stay. As long as the bay area generates more and more high paying jobs, there is no stopping this displacement and turnover. Without adequate housing, once again in my opinion, the person with the biggest bank account wins.

Sincerely,
Shawn Case
Central Mission Neighborhood Organization (CMNO)
(415) 297.8680

From: Tim Colen
To: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: SUPPORT 2918 Mission Project
Date: Friday, August 25, 2017 2:18:48 PM

Dear Ms. Ajello-Hoagland,

I'm writing on behalf of the San Francisco Housing Action Coalition (SFHAC) to express my strong support for the approval of this project. San Francisco would be well served by building dozens of modestly scaled housing developments like this on transit corridors across the city.

If we are ever to get a handle on the housing affordability and displacement crises, it is imperative that we drastically increase production of housing. It is unfortunate that, compared to other neighborhoods, the Mission District has actually produced little new housing over the last decade. Building more housing would decrease the market pressures on the Mission's existing housing stock.

Contrary to the desires of the project's opponents, it is not possible to build a wall around the Mission to prevent people from wanting to live here. The City desperately needs more housing options like this sensible project.

I respectfully request that it be approved immediately.

Sincerely,
Tim Colen

Tim Colen, Senior Advisor
San Francisco Housing Action Coalition
95 Brady Street
San Francisco, CA 94103
Office: [\(415\) 541-9001](tel:4155419001)
Cell: [\(415\) 601-1709](tel:4156011709)
www.sfhac.org

The San Francisco Housing Action Coalition advocates for the creation of more housing, at all levels of affordability, in San Francisco. [Check us out.](#)



Dear Ms. Ajello-Hoagland & SF Planning Commissioners,

I live at 443 Joost Avenue SF, CA 94127 and am writing to support the proposed 75-unit rental project at 2918 Mission St.

We need housing that does not displace tenants.

This project adds 75 units of new housing on a major transit corridor, one block from a BART station - without displacing anyone.

If new housing is not allowed be built in San Francisco – IN THE MISSION - in a manner that does not displace renters who are lucky enough to still have affordable apartments – we do nothing but contribute to their displacement.

We've seen the alternative & it's the loss of ACTUALLY affordable housing. In the Mission – it's all too often at the cost of lives.

Please approve this project as proposed.

Most importantly - I urge San Francisco to purchase this project at fair market value for 100% affordable housing, as has been offered by its owner. San Francisco has been collecting in-lieu fees to overlook the creation of affordable units for too long.

If this building is built by San Francisco as 100% AFFORDABLE it will actually provide housing for people who have been displaced by the fires. I personally know people in this predicament who have been waiting for YEARS for their buildings to be rebuilt so that they can return to their neighborhoods. Creating a situation where the culture of the Mission is safeguarded is entirely up to the city at this point.

We can wish all we want for developers to provide cheap housing in a free economy – but we cannot collect in lieu fees without making good on the promise of providing that housing to the public.

Sincerely,

Kelly Condon
415-240-8328
KellyMCondon@gmail.com



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August 23, 2017

RE: Opposition to Proposed Development at 2918 Mission Street

Dear Ms. Ajello-Hoagland,

My name is Susan Cervantes. I am writing to oppose the proposed building of the 75-Unit rental project at 2918 Mission Street. The Mission is experiencing enormous gentrification and displacement of long-standing community residents and members. The last thing we need is another huge market-rate development within a block of the Calle 24 Latinx Cultural District. This project, as planned, would add approximately 65 luxury units to Mission St, an area overwhelmed with Market Rate/Luxury housing already. By grandfathering in below current law/Prop C requirements, it will result in less than 12% of the units affordable to low-income residents. This development, as planned, will also result in a domino effect of higher overall rents in the neighborhood, displacement of local, legacy businesses serving the community, and the erasure of Latinx residents from the Mission. It is a prime example of the "amenity induced gentrification" that negatively impacts the community of both residents and businesses.

New AFFORDABLE housing should be built this site. Please do not support this project as proposed. The owner is actively looking to sell it as an entitled project. He has advocated selling to the city. Please delay moving this project forward in order to facilitate Mr. Tillman's negotiations with the Mayor's Office of Housing. Further, please emphasize in your project write up, how many letters supporting Mr. Tillman's project also said something similar to, "I urge San Francisco to purchase this project at fair market value for 100% affordable housing, as has been offered by its owner." Local residents don't need more high-priced units to be built next door. What we need are affordable units to help the community through this housing crisis. I believe those opposing and supporting the project would agree to the Mayor's purchase of Mr. Tillman's project for the construction of 100% affordable housing. Please delay moving this project forward in order to facilitate Mr. Tillman's negotiations with the Mayor's office.

Sincerely,

Susan Cervantes, Founding Director
Precita Eyes Muralsits
415-285-2287

From: Roberto Eligio Alfaro
To: [Ajello Hoagland, Linda \(CPC\)](#)
Date: Wednesday, August 23, 2017 3:36:21 PM

Dear Ms. Ajello-Hoagland:

Homies Organizing the Mission to Empower Youth (HOMEY) is writing to oppose the proposed building of the 75-Unit rental project at 2918 Mission Street. HOMEY is an award-winning San Francisco based non-profit with a 17-year history of providing community engagement activities, violence prevention services, work readiness to a diverse population of youth and adults. The target population of HOMEY are primarily at-risk Latinx, multiethnic and African-American youth and young adults between the ages of 14-24-year-old who are low income, have challenges with school attendance, have been incarcerated, often have experienced various levels of trauma or other related risk factors who are tired of the street economy lifestyle and are open to job readiness activities. We primarily work with participants from the Mission District, Excelsior, and Bayview/Hunter's Point community.

As you know, the Mission District is experience enormous gentrification and displacement of long-standing community residents and members including those we work with at our program. Several of our program participants have been evicted, forced to move due to increasing rents, or in some cases had a fire happen in their building and had to move due to fire. Latinx residents which compose 39% of the Mission District are highly unlikely to purchase luxury housing. In fact, 74% of Latinx residents in San Francisco are renters. In particular to Mission District, over 8,000 Latinx have been displace from the community over the past three years. In 2015, the median household income for San Francisco residents is \$81,294 whereas for Latinos/as is \$57,978.

In sum, WE DO NOT need additional market-rate housing within a block of the *Calle 24 Latinx Cultural District* which does not support either the economic or social environment of our community. This project, as planned, would add approximately 65 luxury units to Mission Street, an area overwhelmed with Market Rate/Luxury housing already. Why would the city approve a project that will continue to support displacement and go against a MAP 2020 objectives which is to, "maintain the socio-economic diversity of the neighborhood by stabilizing the low and moderate income households at 65 percent of the total households."

By grandfathering in below current law/Prop C requirements, it will result in less than 12% of the units affordable to low-income residents. This development, as planned, will also result in a domino effect of higher overall rents in the neighborhood, displacement of local, legacy businesses serving the community, and the erosion of Latinx presence from the Mission District. It is a prime example of the "amenity induced gentrification" that negatively impacts the community of both residents and businesses.

New AFFORDABLE housing should be built this site. Please do not support this project as proposed. The owner is actively looking to sell it as an entitled project. He has advocated selling to the city. Please delay moving this project forward in order to facilitate Mr. Tillman's negotiations with the Mayor's Office of Housing, other local community housing developers in the Mission District.

Sincerely,

Roberto Eligio Alfaro, MA, Executive Director

Homies Organizing the Mission to Empower Youth (HOMEY)

1337 Mission Street, Second Floor

San Francisco, California 94103

Tel: 415.861.1600 | Fax: 415.861.3791

Email: roberto.e.alfaro@gmail.com

www.homey-sf.org | www.nativegraphixsf.com

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From: carlos@lrcl.org
To: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: Re: Opposition to Mr. Tillman's Proposed Project at 2918 Mission Street
Date: Wednesday, August 23, 2017 11:58:50 AM

Dear Ms. Ajello-Hoagland

My name is Carlos Bocanegra. I am writing to oppose the proposed building of the 75-Unit rental project at 2918 Mission Street. The Mission is experiencing enormous gentrification and displacement of long-standing community residents and members. The last thing we need is another huge market-rate development within a block of the Calle 24 Latinx Cultural District. This project, as planned, would add approximately 65 luxury units to Mission St, an area overwhelmed with Market Rate/Luxury housing already. By grandfathering in below current law/Prop C requirements, it will result in less than 12% of the units affordable to low-income residents. This development, as planned, will also result in a domino effect of higher overall rents in the neighborhood, displacement of local, legacy businesses serving the community, and the erasure of Latinx residents from the Mission. It is a prime example of the "amenity induced gentrification" that negatively impacts the community of both residents and businesses.

New AFFORDABLE housing should be built this site. Please do not support this project as proposed. The owner is actively looking to sell it as an entitled project. He has advocated selling to the city. Please delay moving this project forward in order to facilitate Mr. Tillman's negotiations with the Mayor's Office of Housing. Further, please emphasize in your project write up, how many letters supporting Mr. Tillman's project also said something similar to, "I urge San Francisco to purchase this project at fair market value for 100% affordable housing, as has been offered by its owner." Local residents don't need more high-priced units to be built next door. What we need are affordable units to help the community through this housing crisis. I believe those both opposing and supporting the project would agree to the Mayor's office purchase of Mr. Tillman's project for the construction of 100% affordable housing. Please delay moving this project forward in order to facilitate Mr. Tillman's negotiations with the Mayor's office.

Sincerely,

Carlos Bocanegra

From: Erick Arguello
To: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: Re: Opposition to Mr. Tillman's Proposed Project at 2918 Mission Street"
Date: Wednesday, August 23, 2017 1:01:20 PM

Dear Ms. Ajello-Hoagland

My name is Erick Arguello and I'm representing the Calle 24 Latino Cultural District. This district has been designated by the City and County of San Francisco and recently by the State of California as a place to preserve and protect.

We are writing to oppose the proposed building of the 75-Unit rental project at 2918 Mission Street. The Mission is experience enormous gentrification and displacement of long-standing community residents and members. The last thing we need is another huge market-rate development is across the street from the Calle 24 Latino Cultural District. This project, as planned, would add approximately 65 luxury units to Mission St, an area overwhelmed with Market Rate/Luxury housing already. By grandfathering in below current law/Prop C requirements, it will result in less than 12% of the units affordable to low-income residents. This development, as planned, will also result in a domino effect of higher overall rents in the neighborhood, displacement of local, legacy businesses serving the community, and the erasure of Latinx residents from the Mission. It is a prime example of the "amenity induced gentrification" that negatively impacts the community of both residents and businesses.

New AFFORDABLE housing should be built this site. Please do not support this project as proposed. The owner is actively looking to sell it as an entitled project. He has advocated selling to the city. Please delay moving this project forward in order to facilitate Mr. Tillman's negotiations with the Mayor's Office of Housing. Further, please emphasize in your project write up, how many letters supporting Mr. Tillman's project also said something similar to, "I urge San Francisco to purchase this project at fair market value for 100% affordable housing, as has been offered by its owner." Local residents don't need more high-priced units to be built next door. What we need are affordable units to help the community through this housing crisis. I believe those opposing and supporting the project would agree to the Mayor's purchase of Mr. Tillman's project for the construction of 100% affordable housing. Please delay moving this project forward in order to facilitate Mr. Tillman's negotiations with the Mayor's office. If you have any questions please feel free to contact me at erick@calle24sf.org

Sincerely,

--

Erick Arguello
Founder, Council President
Calle 24 Latino Cultural District
2958 24th St.
San Francisco, Ca 94110
www.calle24sf.org



From: Gary Fusco
To: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: Re: Proposed Project at 2918 Mission Street
Date: Wednesday, August 23, 2017 2:14:52 PM

Dear Ms. Ajello-Hoagland

I am 40-year SF resident and business owner in the Mission district. I am writing to you regarding the proposed project at 2918 Mission Street.

I have first-hand experience of the fast-paced gentrification and displacement of long-standing community residents and business owners. It is upsetting to see yet another huge luxury market-rate development within the Calle 24 Cultural District. It is clear to me that developments, such as what appears to be planned for 2918 Mission, will push higher overall rents for current neighborhood, residents and encourage displacement of local, legacy businesses in the Mission.

I understand that the owner of 2918 Mission is actively looking to sell it as an entitled project, and so I urge San Francisco to purchase this project at fair market value for 100% affordable housing.

Sincerely,

Gary Fusco
San Francisco
415-336-0731

From: [Sucre, Richard \(CPC\)](#)
To: [ludmann; Lee, Mayor \(MYR\); Ronen, Hillary; Allbee, Nate; Rahaim, John \(CPC\); Dwyer, Debra \(CPC\)](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: RE: Proposed variance
Date: Tuesday, September 05, 2017 8:48:04 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Neil,

Thanks for your message. We will pass along your concerns to the Planning Commission for their consideration. I've copied the assigned planner, Linda Ajello-Hoagland, on this email. Please reach out to her if you have any further questions.

Rich

Richard Sucre
Senior Planner/Team Leader, Southeast Quadrant-Current Planning Division
Preservation Technical Specialist

Planning Department|City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9108|Fax: 415-558-6409
Email: richard.sucre@sfgov.org
Web: www.sfplanning.org



From: ludmann [<mailto:ludmann@nclzap.com>]
Sent: Monday, September 04, 2017 7:24 AM
To: Lee, Mayor (MYR); Ronen, Hillary; Allbee, Nate; Rahaim, John (CPC); Sucre, Richard (CPC); Dwyer, Debra (CPC)
Subject: Proposed variance

Last week I walked past the site of the proposed construction at 2918 Mission Street, as I do a few times a week. I love and admire this area as one with some of the most "neighborhood character" in the entire city, in which I have lived since 1979. Even through its many changes, many for the better, there is a certain character which persists, in large part because of the human scale and variety of the buildings. As one stands at this site, the nearby "tall buildings" top out at four stories. It seems inconceivable that the city would permit a building so radically out of proportion, so out of scale and so inappropriate for this location. Even by the standards of "creeping" development, this proposal is extreme and damaging to the entire area. Not even an incremental increase to the density of the neighborhood, this proposal represents a giant middle finger to everything that makes the Mission the vibrant district that it is. In fact, the addition of this building would only give the next developer one more reason to justify still further destruction of the existing neighborhood. It is up to you to stop this now and acknowledge that there should be planning and enforcement done at the planning department. Planning is not the same as a gradual undermining of the values and character of an area.

I appreciate the city's desperate need for more housing, especially affordable housing. There are many areas where an eight story, 75 unit building makes sense, such as the present and former semi-industrial areas of Dogpatch, the 3rd Street corridor, certain parts of SOMA, etc. But as I look at the area around 2918 Mission, I can't believe that this proposal is being taken seriously.

I understand the difficulty that the Planning Department has in saying no to a project, but this proposal seems particularly craven. The damage that it will do to the neighborhood will be permanent and severe. Please disapprove it entirely.

Yours sincerely,

Neil C. Ludman
256 Mullen Avenue
San Francisco, CA 94110

From: Rev.Sandra Decker
To: [Francisco Herrera](#); [Ajello Hoagland, Linda \(CPC\)](#)
Subject: Re: URGENT FRIENDS Let's stop Gentrification building and turn it into affordable housing
Date: Thursday, August 24, 2017 1:10:30 PM

Dear Ms. Ajello-Hoagland

SEND TO: linda.ajellohoagland@sfgov.org

My name is Sandra Decker. I am writing to oppose the proposed building of the 75-Unit rental project at 2918 Mission Street. The Mission is experience enormous gentrification and displacement of long-standing community residents and members. The last thing we need is another huge market-rate development within a block of the Calle 24 Latinx Cultural District. This project, as planned, would add approximately 65 luxury units to Mission St, an area overwhelmed with Market Rate/Luxury housing already. By grandfathering in below current law/Prop C requirements, it will result in less than 12% of the units affordable to low-income residents. This development, as planned, will also result in a domino effect of higher overall rents in the neighborhood, displacement of local, legacy businesses serving the community, and the erasure of Latinx residents from the Mission. It is a prime example of the "amenity induced gentrification" that negatively impacts the community of both residents and businesses.

New AFFORDABLE housing should be built this site. Please do not support this project as proposed. The owner is actively looking to sell it as an entitled project. He has advocated selling to the city. Please delay moving this project forward in order to facilitate Mr. Tillman's negotiations with the Mayor's Office of Housing. Further, please emphasize in your project write up, how many letters supporting Mr. Tillman's project also said something similar to, "I urge San Francisco to purchase this project at fair market value for 100% affordable housing, as has been offered by its owner." Local residents don't need more high-priced units to be built next door. What we need are affordable units to help the community through this housing crisis. I believe those both opposing and supporting the project would agree to the Mayor's office purchase of Mr. Tillman's project for the construction of 100% affordable housing. Please delay moving this project forward in order to facilitate Mr. Tillman's negotiations with the Mayor's office.

Sincerely,

Rev. Sandra Decker