



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: MAY 23, 2019

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

Reception:  
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*Record No.:* 2015-007816CUA/ENV/TDM  
*Project Address:* 400-444 DIVISADERO STREET AND 1048-1062 OAK STREET  
*Zoning:* Divisadero Street NCT (Neighborhood Commercial Transit) District  
40-X and 65-A Height and Bulk District, and  
RH-3 (Residential, House, Three-Family) Zoning District  
40-X Height and Bulk District  
*Block/Lots:* 1216/4, 5, 17, 18 and 19  
*Project Sponsor:* Genesis CA Development LLC  
c/o Steven Vettel  
Farella Braun + Martel, LLP  
235 Montgomery Street, 17<sup>th</sup> Floor  
San Francisco, CA 94104  
*Property Owner:* Roy and Patty Shimek  
444 Divisadero Street  
San Francisco, CA 94117  
*Staff Contact:* Mary Woods – (415) 558-6315  
[mary.woods@sfgov.org](mailto:mary.woods@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

The Project includes demolition of the existing automotive service station, car wash building, and two residential buildings containing three dwelling units, relocation of one existing residential building approximately 49 feet to the east on the Project site, and the construction of a new 3- to 6-story mixed-use building containing 184 dwelling units (37 of which would be below market rate/affordable units), approximately 8,100 square feet of commercial/retail use, 56 off-street parking spaces, 1 car-share parking space, 170 Class 1 bicycle parking spaces, and 16 Class 2 bicycle parking spaces, totaling approximately 150,000 square feet. The Project includes a dwelling unit mix consisting of 74 two-bedroom units, 21 one-bedroom units, and 89 studios. The Project includes approximately 15,000 square feet of common open space. The Project would also include a lot merger of Lots 4, 5, 17, 18 and 19 on Block 1216.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 304 to allow for a Planned Unit Development (PUD) for development lot size exceeding 9,999 square feet (Section 121.1), conversion of an automotive service station (Section 202.5), bulk exception (Section 271), and demolition and replacement of residential units (Sections 317 and 415); and PUD modifications for rear yard (Section 134), bay window projections over street (Section 136), and increase in dwelling unit density in the RH-3 Zoning District (Section 209.1).

## **ISSUES AND OTHER CONSIDERATIONS**

- **Public Comment & Outreach.** The Department has received 122 support letters for the Project and six opposition letters to the Project. Issues and concerns raised about the Project include the Project's adverse effects on existing infrastructure, not in keeping with the existing neighborhood character, pedestrian safety, increase in traffic congestion, need for higher levels of affordable homes, need for greater general benefits to existing Divisadero area residents. The Project Sponsor has hosted numerous meetings within the community.
- **Existing Tenants:** The residential buildings are currently occupied by tenants. The tenants are represented by the Tenderloin Housing Clinic. See Exhibit K for a letter from the Tenderloin Housing Clinic, dated May 14, 2019.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the provisions of the Planning Code and the Objectives and Policies of the General Plan. Although the Project results in the demolition of three residential units, they would be replaced in the new mixed use development. The Project Sponsor is working with the tenants on relocation assistance and returning to the site upon completion of the Project. The Project includes a substantial amount of new rental housing, including new on-site below-market rate units for rent, which is a goal for the City. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity. The Entertainment Commission, in its review of residential projects near places of entertainment, recommended noise attenuation conditions for adoption as part of the Project.

## **ATTACHMENTS:**

Draft Motion – Conditional Use Authorization with Conditions of Approval – Exhibit A  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Information Data  
Exhibit E – Maps and Context Photos  
Exhibit F – Public Correspondence  
Exhibit G – Project Sponsor Brief  
Exhibit H – Inclusionary Affordable Housing Affidavit  
Exhibit I – Anti-Discriminatory Housing Affidavit  
Exhibit J – First Source Hiring Affidavit  
Exhibit K – Tenants' Attorney Letter





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## Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION (CUA) FOR A PLANNED UNIT DEVELOPMENT (PUD) PURSUANT TO PLANNING CODE SECTIONS 303 AND 304, TO ALLOW CUA FOR (1) DEVELOPMENT LOT SIZE EXCEEDING 9,999 SQUARE FEET (SECTION 121.1), (2) CONVERSION OF AN AUTOMOTIVE SERVICE STATION (SECTION 202.5), (3) BULK EXCEPTION (SECTION 271), (4) DEMOLITION AND REPLACEMENT OF RESIDENTIAL UNITS (SECTIONS 317 AND 415), AND PUD MODIFICATIONS FOR (5) REAR YARD (SECTION 134), (6) BAY WINDOW PROJECTIONS OVER STREET (SECTION 136), AND (7) INCREASE IN DWELLING UNIT DENSITY IN THE RH-3 ZONING DISTRICT (SECTION 209.1).

THE PROJECT WOULD DEMOLISH THE EXISTING AUTOMOTIVE SERVICE STATION, THE CAR WASH AND TWO RESIDENTIAL BUILDINGS CONTAINING THREE RENT-CONTROLLED DWELLING UNITS, REPLACE THE THREE DEMOLISHED RENT-CONTROLLED DWELLING UNITS, RELOCATE THE EXISTING TWO-UNIT RESIDENTIAL BUILDING (CONSISTING OF 3 BEDROOMS IN EACH UNIT) AT 1060-1062 OAK STREET 49 FEET TO THE EAST, MERGE THE EXISTING FIVE LOTS INTO A SINGLE PARCEL, AND CONSTRUCT A NEW 3- TO 6-STORY MIXED-USE BUILDING CONTAINING 184 DWELLING UNITS (CONSISTING OF 89 STUDIOS, 21 ONE-BEDROOM UNITS, AND 74 TWO-BEDROOM UNITS), APPROXIMATELY 8,100 SQUARE FEET OF COMMERCIAL/RETAIL SPACE, 56 OFF-STREET PARKING SPACES, 1 CAR-SHARE PARKING SPACE, 170 CLASS 1 BICYCLE PARKING SPACES, AND 16 CLASS 2 BICYCLE PARKING SPACES, LOCATED AT 400-444 DIVISADERO STREET AND 1048-1062 OAK STREET, LOTS 004, 005, 017, 018 AND 019 IN ASSESSOR'S BLOCK 1216, WITHIN AN RH-3 (RESIDENTIAL, HOUSE, THREE-

FAMILY) ZONING DISTRICT, THE DIVISADERO STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) DISTRICT, AND 40-X AND 65-A HEIGHT AND BULK DISTRICTS.

## PREAMBLE

On November 8, 2017, David Kriozere of Genesis CA Development LLC (hereinafter "Project Sponsor") filed Application No. 2015-007816CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new 3- to 6-story, 40- to 65-foot tall, mixed-use building with 184 dwelling units and approximately 8,100 square feet of commercial/retail space (hereinafter "Project") at 400-444 Divisadero Street and 1048-1064 Oak street, Block 1216 Lots 004, 005, 017, 018 and 019 (hereinafter "Project Site").

On May 15, 2019, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On May 23, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2015-007816CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2015-007816CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2015-007816CUA, 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. **Project Description.** The Project proposes to (1) demolish the existing automotive service station, car wash building, and two residential buildings containing three rent-controlled dwelling units (two units located on Lot 4 at 1048-1050 Oak Street and one unit located on Lot 5 at 1052 Oak Street); (2) replace the three rent-controlled dwelling units on-site in the new building subject to the San Francisco Rent Stabilization and Arbitration Ordinance; (3) relocate the existing residential

building containing two rent-controlled dwelling units (on Lot 5 at 1060-1062 Oak Street) approximately 49 feet to the east on the Project Site; (4) merge the existing five lots (Lots 4, 5, 17, 18 and 19) into a single parcel, and (5) construct a new 3- to 6-story mixed-use building containing 184 dwelling units (37 of which would be below market rate/affordable units), approximately 8,100 square feet of commercial/retail use, 56 off-street parking spaces, 1 car-share parking space, 170 Class 1 bicycle parking spaces, and 16 Class 2 bicycle parking spaces, totaling approximately 150,000 square feet. The Project includes a dwelling unit mix consisting of 89 studios, 21 one-bedroom units, and 74 two-bedroom units. The Project includes approximately 15,000 square feet of common open space via rear yard, second floor courtyard, and roof deck, and approximately 2,400 square feet of private open space via balconies and terraces.

3. **Site Description and Present Use.** The Project Site is located on five lots (Lots 4, 5, 17, 18 and 19) in Block 1216 with a lot area of approximately 41,000 square feet at the northeast corner of Divisadero and Oak Streets. The Site is in the Divisadero Street NCT District, except for the rear portion of Lot 19 (a flag-shaped lot) and Lot 4 which are in the RH-3 District. The Project Site is a corner lot with approximately 175 feet of frontage along Divisadero Street and 225 feet of frontage along Oak Street. The Project Site contains four existing buildings: a two-story car wash building (d.b.a. "Touchless Car Wash") at 444 Divisadero Street on Lot 18; a two-story, two-unit residential building at 1048-1050 Oak Street on Lot 4; a one-story, one-unit residential building at 1052 Oak Street on Lot 5; and a two-story, two-unit residential building at 1060-1062 Oak Street on Lot 5. The service station (d.b.a. "Shell"), to the south of the car wash building, is located on Lot 17 at the corner of Divisadero and Oak Streets with driveways on both street frontages.

The existing two-story car wash building houses the car wash machinery and a cashier/gift shop on the ground floor, and administrative offices on the second floor, for a total of approximately 6,200 square feet. A portion of this Site is used as a drying area for cars exiting the car wash.

Vehicular access to the existing car wash takes place to the west of 1060-1062 Oak Street on portions of Lots 17, 18 and 19. Cars enter the car wash's three queuing lanes from Oak Street or by crossing through the Shell station from Divisadero Street. Cars exit the car wash by proceeding to eastbound Oak Street or northbound Divisadero Street.

The upper portion of the flag-shaped Lot 19, zoned RH-3, is currently an open paved area with some landscaping along the perimeter.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within two zoning districts: the Divisadero Street NCT (which was rezoned from NC-2 (Neighborhood Commercial, Small-Scale) to Divisadero Street NCT by Board of Supervisors Ordinance (Ordinance No. 227-14; File No. 120796 on December 13, 2014) and the RH-3 Districts. The immediate context is mixed in character with residential, commercial/retail, and financial uses. Divisadero Street, north and south of the car wash, is a mixed-use residential and retail neighborhood with a variety of neighborhood-serving uses, including food establishments, personal services, and small retail establishments.

Buildings are typically two to four stories and include 19th and early 20th century, as well as more recent structures. Oak Street and Fell Street are an east-west one-way pair, connecting the Upper Market and Civic Center area with Golden Gate Park. East of Divisadero Street, Oak and Fell Streets also serve uses such as the Falletti Market complex, a Bank of America branch and the Department of Motor Vehicles office at Fell and Baker Streets. An ARCO service station is adjacent to the north of the car wash, at the southeast corner of Fell and Divisadero Streets. An 76 service station is across from the Project Site, at the southwest corner of Fell and Divisadero Streets. Other zoning districts in the vicinity of the Project Site include: RM-1 (Residential, Mixed, Low Density), RM-2 (Residential, Mixed, Moderate Density), and NC-1 (Neighborhood Commercial Cluster) District.

**Public Outreach and Comments.** According to the Project Sponsor, extensive public outreach has been conducted beginning in June 2015 to inform the community of the proposed Project. A pre-application meeting was held in October 2017 and was attended by representatives from various neighborhood groups and over 70 nearby residents. In May 2018, the Project Sponsor held a retail workshop to encourage the community to participate in the development process and share their vision for linking the retail corridors.

The Department has received six letters in opposition to the Project: two letters from neighbors, and two form letters. Issues and concerns raised about the Project include the Project's adverse effects on existing infrastructure, not in keeping with the existing neighborhood character, pedestrian safety, increase in traffic congestion, need for higher levels of affordable homes, need for greater general benefits to existing Divisadero area residents. The Department has received a total of 122 letters in support of the Project: 25 letters from merchants, 8 letters from neighborhood organizations, and form letters containing 89 signatures. Neighborhood organizations in support of the Project include the Alamo Square Neighborhood Association, the Divisadero Merchants Association, and the Lower Haight Merchant and Neighbor Association.

5. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Development Lot Size.** Planning Code Sections 121.1 and 759 state that a Conditional Use authorization is required for development lot size at 10,000 square feet and above in the Divisadero Street NCT District.

*The Project Site is located on five lots (Lots 4, 5, 17, 18 and 19 in Assessor's Block 1216) with a lot area of approximately 41,000 square feet at the northeast corner of Divisadero and Oak Streets. The Project proposes to merge the existing five lots into a single parcel. Findings under Section 121.1 are set forth below.*

- B. **Conversion of Automotive Service Stations.** Planning Code Section 202.5 (formerly Section 228) states that a Conditional Use authorization is required to convert an automotive service

station, as defined by Planning Code Section 102, to non-service station use and that findings be made for the conversion of a service station.

*The Project proposes to demolish the existing Shell service station and the automotive/car wash, immediately north of the service station. Findings under Section 202.5 are set forth below.*

- C. **Bulk.** Planning Code Section 270 states that the “A” Bulk District shall have a maximum length of 110 feet and a maximum diagonal dimension of 125 feet, at a height above 40 feet. Section 271(c) allows a bulk exception if certain criteria are met through the Conditional Use authorization process.

*The Project proposes a single tower with a maximum horizontal dimension of 175 feet and a maximum diagonal dimension of 214.6 feet above a height of 40 feet. The Project is seeking a bulk exception through the Conditional Use authorization process. Findings under Section 271(c) are set forth below.*

- D. **Demolition of Residential Units.** Planning Code Section 317 states that a Conditional Use authorization is required to demolish any dwelling units and that findings be made for any loss of dwelling units.

*The Project proposes to demolish two residential buildings containing three rent-controlled dwelling units (two units located on Lot 4 at 1048-1050 Oak Street and one unit located on Lot 5 at 1052 Oak Street). However, the Project will replace the demolished three rent-controlled dwelling units on-site in the new building subject to the San Francisco Rent Stabilization and Arbitration Ordinance. The Project will also retain and relocate the existing residential building containing two rent-controlled dwelling units (on Lot 5 at 1060-1062 Oak Street) approximately 49 feet to the east on the Project Site. Findings under Section 317 are set forth below.*

- E. **Use: Residential/Dwelling Unit Density.** Planning Code Sections 209.1 and 759 state that residential uses are principally permitted in the RH-3 and the Divisadero Street NCT Districts, except for ground floor units along Divisadero Street, which requires Conditional Use authorization. The Project is not proposing any ground floor residential units along Divisadero Street. While there is no density limit in the Divisadero Street NCT per Section 207.4, density limits apply to the portion zoned RH-3 per Section 209.1. However, Planning Code Section 207 allows an increase in the dwelling unit density in the RH-3 zoning by excluding on-site affordable dwelling units from the density limit if the Project provides 20% or more affordable units. Section 209.1 also permits a Planned Unit Development (PUD/Section 304) as a Conditional Use in all residential districts. Section 304 permits the Commission to authorize, as a Conditional Use, a Planned Unit Development (see below items 10 and 11). The Project Sponsor is requesting modification from Planning Code standards under Section 304, the PUD process, for residential density requirements (Section 209.1).

*Conditional Use authorization for a PUD modification is required for the dwelling unit density proposed for the portion of the Project Site zoned RH-3, which would exceed the conditionally permitted density of one dwelling unit per 1,000 square feet of lot area under Section 209.1. Additional dwelling unit density may be permitted by the Commission as a PUD modification under Section 304 if the proposed dwelling unit density would be less than the density allowed in the next higher level residential district. In this case, the applicable residential zoning district would be the RM-1 (Residential, Mixed, Low Density) District. In the RM-1 District, one dwelling unit per 800 square feet of lot area is principally permitted under Section 209.2. Accordingly, 15 dwelling units may be allowed through the PUD process based on a lot area of approximately 12,620 square feet. This additional density would allow for the provision of much-needed housing (both market rate and below market rate) units in the City. As such, the proposal is seeking a PUD modification through the CU authorization process pursuant to Section 304 relating to dwelling unit density. Findings under Section 304 are set forth below.*

- F. **Use: Retail Sales and Service/Commercial.** Planning Code Section 209.2 does not allow any retail sales and service/commercial uses in the RH-3 District. However, Planning Code Section 759 state that retail sales and service/commercial uses are principally permitted in the Divisadero Street NCT District.

*The Project proposes approximately 8,100 square feet of retail/commercial uses fronting on both Divisadero and Oak Streets, all located in the Divisadero Street NCT District.*

- G. **Rear Yard.** Planning Code Section 134(a)(1) requires that in the Divisadero Street NCT a 25% rear yard be provided at the first story containing a dwelling and at each succeeding level or story of the building. Due to its L-shaped lot configuration, an approximately 23-foot deep and 44-foot deep rear yard would need to be provided for the portion zoned Divisadero Street NCT. Planning Code Section 134(a)(2) requires that in RH-3 Districts a 45% rear yard be provided at grade level and at each succeeding level or story of the building. An approximately 42-foot deep rear yard from the rear lot line would need to be provided for the portion zoned RH-3. The Project Sponsor is requesting modification from Planning Code standards under Section 304, the PUD process, from the rear yard requirements (Section 134).

*The Project does not meet the rear yard depth per Planning Code Sections 134(a)(1) and (a)(2); however, the Project is seeking a PUD modification to the rear yard requirement under Section 134. The Project is required to provide a rear yard of approximately 12,600 square feet. The Project proposes to provide common open spaces totaling approximately 15,300 square feet. Findings for which are set forth below under Section 304.*

- H. **Open Space.** Planning Code Section 135 requires 133 square feet of common usable open space or 100 square feet of private usable open space per dwelling unit.

*The Project will provide common usable open space for 162 units through a combination of rear yard, second floor courtyard, and roof deck, totaling approximately 15,200 square feet. The Project will also*

*provide private usable open space for 24 units in the form of balconies and terraces, totaling approximately 2,400 square feet. The combined usable open space for the Project would be approximately 17,600 square feet.*

- I. **Bay Window Projections Over the Public Sidewalks.** Planning Code Section 136 allows obstructions over sidewalks a maximum of 3 feet deep and 15 feet wide. The Project Sponsor is requesting modification from Planning Code standards under Section 304, the PUD process, from the bay window projection limits (Section 136).

*The Project does not meet the bay window projection limits over streets for certain bay windows on the Project's corner element per Planning Code Section 136; however, the Project is seeking a PUD modification to the bay window projections under Section 136.*

- J. **Better Streets Plan.** Planning Code Section 138.1 establishes requirements for the improvement of the public right-of-way associated with development projects, such that the public right-of-way may be safe, accessible, convenient and attractive to pedestrian use and travel by all modes of transportation.

*The Project's streetscape and pedestrian improvements include upgrades to Divisadero and Oak Streets, including new street trees, bike parking, bulb out extensions and sidewalk improvements.*

- K. **Street Trees.** Planning Code Section 138.1 requires the installation of street trees in the case of the construction of a new building. One 24-inch box tree is required for every 20 feet of property frontage along each street or alley, with any remaining fraction of ten feet or more of frontage requiring an additional tree. The species and locations of trees installed in the public right-of-way shall be subject to approval by the Department of Public Works (DPW). The requirements of Section 138.1 may be waived or modified by the Zoning Administrator, pursuant to Section 428, where DPW cannot grant approval due to practical difficulties.

*The site contains 400 feet of street frontage along Divisadero and Oak Streets, requiring a total of 20 trees at the Project site. The Project will install 17 new trees and pay the in lieu fee for the remaining three trees.*

- L. **Standards for Bird-Safe Buildings.** Planning Code Section 139 establishes the Bird-Safe Standards for new building construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." The two circumstances regulated by this Section are (1) location-related hazards, where the siting of a structure creates increased risk to birds, and (2) feature-related hazards, which may create increased risk to birds regardless of where the structure is located. Location-related hazards are created by structures that are located inside of, or within a clear flight path of less than 300 feet from an Urban Bird Refuge. The subject property is not within 300 feet from any Urban

Bird Refuge. However, the Project will comply with provisions related to feature-related hazards, such as roof deck glass railings and balcony railings.

*The Project meets the standards for bird-safe buildings.*

- M. **Dwelling Unit Exposure.** Planning Code Section 140 requires that all dwelling-unit face a public street or side yard at least 25 feet in width, a required rear yard, or an open area of 25 feet in width.

*All of the units in the Project meet this requirement.*

- N. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires that within NC Districts active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Parking entrances are no more than 20 feet wide. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade. In NCT Districts, the ground floor non-residential uses shall have a minimum floor-to-floor height of 14 feet, as measured from grade.

*The proposed Project is consistent with the relevant provisions under Section 145.1. The Project proposes to remove six existing curb cuts, and to install a single 18-foot wide curb cut on Oak Street for access to the residential parking garage and freight loading. The ground floor retail floor-to-floor height is not less than 14 feet. Active uses, such as residential units, residential lobby, and retail, are provided along frontages at Divisadero and Oak Streets. The transparency/glazing is at 60% along the Divisadero Street frontage and 64% along the Oak Street frontage.*

- O. **Required Ground Floor Commercial Uses.** Planning Code Section 145.4 requires active commercial uses on the ground floor along the entirety of the Divisadero Street NCT District.

*The entire Divisadero Street frontage contains active ground floor commercial uses as well as a portion of the Oak Street frontage.*



- P. **Off-Street Parking - Commercial.** Planning Code Section 151.1 permits a maximum of one car for each 500 square feet of occupied floor area up to 20,000 square feet where the occupied floor area exceeds 5,000 square feet for retail stores. There is no minimum parking requirement for retail uses.

*The Project does not propose any off-street parking spaces for the retail/commercial uses.*

- Q. **Off-Street Parking - Residential.** Planning Code Section 151.1 permits a maximum of one car for each two dwelling units in the Divisadero Street NCT and 1.5 spaces per unit in the RH-3 Zoning District. There is no minimum parking requirement for residential uses in either zoning district.

*The Project proposes a total of 56 off-street parking spaces for the proposed 184 dwelling units.*

- R. **Off-Street Freight Loading - Commercial.** Planning Code Section 152 does not require any freight loading spaces for retail uses under 10,000 square feet of occupied floor area.

*The Project proposes approximately 8,100 square feet of retail/commercial use. Therefore, a commercial off-street freight loading space is not required, and none is proposed.*

- S. **Off-Street Freight Loading - Residential.** Planning Code Section 152 requires one off-street freight loading space for apartment use between 100,001 and 200,000 occupied floor area.

*The Project proposes one off-street freight loading space for approximately 135,000 gross square feet of residential use.*

- T. **Handicapped Parking.** Planning Code Section 155(i) requires one handicapped parking space for each 25 off-street parking spaces provided.

*The Project proposes a total of 56 off-street parking spaces. The required handicapped parking would be two spaces. Two are proposed for the Project.*

- U. **Bicycle Parking - Class 1.** Planning Section 155.2 requires one Class 1 space for every dwelling unit. For buildings containing more than 100 dwelling units, 100 Class 1 spaces plus one Class 1 space for every four dwelling units over 100. For retail sales and service uses, one Class 1 space is required for every 7,500 occupied square feet. All bicycle parking must meet the standards set forth under Section 155.1.

*The Project would be required to provide 121 Class 1 bicycle parking spaces for the proposed 184 dwelling units, and 1 Class 1 bicycle parking space for the proposed 8,100 square feet of retail/commercial space. The existing site contains no bicycle parking spaces. The Project proposes a combined total of 170 Class 1 bicycle parking spaces.*

- V. **Bicycle Parking - Class 2.** Planning Code Section 155.2 requires one Class 2 space for every 20 dwelling unit and one Class 2 space for every 2,500 square feet of occupied floor area for retail sales and service uses. All bicycle parking must meet the standards set forth under Section 155.1.

*The Project would be required to provide 9 Class 2 bicycle parking spaces for the proposed 184 dwelling units and 3 Class 2 bicycle parking spaces for the 8,100 square feet of retail/commercial space. The existing site contains no bicycle parking spaces. The Project proposes 16 Class 2 bicycle parking spaces.*

- W. **Car-Share Parking Spaces.** Planning Code Section 166 requires one car sharing space for projects with less than 200 dwelling units.

*The Project containing 184 dwelling units will provide one on-site car sharing space.*

- X. **Unbundled Parking.** Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures of 10 dwelling units or more be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. In cases where there are fewer parking spaces than dwelling units, the parking spaces shall be offered first to the potential owners or renters of three-bedroom or more units, second to the owners or renters of two bedroom units, and then to the owners or renters of other units. Renters or buyers of on-site inclusionary affordable units provided pursuant to Section 415 shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwelling units, and at a price determined by the Mayor's Office of Housing, subject to procedures adopted by the Planning Commission notwithstanding any other provision of Section 415 et seq.

*The Project is providing off-street parking that is accessory to the dwelling units. These spaces (56 total) will be unbundled and leased/rented separately from the dwelling units; therefore, the Project meets this requirement.*

- Y. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 13 points.

*The Project submitted an Development Application after September 5, 2016, but before January 1, 2018. Therefore, the Project must only achieve 75% of the point target established in the TDM Program Standards, resulting in a required target of 13 points. As currently proposed, the Project will achieve its required 13 points through the following TDM measures:*

Residential Use:

- Bicycle Parking (Option B)
- Bicycle Repair Station (Option 5A)
- Car Share Parking (Option A)
- Parking Supply (Option F)
- On-Site Affordable Housing (Option B)
- Tailored Transportation Marketing Services (Option A)

Retail Use:

- Parking Supply (Option F)

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

*The Project, containing 184 dwelling units, is required to provide 40% or 74 two-bedroom units. The Project will provide 74 two-bedroom units as required.*

- AA. **5-Foot Height Bonus in the 40-X Height and Bulk District.** Planning Code Section 263.20 allows a 5-foot height bonus for active ground floor uses in the Divisadero Street NCT for the portion that is in a 40-X Height and Bulk District.

*The irregularly-shaped, five-lot Project Site is composed of two zoning districts and two height and bulk districts. While a majority of the Divisadero Street NCT is in a 65-A Height and Bulk District, a portion (approximately 75 feet wide by 74 feet deep along Oak Street) falls within the 40-X Height and Bulk District. The Project will increase the height of this particular portion from 40 feet to approximately 43 feet as permitted under Section 263.20.*

- BB. **Shadows on Parks.** Planning Code Section 295 requires any project proposing a structure exceeding a height of 40 feet to undergo a shadow analysis in order to determine if the project will result in the net addition of shadow to properties under the jurisdiction of the Recreation and Park Department.

*The Department conducted a shadow fan analysis, under Case No. 2015-007816PPA, and determined that the Project would not cast new shadow on any properties under the jurisdiction of the Recreation and Park Department.*

- CC. **Review of Residential Projects Near Places of Entertainment.** Planning Code Section 314 states that in addition to any other factors appropriate for consideration under the Planning Code, the Planning Department and Planning Commission shall consider the compatibility of uses when approving Residential Uses, as those terms are defined in [Chapter 116](#) of the

Administrative Code, adjacent to or near existing permitted Places of Entertainment and shall take all reasonably available means through the City's design review and approval processes to ensure that the design of such new residential project takes into account the needs and interests of both the Places of Entertainment and the future residents or guests of the new development. Such considerations may include, among others:

- (a) the proposed project's consistency with applicable design guidelines;
- (b) any proceedings held by the Entertainment Commission relating to the proposed project, including but not limited to any acoustical data provided to the Entertainment Commission, pursuant to Administrative Code Section [116.6](#); and
- (c) any comments and recommendations provided to the Planning Department by the Entertainment Commission regarding noise issues related to the project pursuant to Administrative Code Section [116.7](#).

*The Entertainment Commission held a public hearing on April 2, 2019 for review of the proposed residential development pursuant to Administrative Code Chapter 116. The Entertainment Commission recommended noise attenuation conditions related to the proposed Project at the April 2, 2019 hearing.*

**DD.Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program for the portion of the Project in the RH-3 (Residential, House, Three-Family) Zoning District. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on November 21, 2016; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 18% of the proposed dwelling units as affordable.

Planning Code Section 428 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program for the portion of the Project in the Divisadero Street NCT (Neighborhood Commercial Transit) District. Under Planning Code Section 428.3, these requirements apply to projects that consist of 10 or more units. Pursuant to Planning Code Section 428.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 20% of the proposed dwelling units as affordable. Additionally, the provisions of Section 428 do not specifically apply to only those properties zoned Divisadero Street NCT, but instead to "any development site for which the Planning Department determines that the residential development potential within the Divisadero Street NCT has been increased through the adoption of the NCT rezoning set forth in Ordinance No. 127-15."

The entire property, including the RH-3 portion, is considered the development site for the purposes of calculating the Inclusionary Affordable Housing Program requirements. While the RH-3 portion of the property was not rezoned to increase the development potential of the site,

the overall development potential of the site was increased through the adoption of NCT zoning. As such, the Inclusionary Affordable Housing Program requirement for the overall Project's On-site Affordable Housing Alternative is to provide 20% of the proposed dwelling units as affordable sets forth the requirements and procedures for the Inclusionary Affordable Housing Program.

*The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 428.3, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program' 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,' to the Planning Department stating that any affordable units designated as on-site units shall be rental units and will remain as rental units for the life of the project. The Project Sponsor submitted such Affidavit on December 14, 2018. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on November 21, 2016; therefore, pursuant to Planning Code Section 428.3, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 20% of the total proposed dwelling units as affordable, with a minimum of 12% of the units affordable to low-income households, 4% of the units affordable to moderate-income households, and the remaining 4% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual. 37 units (18 studios, 4 one-bedroom, and 15 two-bedroom) of the total 184 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, pursuant to Section 428.3(a)(1).*

**EE. Child-Care and Transportation Sustainability Impact Fees.** Sections 411 and 414 authorize the imposition of certain development impact fees on new development projects to offset impacts on child-care services and the transit system. Land use categories for all impact fees are defined in Section 401.

*The Project Sponsor will comply with the requirements of this section prior to the issuance of the first construction document.*

**FF. Signage.** Any proposed signage will be subject to the review and approval of the Planning Department pursuant to Article 6 of the Planning Code.

6. **Planning Code Section 121.1 Findings Relating to Large Development Lots.** In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

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

*The proposed Project is located on Divisadero Street, the primary commercial corridor in the immediate neighborhood. Divisadero Street currently hosts a range of buildings sizes, from one- to six-story buildings. Along Oak Street, the height of the building is reduced to 42.5 feet, a height that is compatible with the existing multi-family residential buildings along that street.*

- 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 façade of the proposed Project is broken into vertical bays that respect the scale of the smaller lots adjacent to the Project Site, with a prominent corner element. The ground floor commercial storefronts are similar to many other buildings along Divisadero Street. The upper floors incorporate bay windows, a common feature in this neighborhood and throughout the City. Combining different materials in the building design is also utilized, as is a common characteristic in this neighborhood. The corner location of the Site allows the commercial storefronts to “anchor” the corner and create a strong sense of place along Divisadero Street, which is the neighborhood’s primary commercial corridor.*

7. **Planning Code Section 202.5(d) Findings Relating to Conversion of Automotive Service Stations.** In acting on any application for Conditional Use authorization for conversion, the Commission shall consider the following criteria in lieu of the criteria set forth in Section [303\(c\)](#) of this Code:

- (1) The Planning Commission shall approve the application and authorize the service station conversion if it determines from the facts presented that the reduction in availability of automotive goods and services resulting from the service station conversion would not be unduly detrimental to the public because either:

- (A) Comparable automotive goods and services are available at other reasonably accessible locations; or

*The area around the Project Site is well-served by a number of other automotive service stations. Within the same block of Divisadero Street are two other, corner-location gas stations: a Union 76 and an Arco Station, on opposite corners of Divisadero and Fell Streets. Both of these sites are within easy walking and driving distance from the Project Site. There are several other automotive repair uses in close proximity to the Project site.*

- (B) The benefits to the public of the service station conversion would outweigh any reduction in automotive goods and services availability because the proposed new use is more necessary or desirable for the neighborhood or community than continued service station use.

*The benefits to the public of both the additional residential units and the retail/commercial spaces proposed by the Project outweigh the marginal reduction in availability of auto fuel and services. As the neighborhood, as well as the city in general, has grown so has the demand for housing and additional retail spaces for convenience of the neighboring businesses and residents. The Project will construct 184 new dwelling units and retail spaces in response to that demand.*

- (2) In making determinations under Subsection (1)(A), the Planning Commission shall consider the following factors:

- (A) The types of services offered by the service station sought to be converted and the hours and days during which such goods and services are available;

*The services offered by the existing gas station include refueling and a small convenience store. The gas station is currently open 24 hours per day, 7 days per week. The services offered by the existing car wash is limited to car washing. The car wash is currently open daily from 8 a.m. to 5 p.m.*

- (B) The volume of gasoline and other motor fuel sold and the number of vehicles serviced at such service station during each of the 24 months preceding the filing of the conditional use authorization application;

	Roy's Shell (1070 Oak Street)	Divisadero Touchless Car Wash (444 Divisadero Street)
Month:	Gas Gallonage	No. of Car Washes
September-17	67,259	9,530
August-17	67,618	9,927
July-17	66,678	11,538
June-17	69,019	10,634
May-17	67,456	11,152
April-17	60,936	7,365
March-17	64,234	7,594
February-17	50,796	4,129
January-17	53,605	4,557
December-16	54,544	5,609
November-16	56,522	5,985
October-16	57,206	6,134

September-16	64,689	11,821
August-16	64,697	10,047
July-16	65,655	12,234
June-16	66,077	12,622
May-16	64,539	10,134
April-16	60,566	9,914
March-16	52,163	5,598
February-16	53,337	10,791
January-16	50,789	5,266
December-15	50,541	4,028
November-15	52,774	7,338
October-15	70,242	14,505

- (C) Whether the volume of gasoline and other motor fuel sold and the number of vehicles serviced each month has increased or decreased during the 24-month period immediately preceding the conditional use authorization;

*As is common in the auto service station industry, the volume of gasoline sold, number of vehicles serviced, and number of services sold fluctuated at the property over the past 24-month period, with generally higher volumes during the Spring and Summer months, and lower volumes during the Fall and Winter months.*

- (D) The accessibility of comparable automotive goods and services offered by other service stations and repair garages which serve the same geographic area and population segments (e.g., neighborhood residents, in-town or out-of-town commuters, tourists) as the service station sought to be converted.

*The area around the Project Site is well-served by a number of other auto service stations. Within the same block of Divisadero Street are two other, corner-location gas stations: a Union 76 and an Arco Station, on opposite corners of Divisadero and Fell Streets. Both of these sites are easily accessible to from the Project Site. Additionally, there are other auto service stations: one at .5 mile away along the Panhandle of Golden Gate Park, and one at 1 mile away in the Castro District, as well as other automobile repair uses in the immediate vicinity.*

- (3) In making determinations under Subsection (1)(B), the Planning Commission shall consider the following factors:



- (A) If the proposed use is a Residential use, the total number of units to be provided and the number of those units that are affordable units;

*The Project will construct a total of 184 new dwelling units to increase the City's supply of both affordable and market-rate housing, including 37 on-site inclusionary affordable units, thereby increasing affordable housing in the neighborhood and in the City.*

- (B) If the proposed new use is a Commercial use, the types of goods and services to be offered and the availability of comparable products and services in the vicinity;

*The 8,100 square-foot commercial/retail spaces will be open to commercial tenants offering a variety of retail sales and services to the neighborhood and new tenants of the proposed development.*

- (C) The importance of the street on which the service station fronts to walking, cycling, and public transit, and the impact of automobile access and egress to the service station and of the proposed new uses and structures on the safety and comfort of pedestrians, cyclists, and transit riders;

*Divisadero Street, on which the Project is primarily located, is the primary commercial corridor for the surrounding neighborhood. Bicycle routes are located on both Oak and Fell Streets. As such, it is a high priority pedestrian, bicycle and transit area. The existing auto service station is detrimental to pedestrian and bicycle safety in that there are currently six large curb cuts: two curb cuts on Oak Street, and four curb cuts on Divisadero Street. These curb cuts, which comprise much of the street frontages on the Project Site, conflict with pedestrian access and create hazards for cyclists due to the volume and speed of vehicles entering and exiting the existing gas station and car wash. The proposed Project will improve the pedestrian and cycling environment on both Divisadero and Oak Streets. In addition, the Project will provide 170 spaces for bicycle storage on-site as well as 16 bicycle parking spaces on the sidewalk. The Project Site is well-served by several MUNI lines, including the 6-Haight/Parnassus, 7-Haight/Noriega, 21-Hayes, 24-Divisadero, and the N-Judah.*

- (D) The relative environmental dangers posed by the current and proposed uses, including but not limited to the quality and character of waste generated, noxious or offensive emissions, fire and explosion hazards and noise, and whether the service station conversion would facilitate the cleanup of existing contamination at the property;

*The existing auto service station use involves storage of numerous hazardous materials on the Project Site, including gasoline and other auto fluids, industrial solvents and used motor oil. These hazardous materials are inherently dangerous and present an explosion risk. Thus, discontinuing the auto service use will eliminate the ongoing risk of contamination or other*

*dangerous conditions. The proposed mixed use development will not involve the use of any hazardous materials, aside from typical household cleaning agents.*

- (E) The relative employment opportunities offered by the service station and the proposed new use;

*The existing gas station and car wash employ a total of 75 people in a combination of part- and full-time employment. The proposed retail/commercial spaces will employ an unknown number of people, but likely in the same range as what is currently provided. Additional employment opportunities will also be created with respect to the residential use with demand for landscaping maintenance, cleaning, lobby reception, building security, and other employment opportunities that may be common to a large mixed use development, such as the proposed Project.*

- (F) The relative amount of taxes or other revenues to be received by the City or other governmental bodies from service station use and the proposed new use;

*The proposed residential units in the Project will create new property tax revenue for the City. In addition, the proposed retail/commercial spaces are anticipated to generate additional gross receipts taxes, as well as payroll taxes from the significant number of people who would be employed at the site.*

- (G) The compatibility of the existing service station and of the proposed new use or structure with the General Plan and area plan urban design policies and the street frontage standards of this Code;

*The street frontages at the Project Site currently contain six wide curb cuts. These curb cuts present hazards to cyclists and pedestrians, and create an unwelcoming pedestrian environment and poor urban design along the Divisadero Street commercial corridor. The proposed Project will encourage pedestrian access, will reduce the amount of street frontage dedicated to curb cuts from six to one, and will provide 8,100 square feet of active uses at the street level, consistent with the General Plan and accepted urban planning principles for the applicable zoning districts.*

- (H) Whether the service station use and the proposed use are permitted principal uses, conditional uses or nonconforming uses.

*The proposed residential and retail/commercial uses are principally permitted in the Divisadero Street NCT and RH-3 Districts. Both the gas station and the car wash are conditionally permitted in the Divisadero Street NCT District.*

8. **Planning Code Section 271(c) Findings Relating to Bulk Limit Exceptions in Districts Other Than C-3.** Section 271(c) establishes standards and criteria for the Planning Commission to consider when reviewing applications for projects seeking bulk limit exceptions through the Conditional Use authorization process. On balance, the Project does comply with said standards and criteria in that:

(1) The appearance of bulk in the building, structure or development shall be reduced by means of at least one and preferably a combination of the following factors, so as to produce the impression of an aggregate of parts rather than a single building mass:

(A) Major variations in the planes of wall surfaces, in either depth or direction, that significantly alter the mass;

*The Project is in two different zoning districts as well as two different height and bulk districts. A majority of the Project is zoned Divisadero Street NCT with a 65-A Height and Bulk District; however a small portion of the Divisadero Street NCT along Oak Street is in the 40-X Height and Bulk District. In the "A" bulk district, the maximum plan dimensions above a height of 40 feet are 110 feet horizontal and 125 feet diagonal. For the portion in the "X" bulk district, an 5-foot height bonus is allowed to accommodate the height required for ground floor residential units in the Divisadero Street NCT District.*

*The Project Site has street frontage dimensions of 175 feet along Divisadero Street and 225 feet along Oak Street, such that strict compliance with the 65-A Height and Bulk District would result in an unattractive building design with a 40-foot base and two 25-foot tall "towers" above the base, one measuring 110 feet by 60 feet in horizontal dimension, and the other measuring 90 feet by 87 feet. In contrast, the Project proposes a single 65-foot tall building massing along Divisadero Street with a maximum horizontal dimension of 175 feet and a maximum diagonal dimension of 215 feet, stepping down to 42.5 feet along Oak Street.*

*The Project proposes to break-up the overall bulk of the building using bay articulation along the facades, adding vertical modulation and texture, and creating a more pedestrian scaled façade. Additionally, the Project proposes a street wall architecture that has a regular cadence, in line with the City's lot division scheme, a cornice, and a prominent corner element.*

*The unique mix of building typologies utilized by the Project ensure that its size and intensity are compatible with the surrounding land uses as well. Specifically, the façade fronting Divisadero Street is a commercial/retail block building typology, which is appropriate with a commercial corridor like this section of Divisadero Street, whereas the Oak Street façade is in line with the existing row house typology, and reflects the surrounding urban residential neighborhood.*

(B) Significant differences in the heights of various portions of the building, structure or development that divide the mass into distinct elements;

*The Project proposes varying heights: 65 feet, 42.5 feet, 33.5 feet, and 28 feet.*

(C) Differences in materials, colors or scales of the facades that produce separate major elements;

*The Project utilizes materials and colors to create rhythm and demonstrate compatibility with context and the surrounding neighborhood. This includes stained wood, fiber cement, white and taupe stucco, and composite metal panels (including around the windows). The combination of these materials and colors creates a vibrant exterior appearance and the overall feeling of separation between major elements, which breaks up the massing.*

(D) Compensation for those portions of the building, structure or development that may exceed the bulk limits by corresponding reduction of other portions below the maximum bulk permitted; and

*A significant portion of the Project within the 65-A Height and Bulk District is less than 65 feet in height.*

(E) In cases where two or more buildings, structures or towers are contained within a single development, a wide separation between such buildings, structures or towers.

*The proposed mixed use Project is contained within a single building. The existing two-unit, 28-foot tall building at 1060-1062 Oak Street is retained and relocated 49 feet east on the Project Site.*

(2) In every case, the building, structure or development shall be made compatible with the character and development of the surrounding area by means of all of the following factors:

(A) A silhouette harmonious with natural land-forms and building patterns, including the patterns produced by height limits;

*The Project's silhouette is harmonious with the surrounding neighborhood, and creates story heights that are compatible with neighboring structures. The stepped heights throughout the depth of the Project are compatible with the two different height limits across the Project. Additionally, the taller building mass at the corner intersection of Oak and Divisadero Streets would add visual interest and hierarchy along the block. Land-forms in the vicinity are generally flat, such that the Project is not inharmonious with any adjacent natural land-forms.*

(B) Either maintenance of an overall height similar to that of surrounding development or a sensitive transition, where appropriate, to development of a dissimilar character;

*The Project proposes varying heights along its depth, with portions of the buildings at 3, 4 and 6 stories in height. The Project also proposes consistent story heights adjacent to neighboring buildings which strengthen the fabric of the neighborhood. The relocation of the existing 1060-1062 Oak Street building to a northeast corner of the Project Site along Oak Street allows a smooth transition between the new development and the existing adjacent residential properties on Oak Street.*

(C) Use of materials, colors and scales either similar to or harmonizing with those of nearby development; and

*The Project proposes using materials and colors to provide variety while maintaining continuity throughout the block, and the relocation of 1060-1062 Oak Street within the Project Site will ensure a harmonious transition between the new and existing developments in the area.*

(D) Preservation or enhancement of the pedestrian environment by maintenance of pleasant scale and visual interest.

*The Project proposes several changes to the existing pedestrian environment to enhance the pedestrian experience, including eliminating multiple curb cuts, tall and largely transparent ground floor retail spaces, new and different materials and colors, and articulated facades that will activate and animate the street level.*

(3) While the above factors must be present to a considerable degree for any bulk limit to be exceeded, these factors must be present to a greater degree where both the maximum length and the maximum diagonal dimension are to be exceeded than where only one maximum dimension is to be exceeded.

*The Project is in two different zoning districts as well as two different height and bulk districts. The Project Site has street frontage dimensions of 175 feet along Divisadero Street and 225 feet along Oak Street, such that strict compliance with the 65-A Height and Bulk District would result in an unattractive building design with a 40-foot base and two 25-foot tall “towers” above the base, one measuring 110 feet by 60 feet in horizontal dimension and the other measuring 90 feet by 87 feet in horizontal dimension. In contrast, the Project proposes a single 65-foot tall building massing along Divisadero Street, stepping down to 42.5 feet along Oak Street.*

*The Project proposes to break-up the overall bulk of the building using bay articulation along the facades, adding vertical modulation and texture, and creating a more pedestrian scaled façade. Additionally, the Project proposes a street wall architecture that has a regular cadence, in line with the City’s lot division scheme, a cornice, and a prominent corner element.*

*The unique mix of building typologies utilized by the Project ensure that its size and intensity are compatible with the surrounding land uses as well. Specifically, the façade fronting Divisadero Street is a commercial/retail block building typology, which is appropriate with a commercial corridor like this section of Divisadero Street, whereas the Oak Street façade is in line with the existing row house typology, and reflects the surrounding urban residential neighborhood.*

9. **Planning Code Section 303(c) Findings Relating to Conditional Use Authorizations.** Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization. On balance, the Project complies with said criteria in that:

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

*The Project is necessary and desirable for the neighborhood because the proposed residential and commercial/retail uses are compatible with the overall uses in the neighborhood, which is heavily populated with similar residential over ground floor commercial developments of varying sizes and scales. The addition of 184 new residential units is highly desirable in this family-friendly, transit-rich neighborhood that contains convenient shopping, recreational and educational uses, particularly in light of the overall housing shortage facing the City. Additionally, the 8,100 square-foot of commercial/retail spaces at the ground level will activate this bustling corner, bringing more foot traffic to other businesses in the area that have not been well-served by the in-and-out nature of the existing gas station and car wash.*

*The unique mix of building typologies utilized by the Project ensure that its size and intensity are compatible with the neighborhood context. Specifically, the façade fronting Divisadero Street is a commercial block building typology, which is appropriate for a commercial corridor like this section of Divisadero Street and is appropriate for a major 4-lane thoroughfare. The Oak Street façade east of the Divisadero Street intersection is in line with the existing row house typology, and reflects the surrounding urban residential neighborhood. Additionally, the varying story heights are consistent with neighboring buildings and compatible with the overall look and feel of the neighborhood. Moreover, the retention and relocation of the existing two-story, two-unit building 49 feet east on Oak Street, adjacent to other older two-and three-story buildings, ensures continuity with the existing look and feel of the Project Site.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The size and shape of the Site are adequate for accommodating a high-density development. The Project Site is a large corner lot. The proposed building is designed to take advantage of this prominent corner location, particularly by its use of taller building mass at the corner to punctuate the intersection and relate to the commercial typology. The tall and largely transparent ground floor retail/commercial spaces will activate and invigorate the street level. The residential units above are of a scale that is consistent with applicable land use controls, and compatible with the surrounding neighborhood. The articulated facades proposed for the building will provide visual relief to break-up the building's mass with bay windows, creating a more pedestrian scaled façade. The Project as a*

*whole will provide an incremental addition of much needed housing in an established mixed use neighborhood, with the proposed commercial/retail uses providing a valuable neighborhood amenity.*

- (2) 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;

*Given the proximity of multiple transit alternatives, the proposed Project is not anticipated to generate traffic at levels that would be detrimental to the health, safety, convenience or general welfare of the community, particularly compared to the traffic generated by the existing service station and car wash. The proposed Project will include adequate off-street parking spaces for the transit-rich neighborhood through a combination of stackers and individual parking spaces (for a total of 57 spaces, including one car-share space) in an 8,450 square-foot garage. In addition, the Project will provide 170 Class 1 spaces for bicycle storage and 16 Class 2/sidewalk bicycle parking space. The Project Site is located directly on the "Wiggle" bicycle route. The Project Site is well-served by several MUNI lines, including the 6-Haight/Parnassus, 7-Haight/Noriega, 21-Hayes, 24-Divisadero, and the N-Judah.*

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*Since the Project will be predominantly a residential project with only approximately 5% of the overall square footage allocated to retail/commercial uses, the Project will not generate unusual noise, odor, dust and glare as a result of its operations. The buildings will comply with Title 24 standards for noise insulation. The materials for the facades of the building will not result in glare. The Project would generate additional night lighting, but not in amounts unusual for an urbanized area. Design of exterior lighting will ensure that off-site glare and lighting spillover are minimized.*

- (4) 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 a total of approximately 17,700 square feet of common and private usable open spaces in yards, a courtyard, terraces, balconies, and a roof deck. The Project will install 17 new street trees and pay in lieu fee for three street trees, as required by Code, and widen sidewalks and bulb-outs at the corner of Divisadero and Oak Streets. The Project's parking is space efficient and set back behind active uses on Divisadero and Oak Streets to improve the urban design, minimize curb cuts, and minimize the space devoted to automobile storage. Finally, the Project Sponsor will incorporate attractive lighting and signage in compliance with City requirements and respecting the surrounding mixed use residential neighborhood.*

- C. That the use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan; and

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

- D. That the use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District; and

*The Project complies with the applicable Divisadero Street NCT and the RH-3 Districts.*

10. **Planning Code Section 304(a) Findings Relating to Planned Unit Development (PUD) Modifications.** Planning Code Section 304(a) related to PUD Objectives requires that a CU application for a PUD include such pertinent information as may be necessary to determine that the objectives of Section 304 are met, and that the proposed development warrants the modification of provisions otherwise applicable under the Code. The proposed Project will meet the following PUD objectives under Section 304(a):

- A. The procedures for PUDs are intended for projects on sites of considerable size, developed as integrated units and designed to produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole.

*The Project Site is .93 acre in size on a corner lot with frontages on two streets (Divisadero and Oak Streets), both of which are major City arteries. The Project Site is larger than ½ acre and is a scale specifically anticipated by the provisions of Section 304.*

*The Project will replace an automotive service station and car wash with a well-designed mixed use building that will provide 184 new dwelling units, including 37 on-site inclusionary affordable housing units, and 8,100 square feet of ground floor commercial/retail spaces. The Project will accordingly produce an environmental of desirable character that will benefit the occupants, the neighborhood and the City as a whole.*

- B. In cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

*The Project's design takes into consideration both the commercial character of Divisadero Street and the residential character of Oak Street. The Project incorporates a variety of building heights, materials and façade articulation that is complementary to the design and values of the surrounding area and merits modification of certain provisions contained elsewhere in the Planning Code.*

Through this PUD authorization, the Commission approves the following modifications to otherwise applicable provisions of the Planning Code:



1. **Dwelling Unit Density in RH-3 Zoning District.** Planning Code Section 209.1 permits through Conditional Use authorization one dwelling unit per 1,000 square feet of lot area (12,620 square feet) in the RH-3 Zoning District, or 13 units. Additional dwelling unit density may be permitted by the Commission as a PUD modification under Section 304 if the proposed dwelling unit density would be less than the density allowed in the next higher level residential district less one unit. In this case, the applicable residential zoning district would be the RM-1 (Residential, Mixed, Low Density) District. In the RM-1 District, one dwelling unit per 800 square feet of lot area is principally permitted under Section 209.2. As such, the Project is seeking relief from the residential density limit under Section 209.1. The density limitation is hereby modified to permit one unit per 800 square feet of lot area less one unit.

*In the RM-1 District, one dwelling unit per 800 square feet of lot area is principally permitted under Section 209.2. Accordingly, 15 dwelling units may be allowed in the RH-3 portion of the Project Site through the PUD process. In addition, Section 207(c) permits on-site affordable/inclusionary units to exceed the density limit provided the Project contains not less than 20% on-site inclusionary units. The Project includes 20% on-site inclusionary units, such that the inclusionary units located in the RH-3 portion of the Site are exempt from the dwelling unit density limit.*

2. **Rear Yard Setback.** The rear yard requirement under Planning Code Section 134(a)(1) and (2) is hereby modified to achieve the proposed design of the Project to accommodate a corner rear yard adjacent to the rear yards of existing residential buildings on the block, as well as other courtyards and a roof deck in the Project, rather than in a single rear yard that would not be as complementary to the block configuration.

*The general purpose of rear yard setbacks is to provide open space for residential uses and sufficient light and air to adjacent buildings, especially residential buildings. The location of the proposed rear yard adjacent to all adjoining residential properties assures that access to light and air to adjacent properties will not be significantly impeded. The 6-story portion of the building adjoins only commercial properties along Divisadero Street, whereas the portions of the Project that adjoin residential properties are limited to 2- to 4-stories in height. The proposed rear yard location in the northeast corner of the Site continues the pattern of mid-block open space formed by the rear yards of adjacent properties. The Project proposes to add 184 new dwelling units and retain two existing units, a significant increase above the existing five units at the Project Site. A total of approximately 15,300 square feet of common open space is included within the Project through a combination of rear yard, courtyards, terraces, and a roof deck, an amount of open space that is comparable to the open space that would be provided by a compliant rear yard (approximately 14,800 square feet).*

3. **Bay Windows Exceeding the Permitted Obstructions Over the Divisadero and Oak Street Sidewalks.** Planning Code Section 136 limits the height, width and depth of bay windows that are an obstruction over the public sidewalk, specifically, allows obstructions over sidewalks a maximum of 3 feet deep and 15 feet wide. The bay window projections over the Divisadero

and Oak Street sidewalks are hereby modified to exceed the dimensional measurements of Section 136, specifically up to 5 feet in depth and up to 18 feet in width per bay window.

*The dimensions of three bay windows, per floor on Floors 2 through 6 modified on the corner element of the façade at the corner of Divisadero and Oak Streets, exceed the width and depth standard of Section 136 but comply with the height restriction. The greater width and depth dimensions of these bay windows are necessary to create a distinctive corner element to the building and are of a scale that is compatible with the larger scale of Divisadero Street.*

11. **Planning Code Section 304(d)/PUD Criteria.** Planning Code Section 304(d) establishes criteria for the Commission to consider when reviewing applications for a PUD. On balance, the Project does comply with said criteria in that:

- 1) Affirmatively promote applicable objectives and policies of the General Plan;

*The Project will affirmatively promote numerous objectives of the General Plan, including through the creation of 184 dwelling units, 37 of which would be affordable units. The Project will make use of an underutilized large Site to establish a mixed use residential and commercial development.*

- 2) Provide off-street parking appropriate to the occupancy proposed and not exceeding principally-permitted maximum amounts;

*The Project would include 56 parking spaces, one car share space, and one loading space for the proposed Project whereas 119 spaces are permitted. No parking is proposed for the approximately 8,100 square-foot commercial/retail use.*

- 3) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by the Planning Code;

*A total of approximately 15,300 square feet of common open space is included within the Project through a combination of rear yard, courtyards, terraces, and a roof deck. The Project will also provide private usable open space totaling approximately 2,400 square feet. The combined usable open space for the Project would be approximately 17,700 square feet.*

- 4) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of the Planning Code for a district permitting a greater density, so that the PUD will not be substantially equivalent to a reclassification of property;

*Additional dwelling unit density may be permitted by the Commission as a PUD modification under Section 304 if the proposed dwelling unit density would be less than the density allowed in the next higher level residential district less one unit. In this case, the applicable residential zoning district would be the RM-1 (Residential, Mixed, Low Density) District. In the RM-1 District, one dwelling unit per*

*800 square feet of lot area is principally permitted under Section 209.2. Accordingly, 15 dwelling units may be allowed in the RH-3 portion of the Project Site through the PUD process. In addition, Section 207(c) permits on-site affordable/inclusionary units to exceed the density limit provided the Project contains not less than 20% on-site inclusionary units. The Project includes 20% on-site inclusionary units, such that the inclusionary units located in the RH-3 portion of the Site are exempt from the dwelling unit density limit.*

- 5) In R Districts, include Commercial Uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include Commercial Uses only according to the provisions of Section [231](#) of this Code;

*Commercial uses are not included in the RH-3 Zoning District.*

- 6) Under no circumstances be excepted from any height limit established by Article 2.5 of the Planning Code, unless such exception is explicitly authorized by the terms of the Planning Code. In the absence of such an explicit authorization, exceptions from the provisions of the Planning Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of the Planning Code, and no such deviation shall depart from the purposes or intent of those sections.

*The Project does not require an exception from any height limit established under the Planning Code. The Project complies with the 65-foot and 40-foot height limits.*

- 7) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section [124](#) and [Article 7](#) of this Code;

*Planning Code Section 759 limits the basic floor area ratio (FAR) in the Divisadero Street NCT to 2.5:1 square feet of building area for every 1 square foot of lot area. With a lot size of 27,848 square feet, the allowable FAR would be approximately 69,620 square feet of building area related to non-residential uses. The Project proposes approximately 8,100 square feet of commercial/retail uses.*

- 8) In NC Districts, not violate the use limitations by story set forth in [Article 7](#) of this Code; and

*The Project complies with the use limitations set forth in the Code.*

- 9) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

*Not Applicable. The Project is not adjacent to any alleys.*

- 10) Provide street trees as per the requirements of Section [138.1](#) of the Code.

*The Project site contains 400 feet of street frontage along Divisadero and Oak Streets, requiring a total of 20 trees at the Project site. The Project will install 17 new street trees, pay in lieu fee for three street trees, and widen sidewalks and bulb-outs at the corner of Divisadero and Oak Streets.*

- 11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section [132](#) (g) and (h).

*There are no required setbacks pursuant to Planning Code Section 132. However, the Project proposes a front setback of approximately three feet along a portion of Oak Street.*

12. **Planning Code Section 317(g)(5) Findings Relating to Residential Demolition/Removal of Three Dwelling Units.** The Commission shall consider the extent to which the following criteria are met:

- (A) whether the property is free of a history of serious, continuing Code violations;

*A Notice of Violation regarding unauthorized bedrooms was issued by the Department of Building (DBI) Inspection in January 2019. The property owner has since corrected the noted violations. There is no other history of serious Code violations involving the Property.*

- (B) whether the housing has been maintained in a decent, safe, and sanitary condition;

*The existing housing contains some unauthorized improvements, but generally has been maintained in a decent, safe and sanitary condition.*

- (C) whether the property is an "historical resource" under CEQA;

*A Historic Resource Evaluation (HRE) has been completed by Architecture + History, LLC. The HRE identified only one of the existing buildings at the Project Site – 1060-1062 Oak Street – as a historic resource. The other structures on the site have all been determined not to be historic resources.*

*The HRE determined that 1060-1062 Oak Street is eligible for individual listing in the California Register under Criterion 3 (Architecture). As a result, the Project proposes to retain and relocate the 1060-1062 Oak Street building to the RH-3 lot at the east end of the Project Site along Oak Street. Architecture + History, LLC has stated that moving the building this short distance (49 feet to the east) would be consistent with the Secretary of the Interior's Standards because its current location lacks integrity of setting and the new location would allow the building to relate better to the other buildings of similar vintage on the block.*

- (D) whether the removal of the resource will have a substantial adverse impact under CEQA;

*Removal of the three dwelling units will not have a substantial adverse impact under CEQA. The Department issued a Class 32 CEQA infill exemption for the proposed Project. The Project proposes a total of 184 dwelling units in the new development, a net addition of 181 units. In addition, the remaining two existing units are being retained and relocated on the Project Site.*

(E) whether the project converts rental housing to other forms of tenure or occupancy;

*184 new dwelling units for the Project are proposed as rental housing.*

(F) whether the project removes rental units subject to the Rent Stabilization and Arbitration Ordinance or affordable housing;

*The three dwelling units to be removed are subject to the Rent Stabilization and Arbitration Ordinance, and pursuant to Planning Code Section 415.6(a)(9) they are being replaced on-site with three new rent-controlled units.*

(G) whether the project conserves existing housing to preserve cultural and economic neighborhood diversity;

*The proposed Project will preserve two units that are deemed historic and add 184 additional dwelling units to the neighborhood, including the three replacement units.*

(H) whether the project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

*The proposed Project is in a neighborhood characterized by a mix of retail sales and service uses and single-family and multifamily dwellings in mixed use, residential-over-ground-floor-retail buildings.*

*The Project proposes to demolish an existing automotive service station with a car wash and replace it with a mixed use building. There are other existing automotive service stations nearby, directly adjacent to the Project Site on the southwest and southeast corners of Fell and Divisadero Streets. The Project will increase the availability of housing and new retail/commercial spaces in the neighborhood.*

(I) whether the project protects the relative affordability of existing housing;

*The Project will create a significant number of dwelling units into the overall housing market and will comply with the 20% on-site inclusionary affordable housing requirement applicable in the Divisadero Street NCT, thereby increasing the overall affordable housing in the neighborhood. In addition, the three replacement units will be rent-controlled units and offered to the existing tenant households at their current rents.*

(J) whether the project increases the number of permanently affordable units as governed by Section 415;

*The Project will significantly increase the number of affordable housing units through its compliance with the on-site inclusionary housing requirements and the replacement of the three to-be-demolished units.*

(K) whether the project locates in-fill housing on appropriate sites in established neighborhoods;

*The Project locates in-fill housing on an appropriate site in an established neighborhood.*

(L) whether the project increases the number of family-sized units on-site;

*The Project will provide approximately 74 two-bedroom units. Two of the units to be demolished have one bedroom each, and a third has two bedrooms. The Project will also retain and relocate the existing residential building containing two dwelling units (three bedrooms in each unit) at 1060-1062 Oak Street approximately 49 feet east of Oak Street at the eastern end of the Project Site.*

(M) whether the project creates new supportive housing;

*The Project does not create new supportive housing.*

(N) whether the project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

*The unique mix of building typologies utilized by the Project ensure that its size and intensity are compatible with and enhance the existing neighborhood. Specifically, the façade fronting Divisadero Street is a commercial block building typology, which is appropriate with a commercial corridor like this section of Divisadero Street. While the Oak Street façade, with the existing two-unit residential building at 1060-1062 Oak Street relocated 49 feet east on Oak Street, will be in line with the existing row house typology and reflective of the surrounding urban residential neighborhood. Additionally, the varying story heights are compatible with the neighboring buildings and the overall neighborhood context.*

(O) whether the project increases the number of on-site dwelling units;

*The Project will demolish three existing dwelling units and replace them with 184 new dwelling units.*

(P) whether the project increases the number of on-site bedrooms.

*The Project will provide a total of 258 bedrooms, compared with the four bedrooms to be demolished. This would be a substantial increase in the total number of on-site bedrooms.*

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

## **AIR QUALITY ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 3:**

DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

#### **Policy 3.2**

Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

## **COMMERCE AND INDUSTRY ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 6:**

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

#### **Policy 6.1**

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity of those districts.

#### **Policy 6.7**

Promote high quality urban design on commercial streets.

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

#### **Policy 1.1**

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

#### **Policy 1.8**

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

**Policy 1.10**

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

**OBJECTIVE 2:**

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

**Policy 2.1**

Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.

**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.

**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.

**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 units.

**TRANSPORTATION ELEMENT**

**Objectives and Policies**

**OBJECTIVE 34:**

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

**Policy 34.1**

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

**RECREATION AND OPEN SPACE ELEMENT**

**Objectives and Policies**

**OBJECTIVE 4:**

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

**Policy 4.5**

Require private usable outdoor space in new residential development.

**URBAN DESIGN ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1:**

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

**Policy 1.3**

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

**Policy 1.7**

Recognize the natural boundaries of districts, and promote connections between districts.

**OBJECTIVE 3:**

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

**Policy 3.3**

Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

*The Project is consistent with the Objectives and Policies of the General Plan in that the proposed residential and commercial/retail development is compatible with the overall uses in the neighborhood. The addition of 184 new residential units is highly desirable in this family-friendly, transit-rich neighborhood that provides convenient shopping, recreational and educational uses, particularly in light of the overall housing shortage facing the City. Additionally, the 8,100 square-foot of commercial/retail spaces at the ground level will activate this area, bringing more foot traffic to other businesses in the area that have not been well-served by the in-and-out nature of the existing gas station and car wash. The influx of residents, employees and retail patrons would enliven this part of Divisadero Street, and strengthen the customer base of retail uses in the neighborhood. The combined usable open space for the Project would be approximately 17,600 square feet. The Project will also install 17 new street trees at the Site.*

14. **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.

*The proposed Project contains approximately 8,100 square feet of retail/commercial space that will be devoted to neighborhood-serving retail uses. The Project will create temporary construction jobs and permanent retail jobs and business opportunities. These jobs will provide employment opportunities for San Francisco residents, provide community-serving retail to neighborhood residents and businesses, and provide additional payroll tax revenue to the City.*

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

*The proposed Project will benefit and add to the existing housing and neighborhood character by introducing 184 new dwelling units, including 37 affordable units, in addition to active ground floor commercial uses. The relocation of 1060-1062 Oak Street within the Project Site will ensure existing lot character is preserved, and will facilitate a smooth transition of styles and facades through the block. The Project design has taken full account of existing neighborhood character and incorporated such character into the Project's design scheme.*

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

*The Project will introduce a significant number of dwelling units into the overall housing market, 20% of which would be affordable units, thereby increasing the overall affordable housing in the neighborhood.*

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

*The proposed Project is not anticipated to generate traffic at levels that would be impediments or burdens on existing transit services and streets. The proposed Project will include adequate off-street parking through a combination of stackers and individual spaces (for a total of 57 spaces, including one car share space) in a ground floor garage. In addition, the Project will provide 170 Class 1 spaces for bicycle storage. The Project Site is well-served by several MUNI lines, including the 6-Haight/Parnassus, 7-Haight/Noriega, 21-Hayes, 24-Divisadero, and N-Judah.*

- 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 does not include commercial office development.*

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

*The Project will comply with the structural and seismic safety requirements of the Building Code.*

- G. That landmarks and historic buildings be preserved.

*A Historic Resource Evaluation confirmed that the majority of existing structures to be demolished are neither landmarks nor historic resources. 1060-62 Oak Street, which was identified as a historic resource, will be rehabilitated and relocated within the Project Site.*

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

*The Project proposes a building up to 65 feet in height. The Department conducted a shadow fan analysis, and determined that the Project would not affect sunlight access to any public parks or open space, nor cast shadows on such spaces.*

15. **Anti-Discriminatory Housing Policy.** The Project is subject to the requirements of the Anti-Discriminatory Housing Policy (Administrative Code Section 1.61) for projects creating ten (10) or more new residential units. The Project Sponsor is required to submit the supplemental information form as part of the required entitlement application. The Department is not to review the responses other than to confirm that all questions have been answered. Upon confirmation, the information is sent to the Human Rights Commission by email at: [hrc.info@sfgov.org](mailto:hrc.info@sfgov.org).

*The Project Sponsor submitted a complete Affidavit for Anti-Discriminatory Housing Policy on April 15, 2019.*

16. **First Source Hiring Program.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), 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.*

17. 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.
18. 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. 2015-007816CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 7, 2019, and labeled "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**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 May 23, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:  
NAYS:  
ABSENT:

ADOPTED: May 23, 2019

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a Conditional Use (CU) to allow a Planned Unit Development (PUD) with PUD modifications to provisions related to rear yard, bay window projections over sidewalks, and increase in dwelling unit density in the RH-3 Zoning District; and CU for development lot size exceeding 9,999 square feet, conversion of an automotive service station, bulk exception, and demolition and replacement of residential units relating to the demolition of the existing automotive service station with a car wash and two residential buildings and the construction of a new 65-foot tall, 6-story mixed use development containing 184 dwelling units (37 of which would be below market rate/affordable units), approximately 8,100 square feet of commercial/retail uses on the ground floor, 57 parking spaces (including one car-share space), and 170 bicycle parking spaces, totaling approximately 150,000 square feet, located at 400-444 Divisadero Street and 1048-1062 Oak Street, Block 1216, Lots 4, 5, 17, 18 and 19, pursuant to Planning Code Sections 121.1, 134, 136, 202.5, 209.1, 271, 303, 304, 317, 415, 428 and 759 within an RH-3 (Residential, House, Three-Family) Zoning District, the Divisadero Street NCT (Neighborhood Commercial Transit) District, and 65-A and 40-X Height and Bulk Districts; in general conformance with plans, dated May 7, 2019, and labeled "EXHIBIT B" included in the docket for Record No. 2015-007816CUA and subject to conditions of approval reviewed and approved by the Commission on May 23, 2019 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### **RECORDATION OF CONDITIONS OF APPROVAL**

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

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

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

### **SEVERABILITY**

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

## CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

## ENTERTAINMENT COMMISSION – NOISE ATTENUATION CONDITIONS

6. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on April 2, 2019. 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. Project sponsor shall engage the proximate Places of Entertainment to identify a Friday or Saturday evening, or best day/time to conduct the sound study based on scheduled entertainment at the venue. Readings should be taken at locations that most accurately capture peak 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.
    - iii. During the design phase, project sponsor shall consider an outdoor lighting plan at the development site to protect residents as well as patrons of surrounding Places of Entertainment
  - 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.

## DESIGN – COMPLIANCE AT PLAN STAGE

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](http://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](http://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](http://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](http://www.sf-planning.org)*
11. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

12. **Signage.** The Project shall comply with the provisions of Article 6 of the Planning Code related to any new signage.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

13. **Transformer Vault Location.** 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 in consultation with Public Works shall require the following location(s) for transformer vault(s) for this Project: building frontage along Oak Street within the Project Site area.

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

14. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

*For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, [www.sfmta.org](http://www.sfmta.org)*

15. **Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org)*

16. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

17. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

18. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, 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 to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

*For information about compliance, contact the TDM Performance Manager at [tdm@sfgov.org](mailto:tdm@sfgov.org) or 415-558-6377, [www.sf-planning.org](http://www.sf-planning.org).*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

20. **Car Share.** Pursuant to Planning Code Section 166, no fewer than one (1) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

21. **Bicycle Parking (Commercial Only).** Pursuant to Planning Code Section 155.2, the Project shall provide no fewer than one (1) Class 1 and three (3) Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and

ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

22. **Bicycle Parking (Residential Only).** The Project shall provide no fewer than 121 Class 1 and nine (9) Class 2 bicycle parking spaces as required by Planning Code Section 155.2.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

23. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than 56 off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

24. **Off-Street Loading.** Pursuant to Planning Code Section 152, the Project will provide one (1) off-street loading space.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

25. **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](http://www.sf-planning.org)*

## PROVISIONS

26. **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](http://www.sf-planning.org)*

27. **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](http://www.onestopSF.org)*

28. **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](http://www.sf-planning.org)*
29. **Residential Child Care Impact Fee.** 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](http://www.sf-planning.org)*
31. **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.
1. **Number of Required Units.** Pursuant to Planning Code Section 428.3, the Project is required to provide 20% of the proposed dwelling units as affordable to qualifying households. The Project contains 184 units; therefore, 37 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing the 37 affordable units on-site. 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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
2. **Unit Mix.** The Project contains 89 studios, 21 one-bedroom, and 74 two-bedroom units; therefore, the required affordable unit mix is 18 studios, 4 one-bedroom, and 15 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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*
3. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 428.3, the Project is required to provide 20% of the proposed dwelling units as affordable to qualifying households. At least 12% must be affordable to low-income households, at least 4% must be affordable to moderate income households, and at least 4% must be affordable to middle income households. Rental Units for low-income households shall have an affordable rent set at 55% of Area Median Income or less, with households earning up to 65% of Area Median Income eligible to apply for low-income units. Rental Units for moderate-income households shall have an affordable rent set at 80% of Area Median Income or less, with households earning from 65% to 90% of Area Median Income eligible to apply for moderate-income units. Rental Units for middle-income households



shall have an affordable rent set at 110% of Area Median Income or less, with households earning from 90% to 130% of Area Median Income eligible to apply for middle-income units. For any affordable units with rental rates set at 110% of Area Median Income, the units shall have a minimum occupancy of two persons. 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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

4. **Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.

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

5. **Replacement of Existing Affordable Units.** The principal Project has resulted in the demolition of three affordable housing units that are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate-, low- or very-low-income, or housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power and determined to be affordable housing. Pursuant to Planning Code Section 415.6(a)(9), the Project Sponsor shall replace the three units that were removed with units of a comparable number of bedrooms and rents. The Project shall replace three units (2 one-bedroom and 1 two-bedroom units) which were subject to rent control.

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

6. **Conversion of Rental Units:** In the event one or more of the Rental Units are converted to Ownership units, the Project Sponsor shall either (A) reimburse the City the proportional amount of the inclusionary affordable housing fee, which would be equivalent to the then-current inclusionary affordable fee requirement for Owned Units, or (B) provide additional on-site or off-site affordable units equivalent to the difference between the on-site rate for rental units approved at the time of entitlement and the then-current inclusionary requirements for Owned Units. The additional units shall be apportioned among the required number of units at various income levels in compliance with the requirements in effect at the time of conversion.

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

7. **Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda. The designation shall comply with the designation standards published by the Planning Department and updated periodically.

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

8. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twenty percent (20%), 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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

9. **Duration.** Under Planning Code Section 428.3, all units constructed pursuant to Section 428, 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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

10. **Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.

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

11. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 428 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](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

- a. 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) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building, pursuant to Zoning Administrator Bulletin No. 10 or the designation standards published by the Planning Department and updated periodically; and (3) 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.
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, with a minimum of 12% of the units affordable to low-income households, 4% to moderate-income households, and the remaining 4% of the units affordable to middle-income households such as defined in the Planning Code and Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. 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.
- d. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- e. 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.
- f. 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, including penalties and interest, if applicable.

## MONITORING - AFTER ENTITLEMENT

32. **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](http://www.sf-planning.org)*

33. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

34. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

35. **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>*

36. **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 and all registered neighborhood groups for the area with written notice

of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*





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EXHIBIT B

CONDITIONAL USE APPLICATION







PROJECT TABULATIONS  
PROJECT TABULATIONS

OPTION 1

Unit Type	B1	Level 1*	Level 2	Level 3	Level 4	Level 5	Level 6		No. of Units	No. of Bedrooms	No. of Bathrooms	Heated Sq. Ft.		% of Units		Type %
E1			1	1	1	0	1		4	0	1	344 sf		2.2%	Eff	48%
E1 BAY			1	1	1	1	0		4	0	1	383 sf		2.2%		
E2			11	13	11	10	12		57	0	1	376 sf		30.6%		
E2 BAY			6	6	6	2	0		20	0	1	411 sf		10.8%		
E3		2	0	0	0	0	0		2	0	1	358 sf		1.1%		
E4		2	0	0	0	0	0		2	0	1	280 sf		1.1%		
A1			2	2	2	2	2		10	1	1	463 sf		5.4%	1 Bed	11%
A2			1	1	0	0	0		2	1	1	571 sf		1.1%		
A3			1	1	1	1	1		5	1	1	564 sf		2.7%		
A4			1	0	0	0	0		1	1	1	745 sf		0.5%		
A5		3	0	0	0	0	0		3	1	2	722 sf		1.6%		
B1			4	2	1	1	1		9	2	1	745 sf		4.8%	2 Bed	40%
B1 BAY			0	2	2	2	2		8	2	1	777 sf		4.3%		
B2			1	1	1	1	3		7	2	1	757 sf		3.8%		
B2 BAY			3	3	3	2	0		11	2	1	787 sf		5.9%		
B3			1	1	0	0	0		2	2	2	933 sf		1.1%		
B4			0	1	1	1	1		4	2	1	869 sf		2.2%		
B5			1	0	0	0	1		2	2	2	935 sf		1.1%		
B5 BAY			1	2	2	2	1		8	2	2	965 sf		4.3%		
B6	5	5	0	0	0	0	0		10	2	1	662 sf		5.4%		
B7			1	1	1	0	0		3	2	2	806 sf		1.6%		
B8 - BAY 1			1	1	1	1	0		4	2	1	1,047 sf		2.2%		
B8 - BAY 2			0	0	0	0	1		1	2	1	954 sf		0.5%		
B9			1	1	1	0	0		3	2	2	998 sf		1.6%		
B10			1	1	0	0	0		2	2	2	973 sf		1.1%		
C1 - 1060 *		1	1	0	0	0	0		2	3	2	1,460 sf		1.1%	3 Bed	1%
	5	13	40	41	35	26	26		186		AVG	587.14 sf		100%		100%

Net Rentable	3,310 sf	6,752 sf	22,894 sf	23,865 sf	19,890 sf	14,935 sf	14,644 sf		109,209 sf
Residential Leasing/Amenity	1,170 sf	3,400 sf							4,570 sf
Service		1,821 sf							1,821 sf
Common	1,390 sf	2,324 sf	4,569 sf	3,690 sf	3,555 sf	2,616 sf	2,709 sf		20,854 sf
Parking		8,450 sf							8,450 sf
Commercial / Retail		8,100 sf							8,100 sf
Gross Area	5,870 sf	30,847 sf	27,463 sf	27,555 sf	23,445 sf	17,551 sf	17,353 sf		150,084 sf

	Eff	1 Bed	2 Bed	3 Bed ***
Total Units	89	21	74	2
Total Bedrooms	89	21	148	6
No. of Nested Bedrooms	0	10	55	0
% of Nested Bedrooms	0%	48%	37%	0%
Total % of Nested Beds	25%			

Parking**	57 Provided	
Bike Storage	Class I	170 Provided
	Class II	16 Provided

\* DOUBLE HEIGHT UNITS INLCUDE SQUARE FOOTAGE FROM LEVEL B1  
\*\* COMBINATION OF TRENDVARIO 4300 STACKER SERIES AND INDIVIDUAL SPACES  
\*\*\* RELOCATED HISTORIC 1060-1062 OAK ST 2-UNIT BUILDING



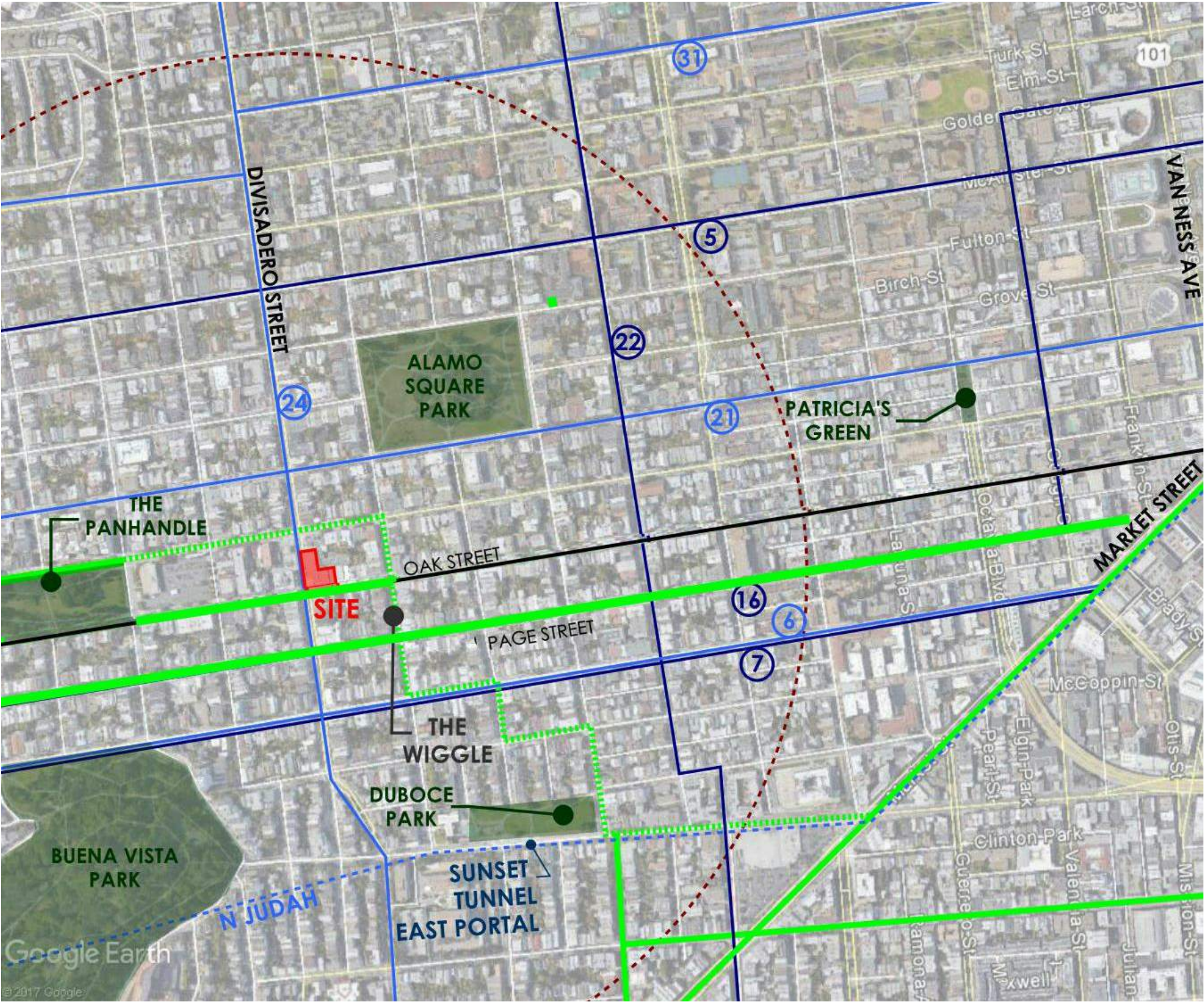
Planning Code Compliance

Planning Code Section	Required	Proposed	Compliant?
121.1 Lot Size	C/U for lot size over 9,999 sf	Lot size is 40,917 sf	C/U required
202.5 Conversion of Service Station	C/U required to convert service station	Conversion of service station to dwelling units and retail	C/U required
317, 415 Demolition and Replacement of Existing Dwelling Units	C/U required to demolish existing dwelling units; demolished rent controlled units to be replaced by on-site rent controlled units	3 units to be demolished and replaced by 3 on-site rent controlled units	C/U required
428.3 Divisadero NCT Inclusionary Housing (162 new units in NCT district)	12% at 55% of AMI 4% at 80% of AMI 4% at 110% of AMI	20 units at 55% of AMI 6 units at 80% of AMI <u>6 units at 110% of AMI</u> 32 units (20% of 162 new units)	Compliant
415 RH-3 Inclusionary Housing (22 new units in RH-3 district)	10% at 55% of AMI 4% at 80% of AMI 4% at 110% of AMI	2 units at 55% of AMI 1 unit at 80% of AMI <u>1 unit at 110% of AMI</u> 4 units (18% of 22 new units)	Compliant
260 & 263.20 Height	65 feet; 40 feet; 5-foot bonus in NCD portion of 40-X district	65 feet; 43 feet, 34 feet	Compliant
270 Bulk per 65-A and 40-X	110' max plan length and 125' max diagonal above 40' in 65-A district; no limit in 40-X	175' max plan length and 215' max diagonal above 40' in 65-A district	C/U exception required
207.4 Dwelling Unit Density in NCT	No limit	162 units in NCT zone, including 27 inclusionary units	Compliant
209.1 Dwelling Unit Density in RH-3	1 market rate unit per 1,000 sf of lot area with C/U; 1 per 800 less 1 unit with PUD (12,620 lot/800 = 16 -1 = 15 market rate units)	15 market rate units in RH-3 zone, including 2 retained units at 1060-62 Oak Street	PUD modification required
207(c) Density Limit Exemption for affordable units in RH-3 zone	If 20% or more on-site inclusionary, inclusionary units are exempt from density limits	9 inclusionary units in RH-3 zone (>20%)	Compliant
207.6 Unit Mix	40% 2 bedroom (74 required)	74 2-bedroom units	Compliant

Planning Code Section	Required	Proposed	Compliant?
134 Rear Yard Setback	25% lot depth in NCT (6,961 sf) and 45% of lot depth in RH-3 (5,679 sf) for a total of 12,640 sf required.	15,268 sf of common open space in yards, courtyards and roof deck	PUD modification required
135/759 Open Space Area	NCT and RH-3: 100 sf private; 133 sf common (reduced by 2/3 for small studios)  24 units w/private = 1,506 sf; 162 units w/common = 14,840 sf required	Private: 2,403 sf (24 units)  Common (162 units): * rear yard: 4,925 sf * courtyard: 2,763 sf * roof deck: <u>7,580 sf</u> 15,268 sf	Compliant
135(g) Common Open Space Configuration	At least 15 feet in every horizontal dimension with a minimum area of 300 sf	All common open space meets requirement	Compliant
136 Obstruction over street for bay windows	Maximum of 3 feet deep and 15 feet wide	Some bays in corner element project up to 5 feet and exceed 15-foot width	PUD modification required
138.1 Better Streets Plan	1 street tree per 20' of frontage= 20 trees required for 400 feet of street frontage; sidewalk improvements	17 street trees provided; in lieu fee to be paid for remaining 3; sidewalk widening bulbouts at corner of Divisadero and Oak Streets.	Compliant
139 Bird Safe Standards	Free-standing glass walls and balconies may not have unbroken glazed segments larger than 24 square feet	No unbroken glazed segments exceeding 24 square feet	Compliant
140 Dwelling Unit Exposure	All units face street, outer court, or 25' min inner court, stepped back 5' at each floor as required	All units face street or outer court with minimum 25' of exposure	Compliant
145.1 Active Ground Floor	Active use on 25 depth of ground floor on street, with 14' floor-to-floor heights at non-residential space; ground floor units meet Guidelines; 60% min ground floor non-residential transparency; garage entrance limited to 20 feet wide.	Ground floor nonresidential has 14' floor-to-floor height; two ground floor units meet Guidelines; ground floor nonresidential spaces are 62% transparent; garage entrance is 12 feet wide.	Compliant
145.4 Required Ground Floor Commercial Uses	Active commercial uses required on the ground floor along Divisadero Street	Entire Divisadero Street frontage contains active ground floor commercial uses	Compliant

Planning Code Section	Required	Proposed	Compliant?
151 Parking in RH-3	None required; up to 1.5 spaces per unit (up to 39)	56 residential parking spaces	Compliant
151.1 Parking in NCT	None Required; up to 0.5:1 permitted (up to 64) and up to 1 per 500 sf of retail (up to 16)  Total permitted: 119 spaces	0 retail spaces	
152 Off-street freight loading	1 service vehicle loading space per 100,000 sf of residential use	1 service vehicle loading space provided in garage	Compliant
155 Parking for persons with disabilities	1 handicap accessible space per 25 parking spaces provided	2 handicap accessible spaces provided	Compliant
155.2 Bike Parking (residential)	1 Class 1 space per first 100 units; 1:4 above 100 units (121 spaces); plus 1 Class 2 space per 20 units (9 spaces)	169 Class 1 spaces 10 Class 2 spaces	Compliant
155.2 Bike Parking (retail sales & services)	1 Class space per 7,500 sf; plus 1 Class 2 per 2,500 sf	1 Class 1 spaces provided; 4 Class 2 spaces provided at sidewalk	Compliant
166 Car Share Parking	1 Car share space for projects with 50-200 units	1 Car share space provided	Compliant
295 Shadows on Public Parks	Buildings over 40 feet in height require shadow analysis	Project does not cast shadow on any public park	Compliant
759 Nonresidential FAR in NCT district	2.5:1 x 27,845 = 69,612 sf maximum	8,100 sf	Compliant





VICINITY MAP



PROJECT DESCRIPTION

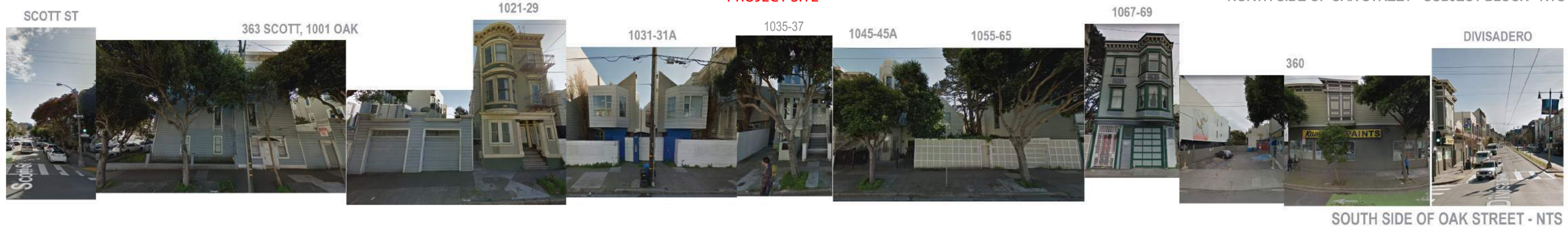
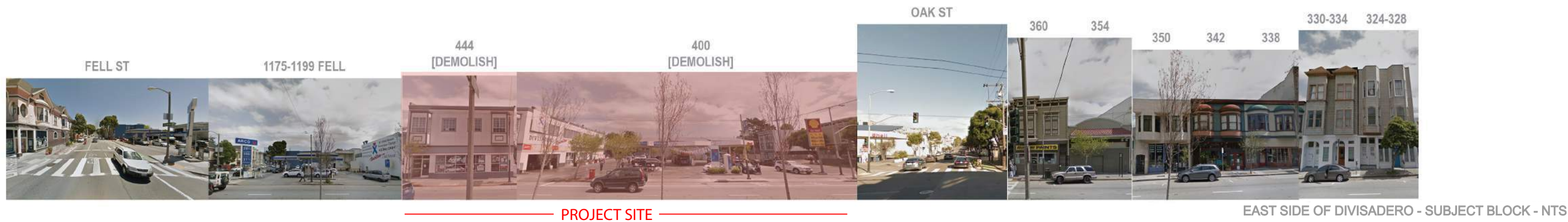
The proposal is for Conditional Use authorization per Planning Code Sections 121.1, 202.5, 271, 303, 304, and 317 to demolish a gas station, car wash, and 3 dwelling units and construct a 3- to 6-story building with 184 dwelling units and 8,100 square feet of commercial space.

The Planned Unit Development authorization would allow modifications to the rear yard, projections over streets, and dwelling unit density per Planning Code Sections 134, 136 and 209.1. The 2-unit building at 1060-62 Oak Street would be retained and relocated 49 feet to the east.

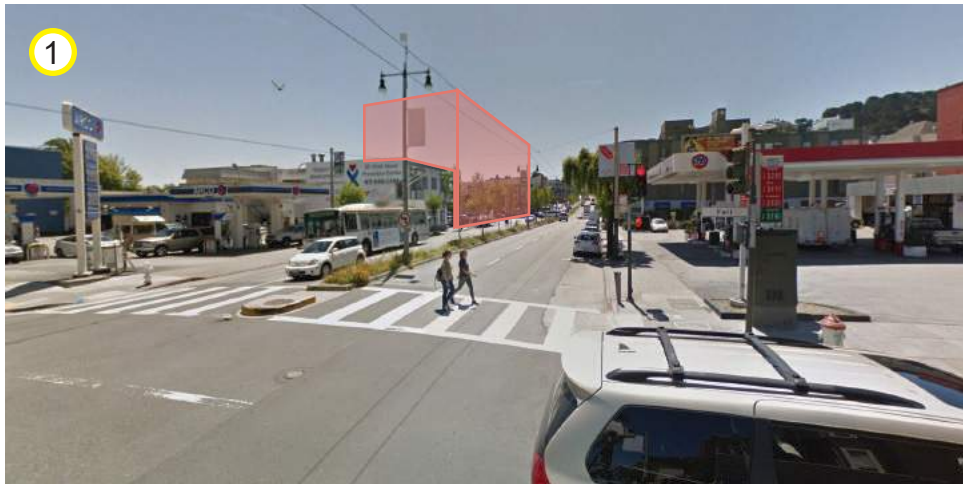
LEGEND

- Bus Line (runs every 10 min)
- Bus Line (runs every 10-20 min)
- N Judah Streetcar (runs every 10 min)
- The Wiggle
- Bike Lane
- +/- 15 Min Walk

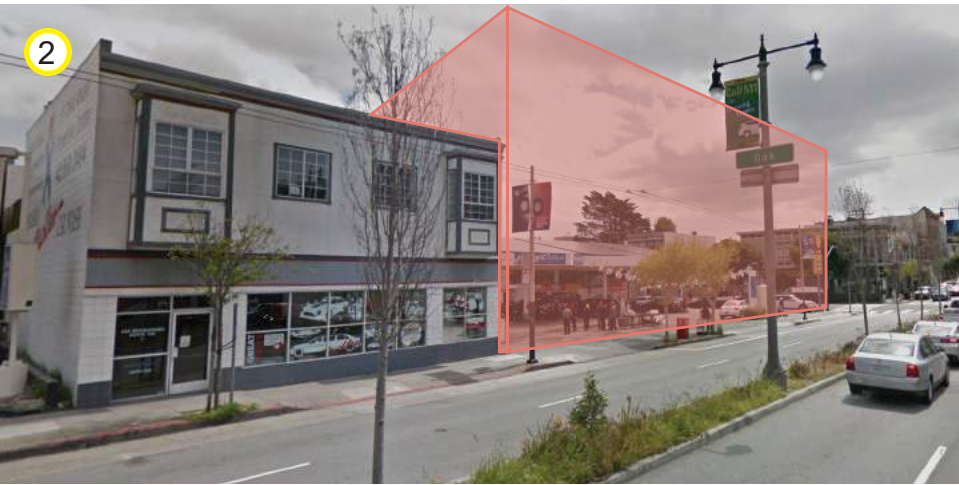








SOUTH FROM FELL & DIVISADERO



SOUTH FROM DIVISADERO



SOUTH FROM FELL



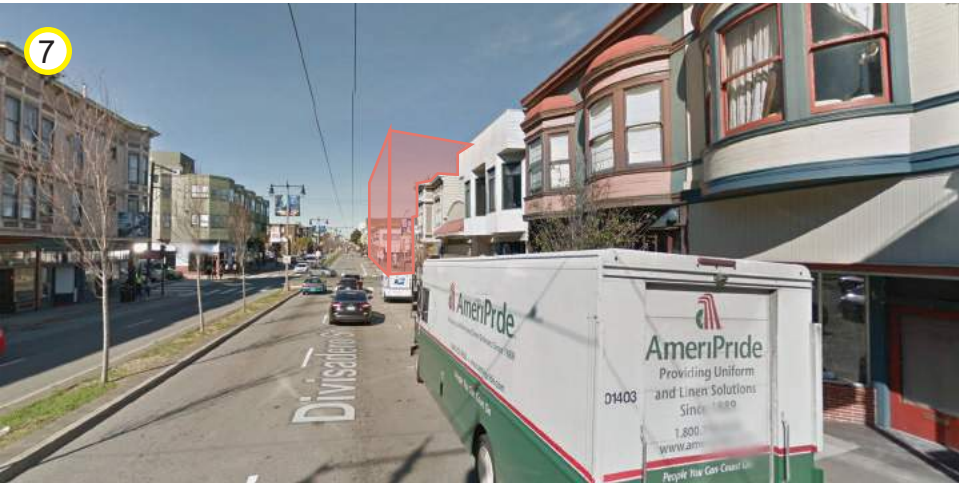
EAST FROM OAK



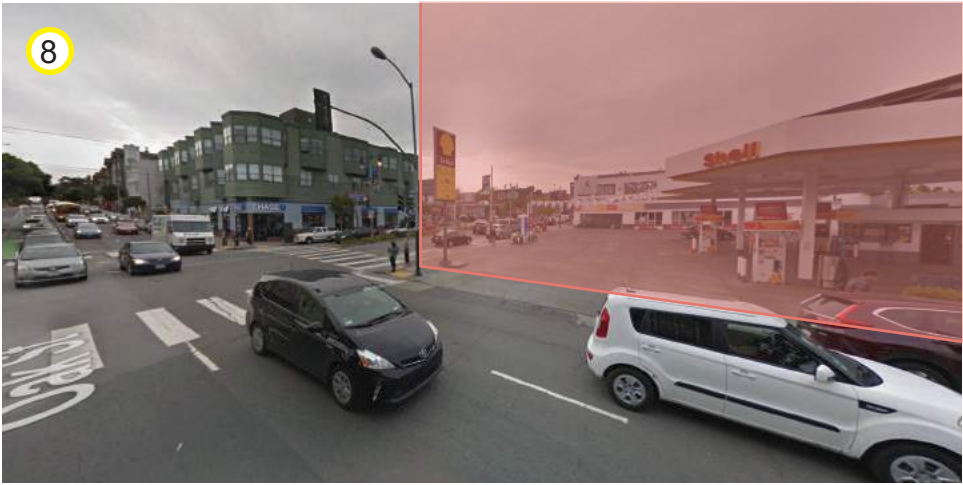
NORTH-WEST FROM OAK



NORTH-EAST FROM OAK & DIVISADERO

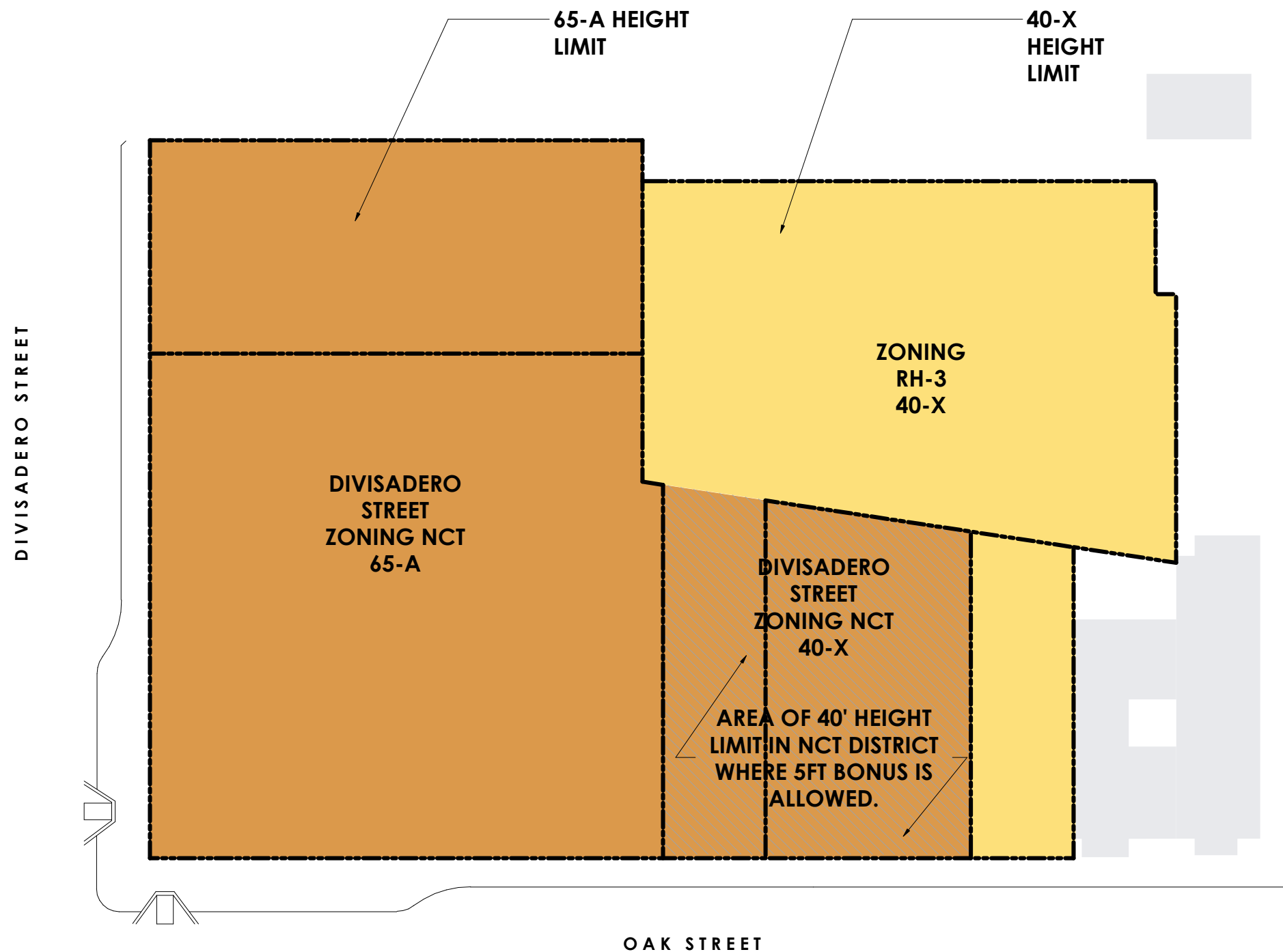





NORTH FROM DIVISADERO

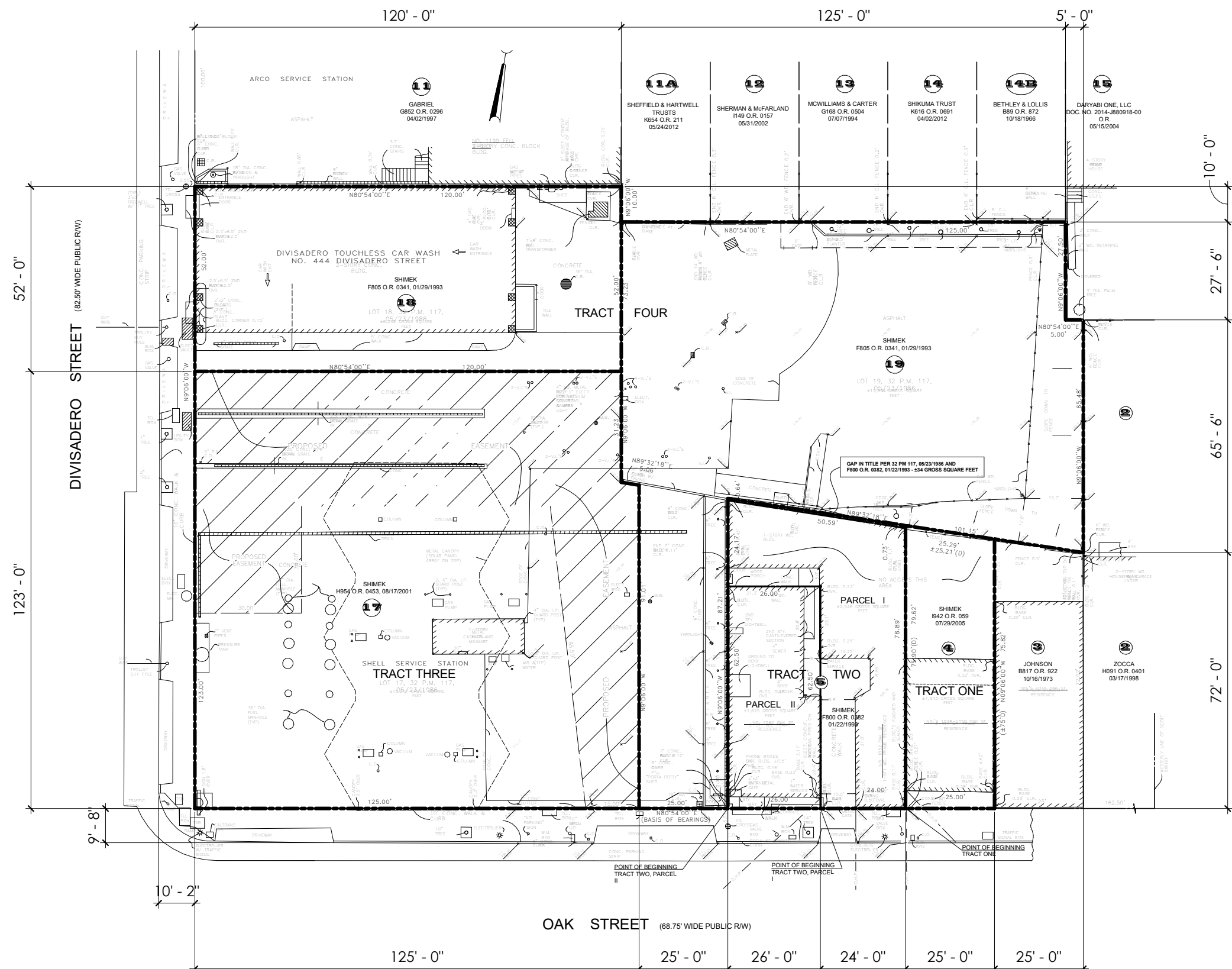


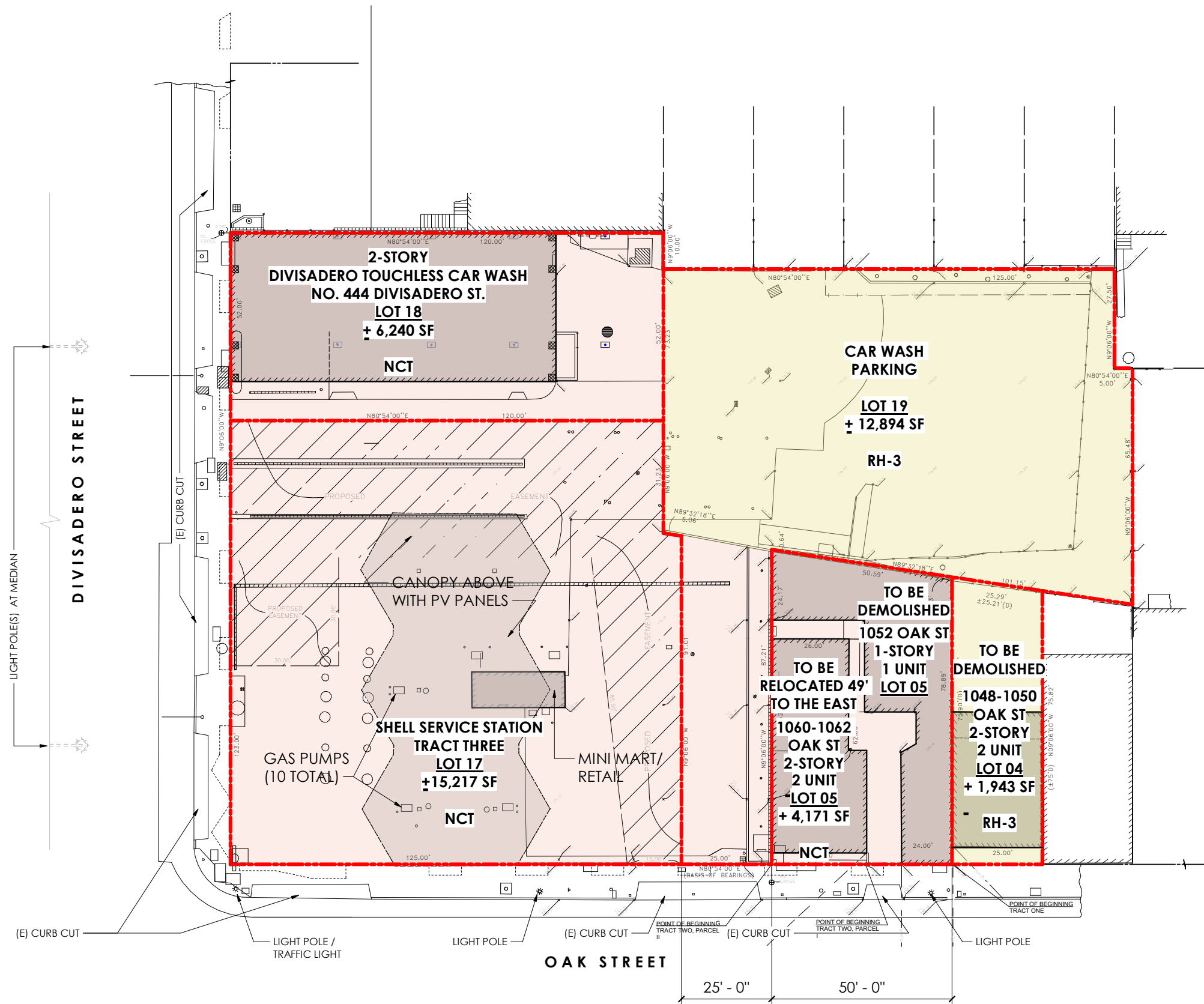
NORTH-WEST FROM OAK





- LEGEND
-  ZONING **RH-3**  
40-X HEIGHT LIMIT
  -  ZONING **NCT**  
65-A HEIGHT LIMIT
  -  ZONING **NCT**  
40-X HEIGHT LIMIT -  
5 FT BONUS ALLOWED





LOT TABULATION

(RH-3)	LOT 19:	12,887
	(RH-3):	10,667 SF
	(NCT) :	2,220 SF
(NCT)	LOT 18:	6,240 SF
(NCT)	LOT 17:	15,217 SF
(NCT)	LOT 05:	4,171 SF
(RH-3)	LOT 04:	1,953 SF

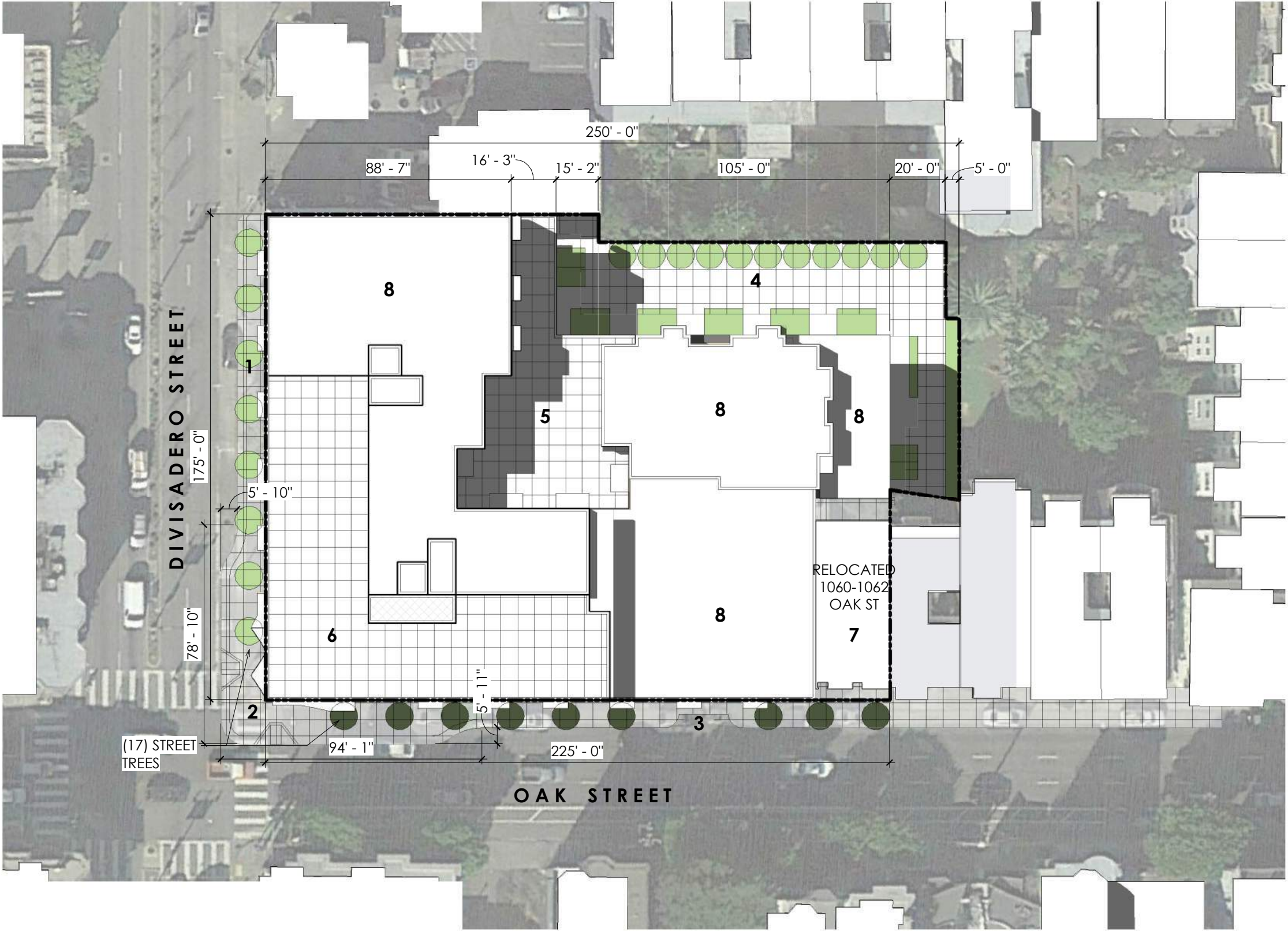
TOTAL: 40,468 SF

ZONING

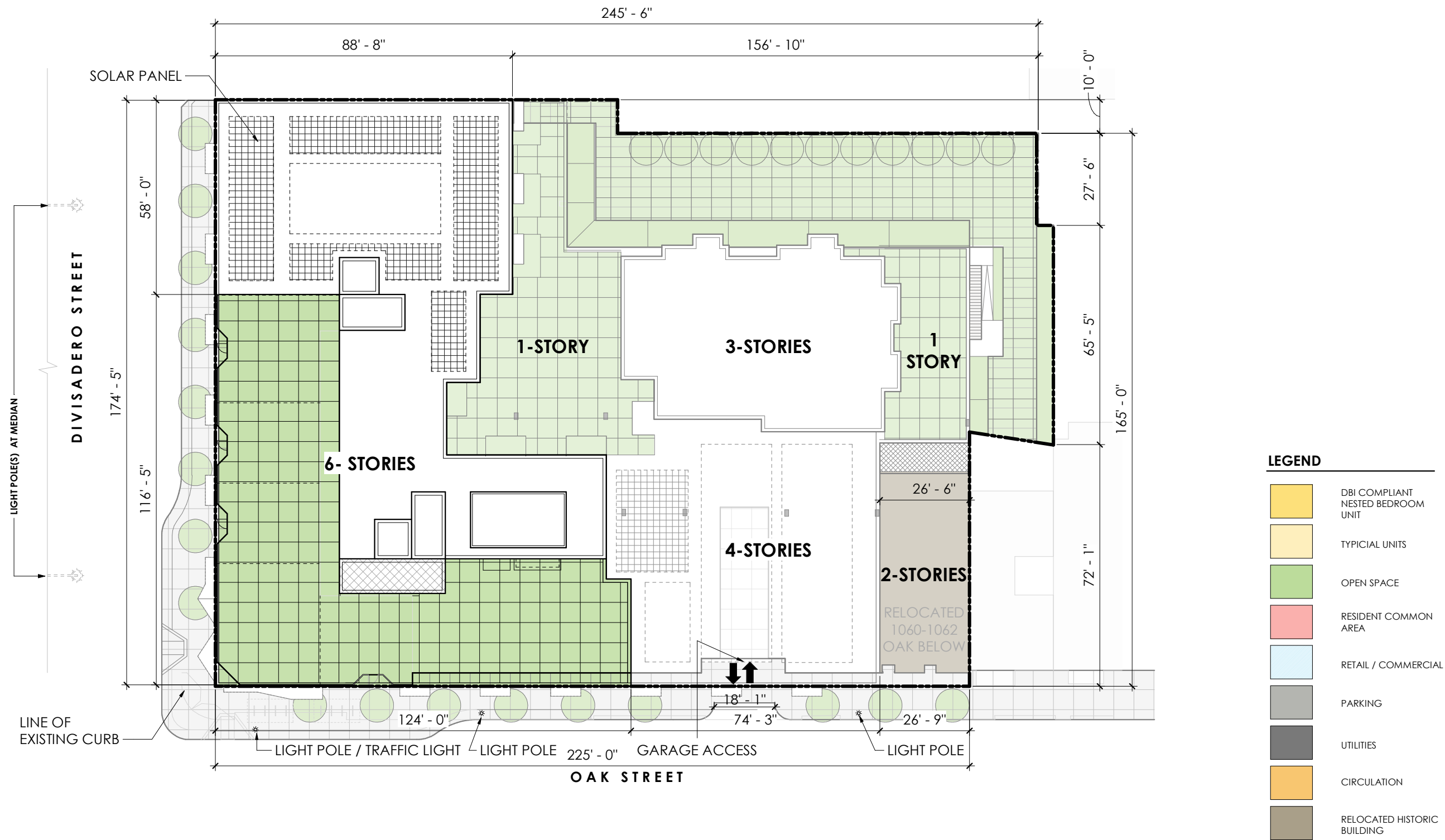
NCT	27,848 SF
RH-3	12,620 SF

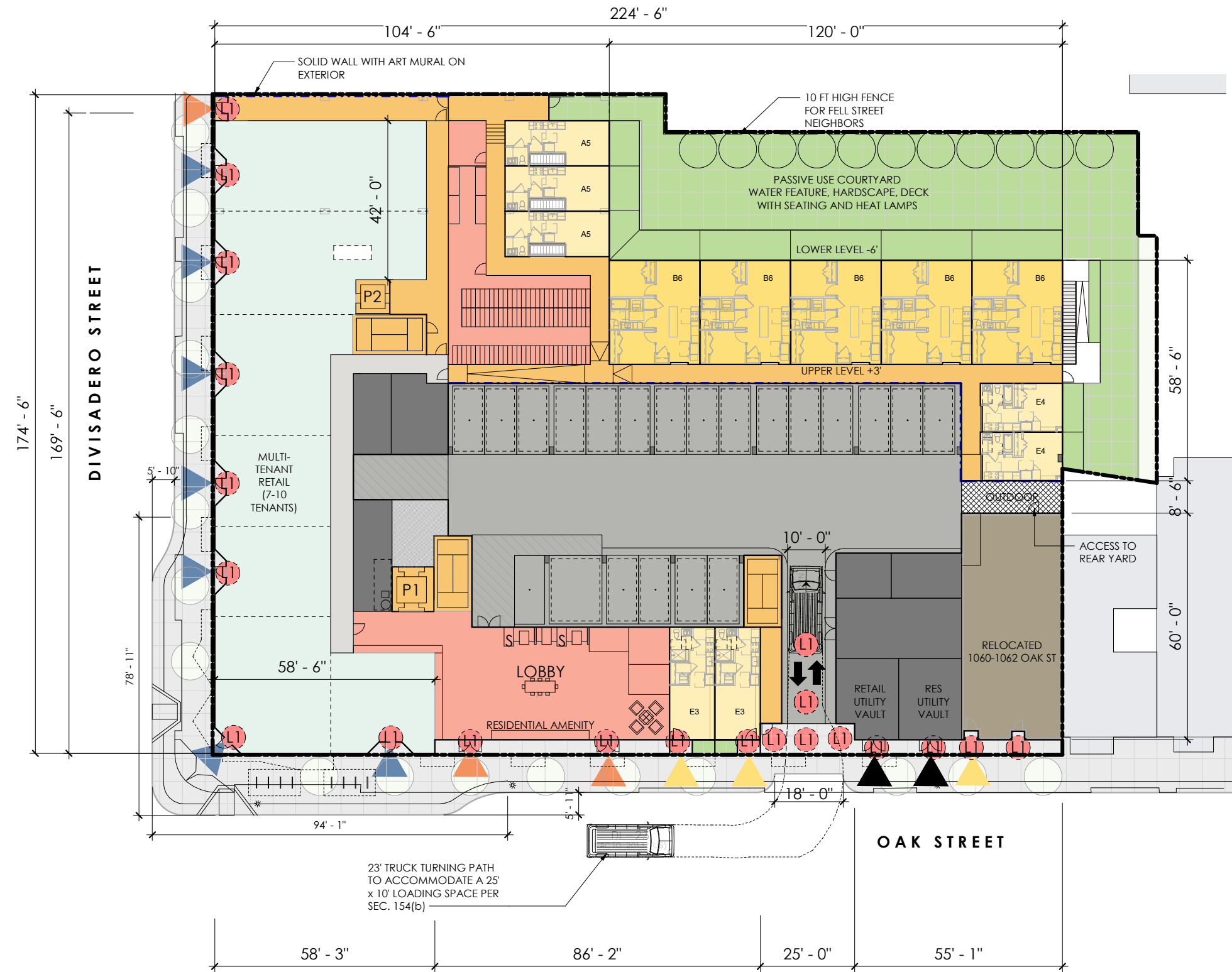






- 1 Enhanced Streetscape
- 2 Bulbout  
Divisadero: 78'-10" L x 5'-10" D  
Oak: 94'-1" L x 5'-11" D
- 3 Garage & Loading Entrance  
18'-0" Curb Cut
- 4 Rearyard / Courtyard
- 5 2nd Floor Terrace
- 6 Roof Deck
- 7 1060-1062 Oak Repositioned
- 8 Unoccupied Roof / Solar Panel





- With multiple ratings, OneFrame is compliant in a wide range of situations
- Thanks to a unique low profile and small aperture design, OneFrame can install in as little as 4" of ceiling space
- DRD2 combines the performance of a premium light engine with an intelligent design that makes it simple to install, maintain or replace

DMFLIGHTING.COM

Application New Construction	Aperture 4" Octagonal Deep Junction Box
Delivered Lumens 750 lm (10.8W), 1000 lm (12.8W)	Color Quality 93+ CRI, 2-step SDCM
Color Temperature 2700K 3000K 3500K 4000K	Light Distribution General Wall Wash
Input Voltage 120/277V	Dimming TRIAC/ELV 5%+
Trims Round, Square, Hyperbolic, Pinhole, Beveled Pinhole, Wall Wash, Decorative, Flangeless	Trim Finish White, Black, Silver, Custom
Housing Ratings Code compliant for use in appropriate fire-rated assemblies up to a maximum of 2-hours	
STC/IIC Sound Rated	
ASTM E283 Certified Air Tight	
IC (Insulation Contact) Rated	
UL Listed for Wet Location	
Standards A8	Guarantee 50,000 hrs   5 years
Additional Options 0-10V Dimming, Lutron Hi-Lume® Dimming, Emergency Lighting, Concrete Tight, Apex Series Lighting, Adjustable Lighting	

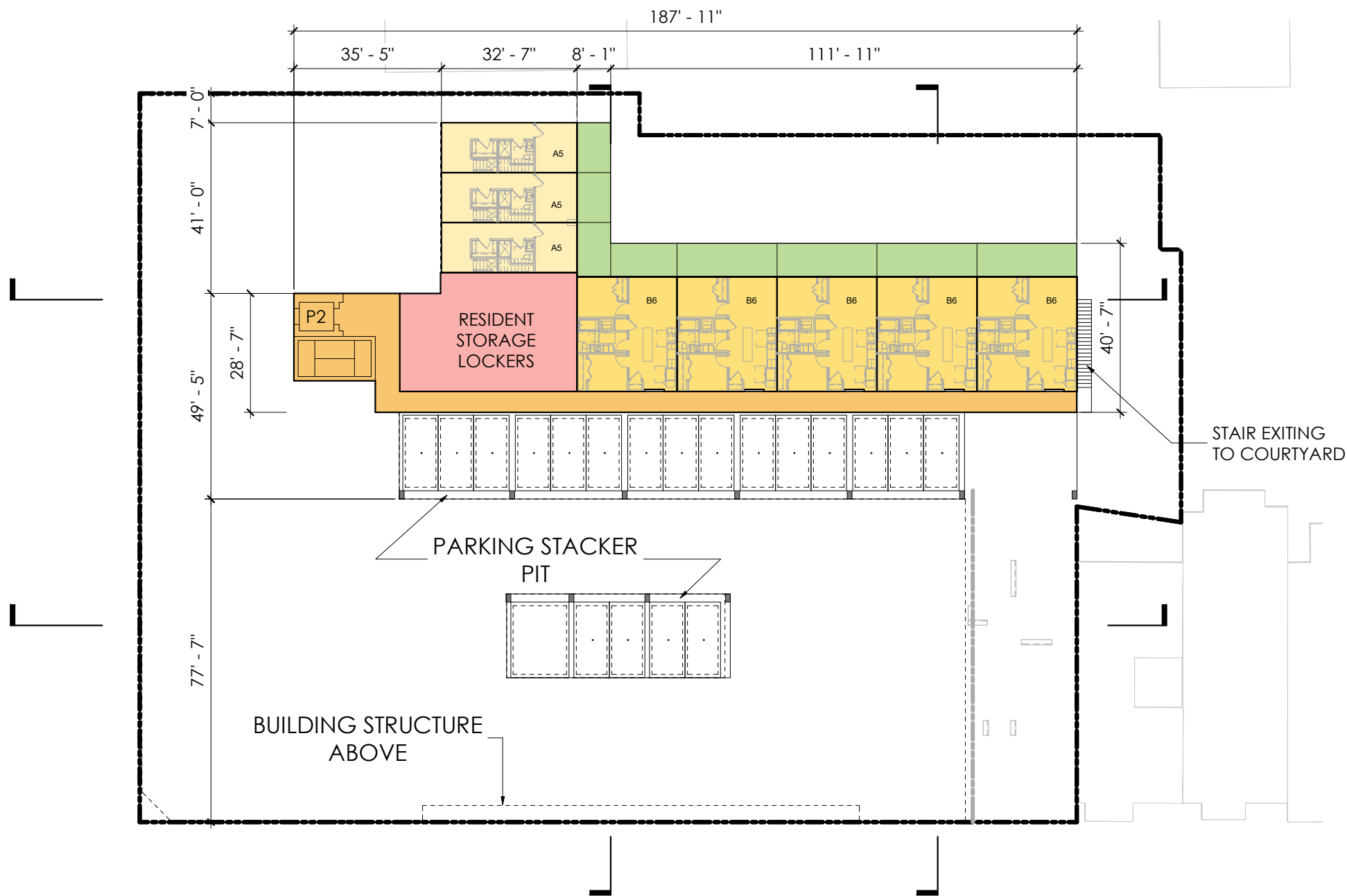
LEGEND

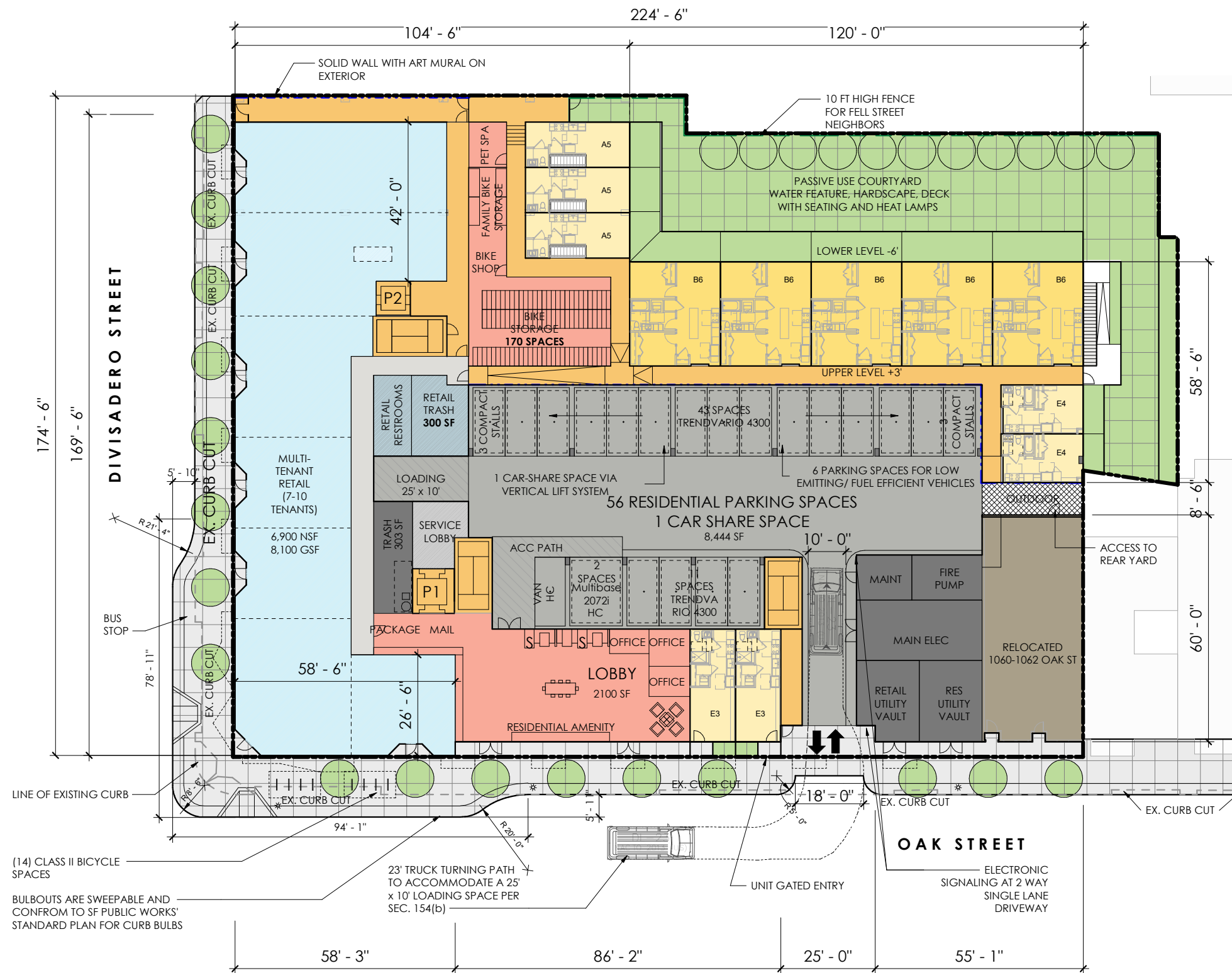
- DBI COMPLIANT NESTED BEDROOM UNIT
- TYPICAL UNITS
- OPEN SPACE
- RESIDENT COMMON AREA
- RETAIL / COMMERCIAL
- PARKING
- UTILITIES
- CIRCULATION
- RELOCATED HISTORIC BUILDING
- L1

LED RECESSED CAN LIGHT

RETAIL ENTRYRESIDENTIAL COMMON ENTRYPRIVATE UNIT ENTRYBLDG. OPERATIONS ENTRY














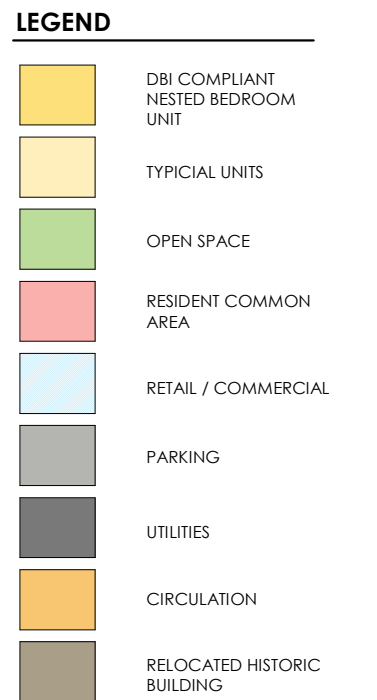


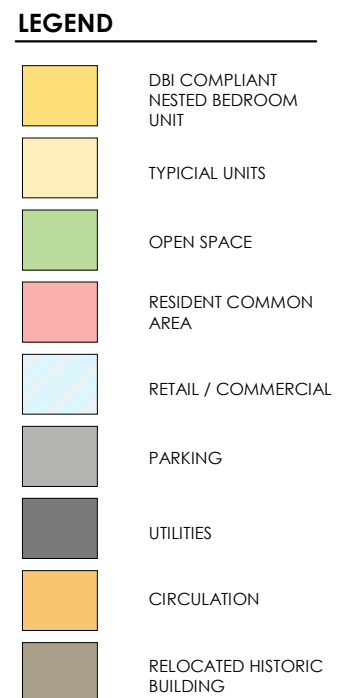
## AREA TABULATION

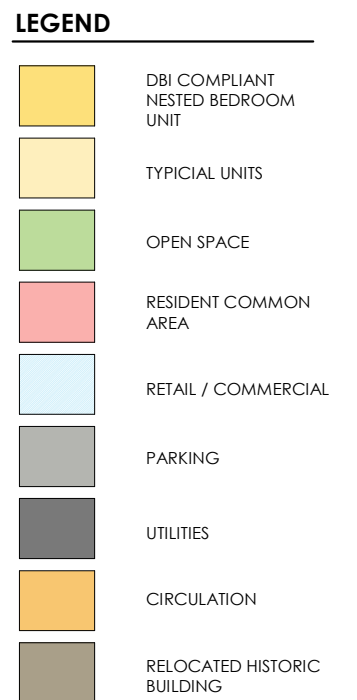
<u>RESIDENTIAL:</u>	<u>7,161 SF</u>
<u>RESIDENT COMMON</u> <u>AREA:</u>	<u>3,451 SF</u>
<u>OPEN SPACE:</u>	<u>5,767 SF</u>
<u>CIRCULATION:</u>	<u>2,350 SF</u>
<u>UTILITIES:</u>	<u>2,680 SF</u>
<u>RETAIL:</u>	<u>6,900 SF</u>
<u>PARKING:</u>	<u>8,444 SF</u>
<b>TOTAL:</b>	<b>36,753 SF</b>
<u>UNITS AT LEVEL 1:</u>	<u>14</u>

## LEGEND

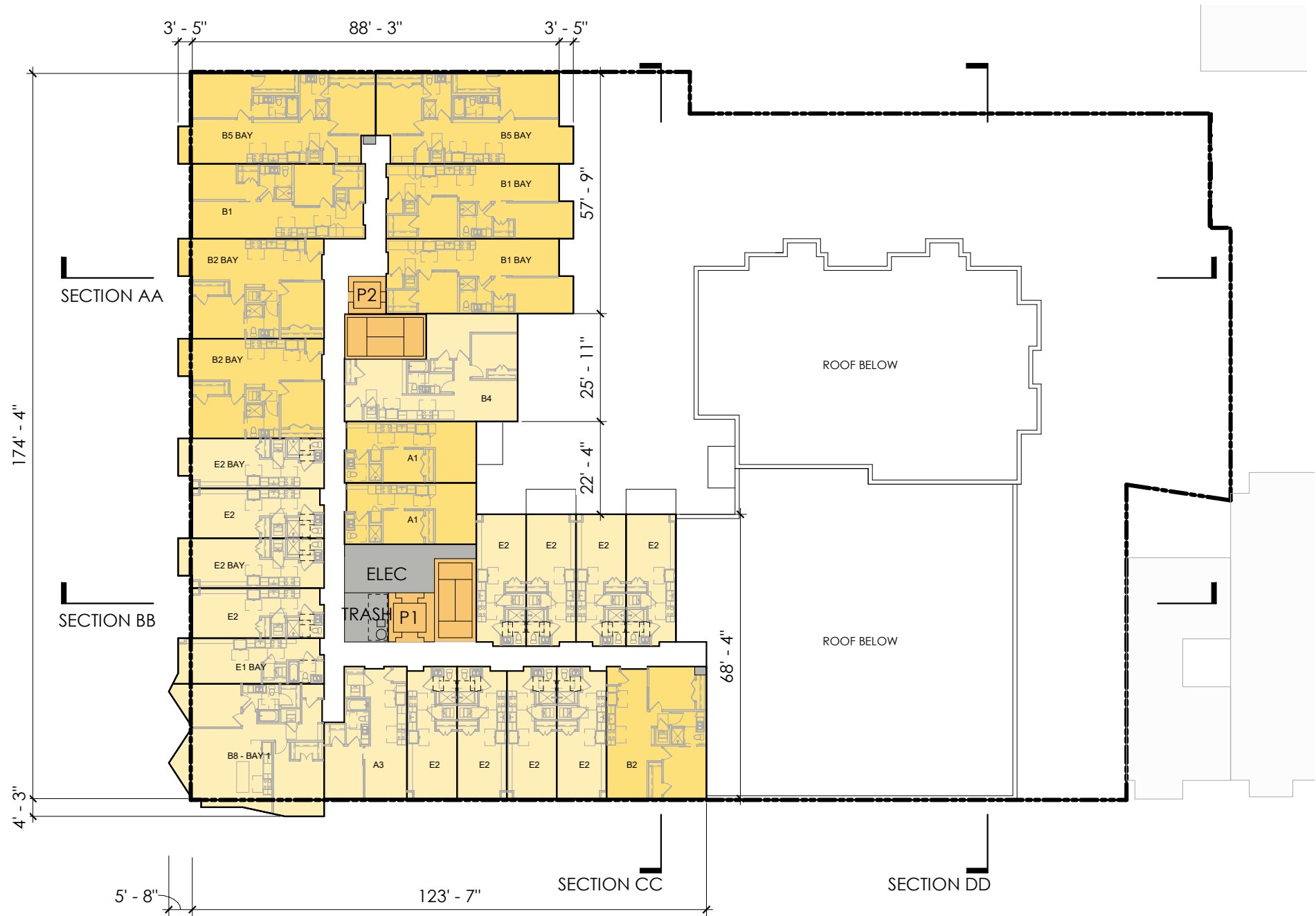
	DBI COMPLIANT NESTED BEDROOM UNIT
	TYPICAL UNITS
	OPEN SPACE
	RESIDENT COMMON AREA
	RETAIL / COMMERCIAL
	PARKING
	UTILITIES
	CIRCULATION
	RELOCATED HISTORIC BUILDING





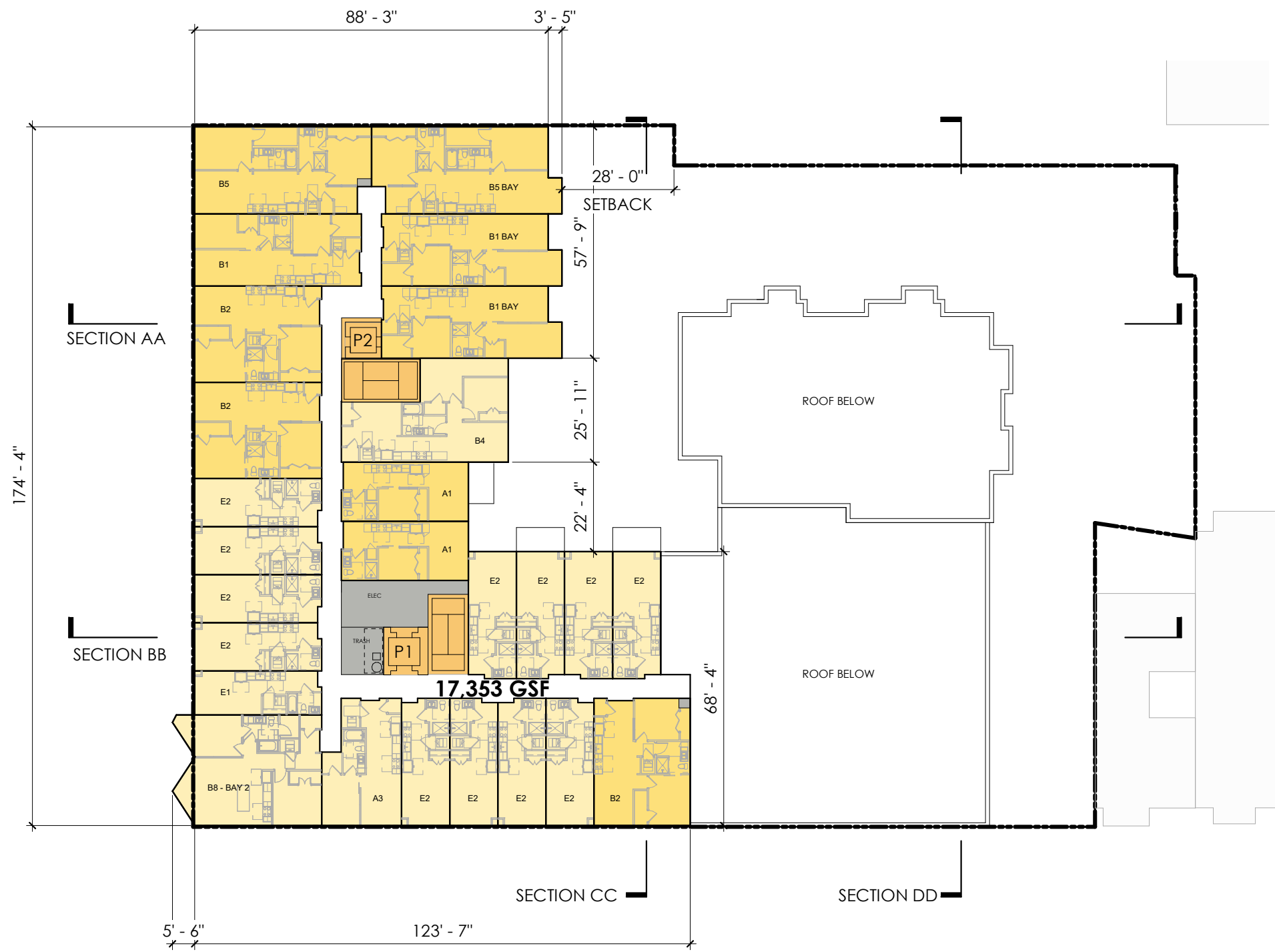


AREA TABULATION	
RESIDENTIAL:	15,014 SF
CIRCULATION:	1,933 SF
UTILITIES:	404 SF
<b>TOTAL:</b>	<b>17,351 SF</b>
UNITS AT LEVEL 5:	26



LEGEND	
	DBI COMPLIANT NESTED BEDROOM UNIT
	TYPICAL UNITS
	OPEN SPACE
	RESIDENT COMMON AREA
	RETAIL / COMMERCIAL
	PARKING
	UTILITIES
	CIRCULATION
	RELOCATED HISTORIC BUILDING

1 Concept Floor Plan - Level 5  
SCALE: 1/16" = 1'-0"



AREA TABULATION

RESIDENTIAL: 15,014 SF

CIRCULATION: 1,933 SF

UTILITIES: 404 SF

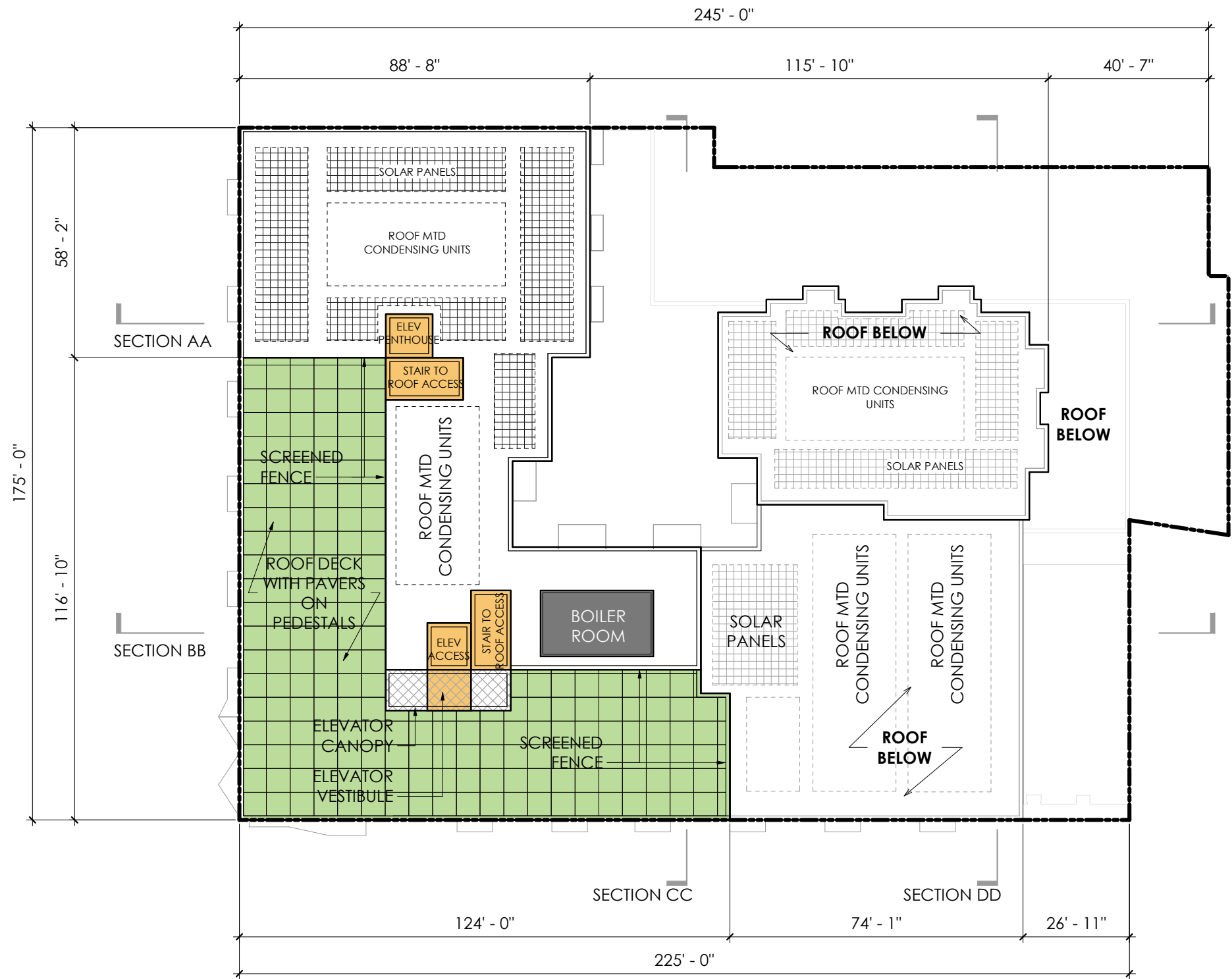
TOTAL: 17,351 SF

UNITS AT LEVEL 6: 26

LEGEND

- DBI COMPLIANT NESTED BEDROOM UNIT
- TYPICAL UNITS
- OPEN SPACE
- RESIDENT COMMON AREA
- RETAIL / COMMERCIAL
- PARKING
- UTILITIES
- CIRCULATION
- RELOCATED HISTORIC BUILDING





**SOLAR PANEL HOT WATER**

PER SAN FRANCISCO BETTER ROOFS ORDINANCE

**MECHANICAL/PENTHOUSE HEIGHT ALLOWANCE**

AS PER SAN FRANCISCO PLANNING CODE SEC.260.B.1

ROOF AREA SF: 17,001 SF

SCREENED MECHANICAL/PENTHOUSE AREA: 1,154 SF

**PERMITTED:** 7,001 x .30 = 2,100 SF

**PROPOSED:** 1,154 SF

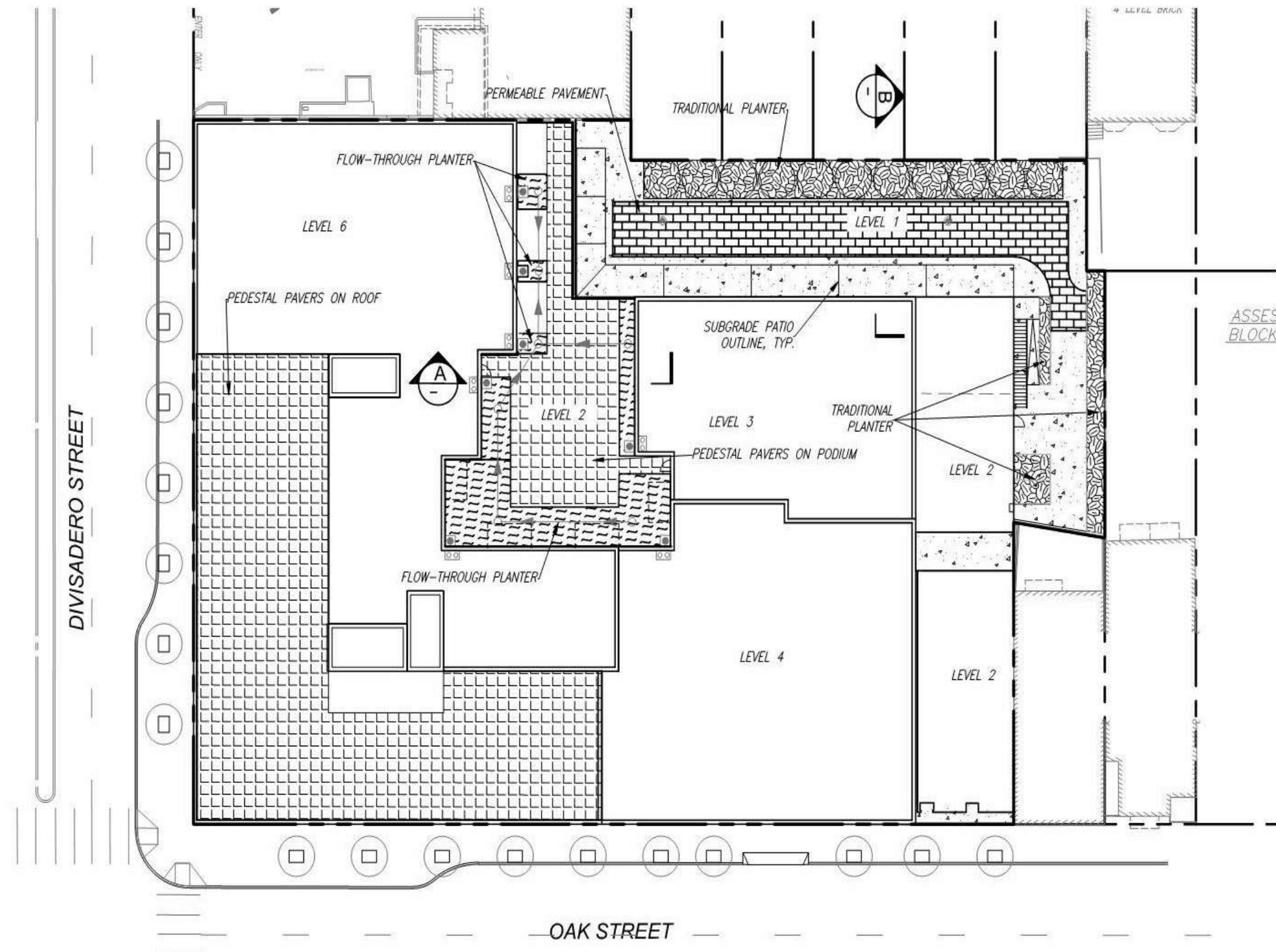
**AREA TABULATION**

ROOF DECK: 7,143 SF

**LEGEND**

- DBI COMPLIANT NESTED BEDROOM UNIT
- TYPICAL UNITS
- OPEN SPACE
- RESIDENT COMMON AREA
- RETAIL / COMMERCIAL
- PARKING
- UTILITIES
- CIRCULATION
- RELOCATED HISTORIC BUILDING

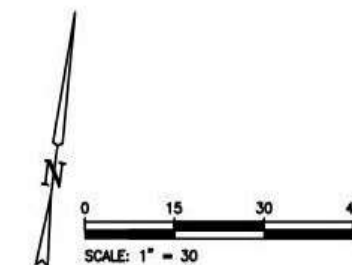




## LEGEND

	LINED FLOW-THROUGH PLANTER (FTP)
	PERMEABLE PAVERS ON GRADE (PP)
	ROOF
	PEDESTAL PAVERS (PAVEMENT)
	CONCRETE (PAVEMENT)
	TRADITIONAL PLANTER

**JMH WEISS, INC.**  
Civil Engineering ~ Surveying ~ Land Planning  
1731 Technology Drive, Suite 880  
San Jose, CA 95110  
(408) 286-4555 FAX: (408) 286-4558  
www.jmhweiss.com



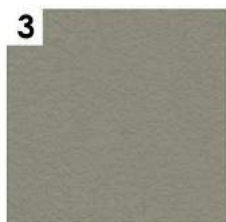




Stucco



Hardi Reveal System



Stucco



Aluminium Window Wall



Fiber Cement Siding



Stained Fiber Cement Siding



ENLARGED ELEVATION - WINDOW ARRANGEMENT  
3/16" = 1'-0"



Divisadero St Elevation Sketch  
3/64" = 1'-0"

**GROUND FLOOR NON-RESIDENTIAL TRANSPARENCY**

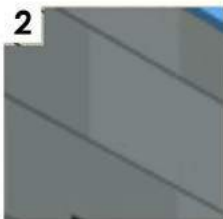
PER SAN FRANCISCO PLANNING CODE SEC.145.1.(c).6

**REQUIRED (60%):** (active frontage **2,237**) x .6 = **1,342 SF**  
**PROPOSED (60%):** **1,342 SF**

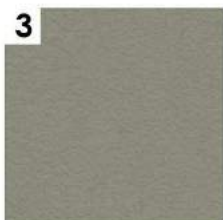




Stucco



Hardi Reveal System



Stucco



Aluminium Window Wall



Fiber Cement Siding



Stained Fiber Cement Siding

**GROUND FLOOR NON-RESIDENTIAL TRANSPARENCY**

PER SAN FRANCISCO PLANNING CODE SEC.145.1.(c).6

**REQUIRED (60%):** (active frontage 1,752) x .6 = **1,051 SF**  
**PROPOSED (64%):** **1,116 SF**



Oak St Elevation Sketch  
3/64" = 1'-0"

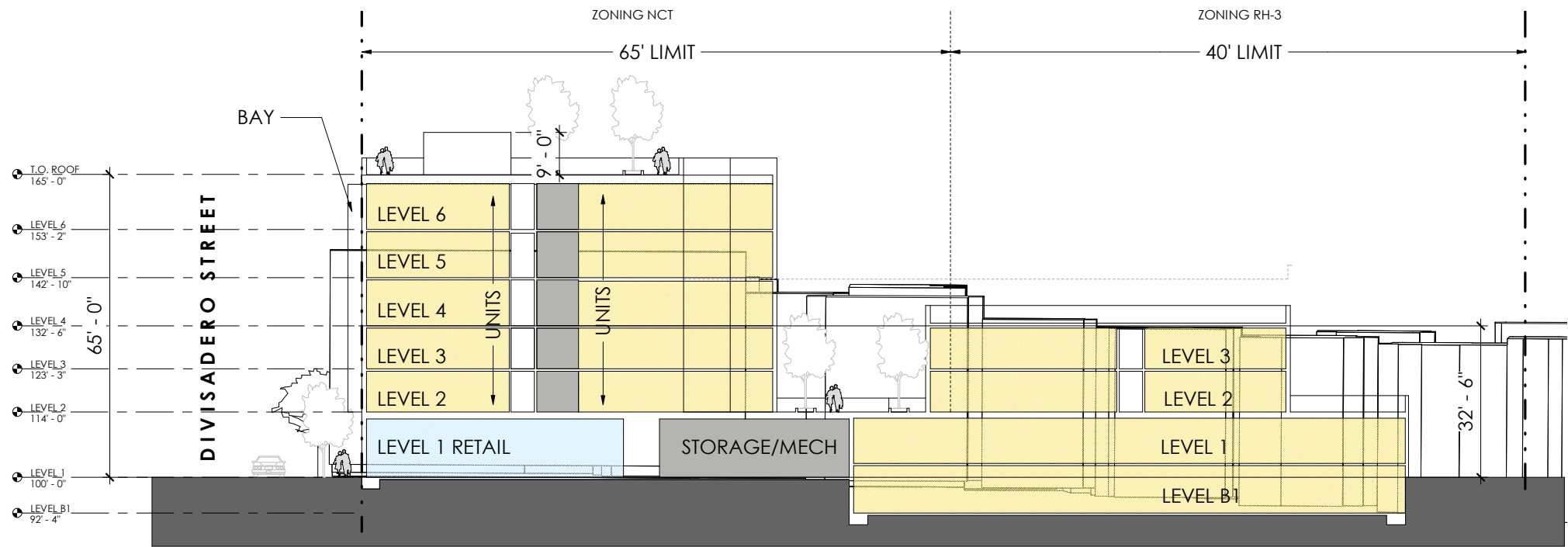




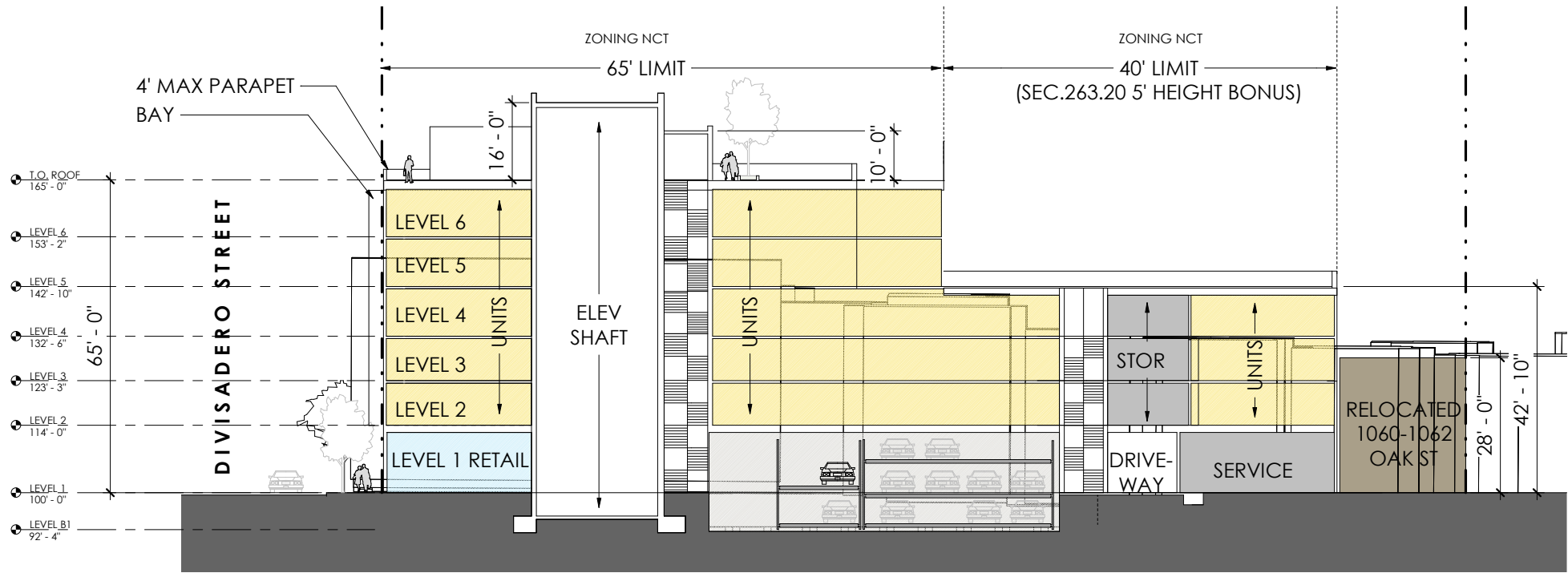
TO BE DEMOLISHED  
1048-1050  
2-STORY / 2-UNIT  
LOT 04  
+/- 1,945 SF  
RH-3

TO BE DEMOLISHED  
1052 OAK ST  
1-STORY / 1-UNIT  
LOT 05

TO BE RELOCATED  
49' TO THE EAST  
1060-1062 OAK ST  
2-STORY / 2-UNIT  
LOT 05  
+/- 4,172 SF  
NCT

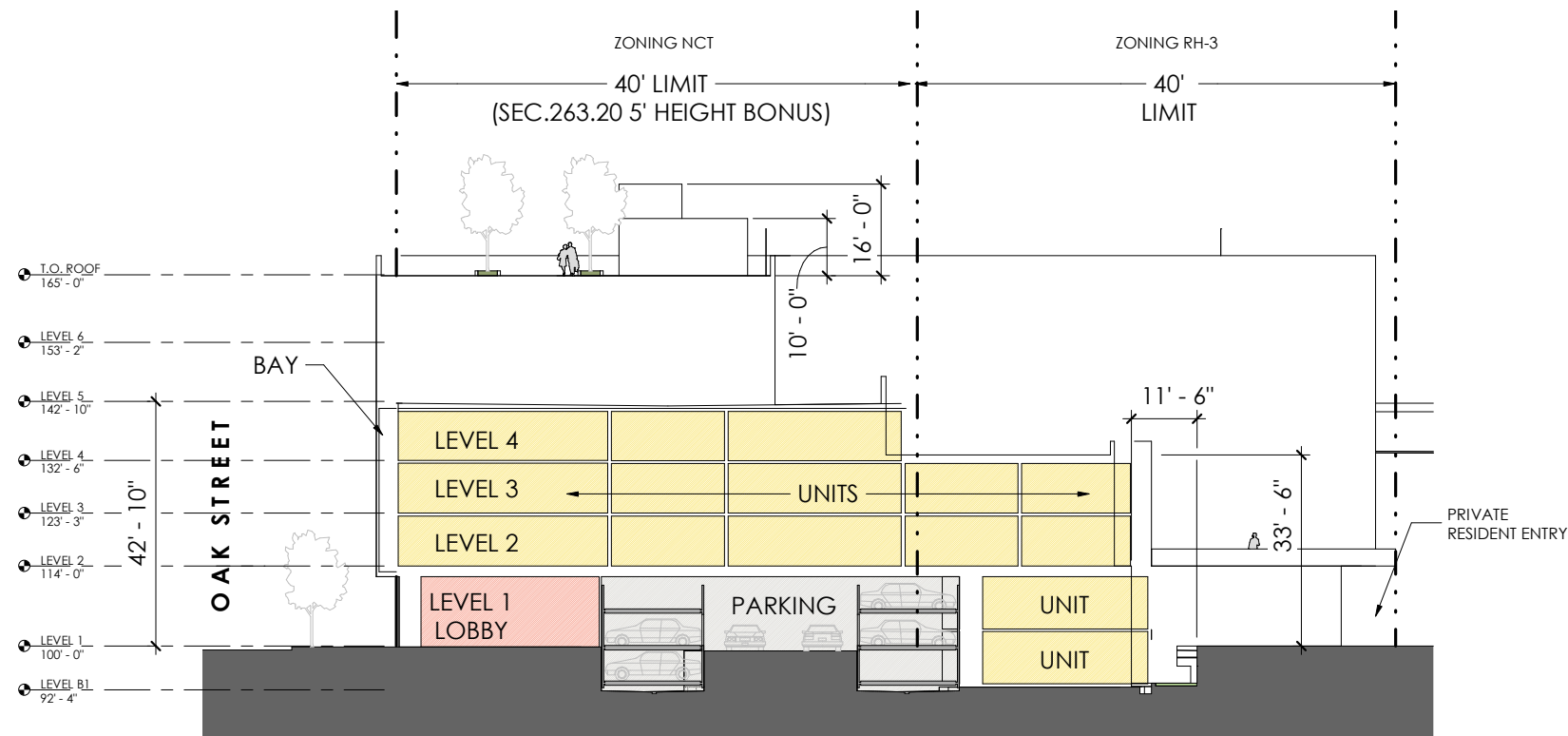


1 Section AA  
SCALE: 1/16" = 1'-0"

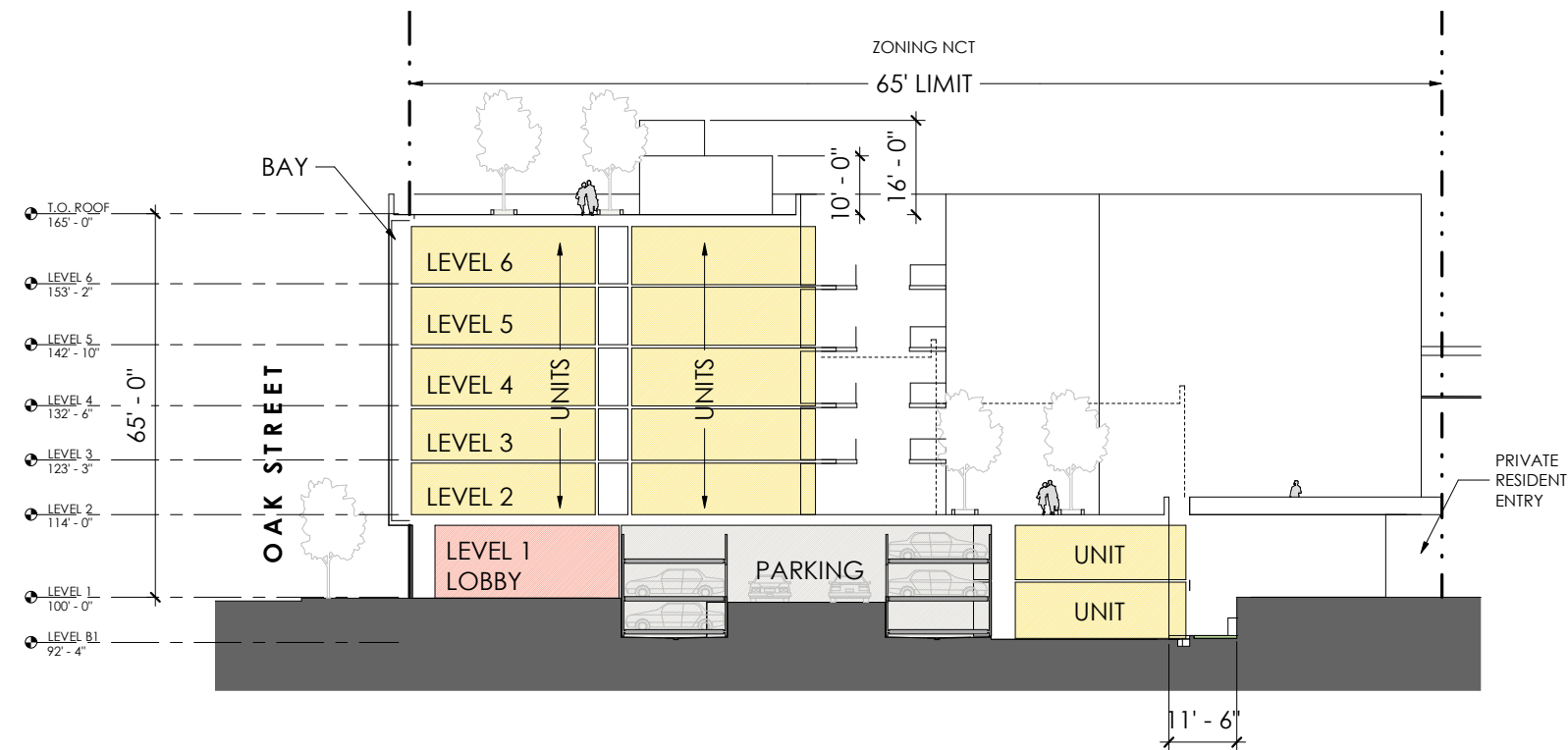


2 Section BB  
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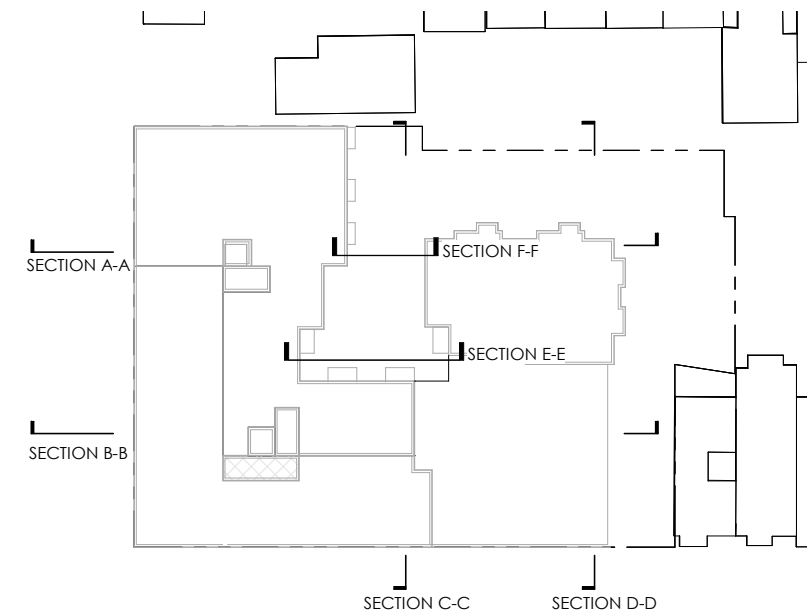




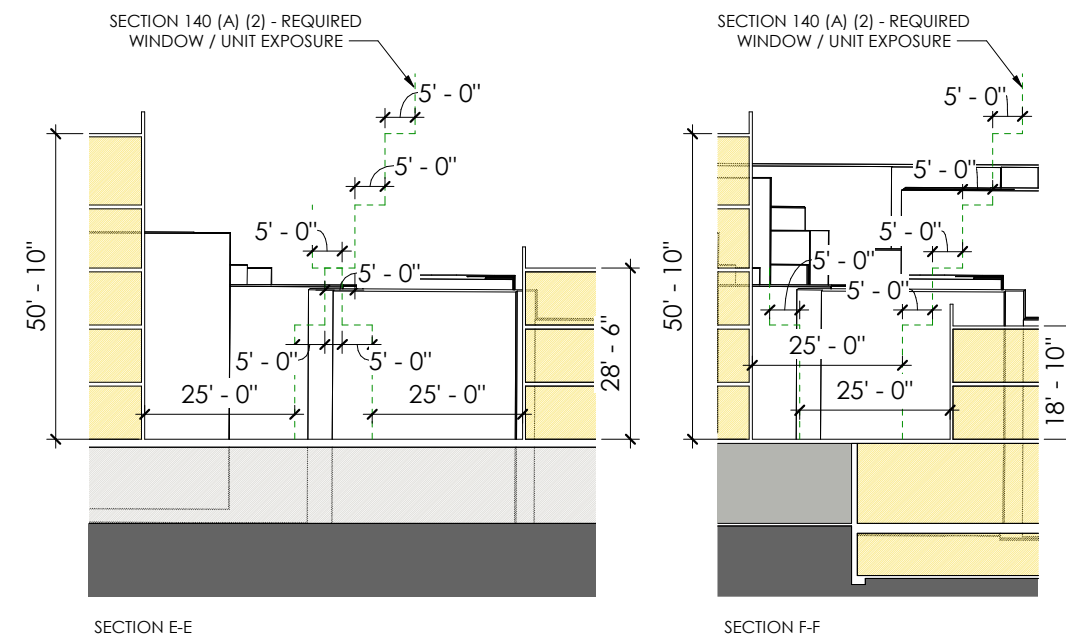
2 Section DD  
SCALE: 1/16" = 1'-0"



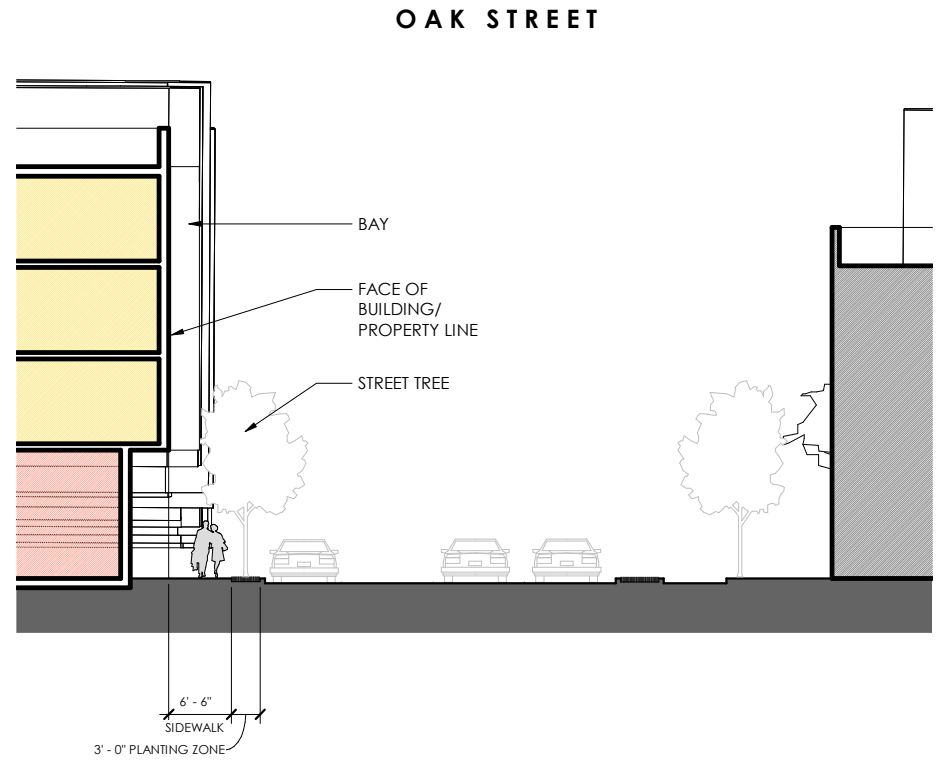
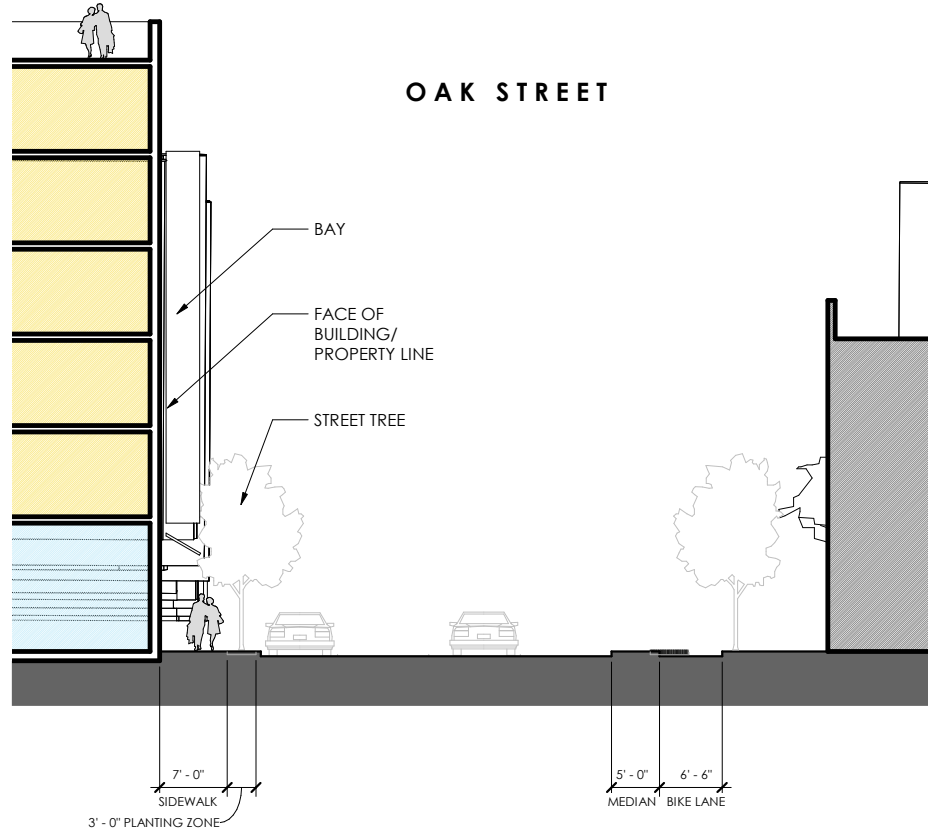
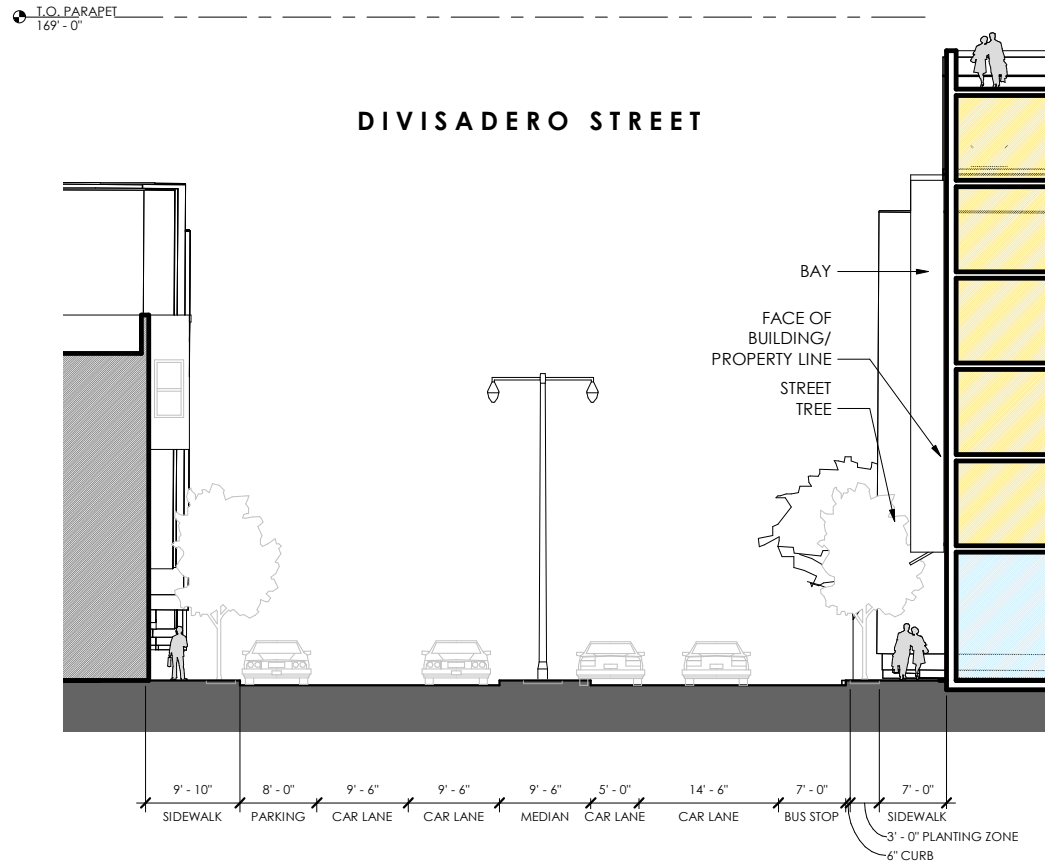
1 Section CC  
SCALE: 1/16" = 1'-0"



4 KEY PLAN  
SCALE: 1" = 40'-0"



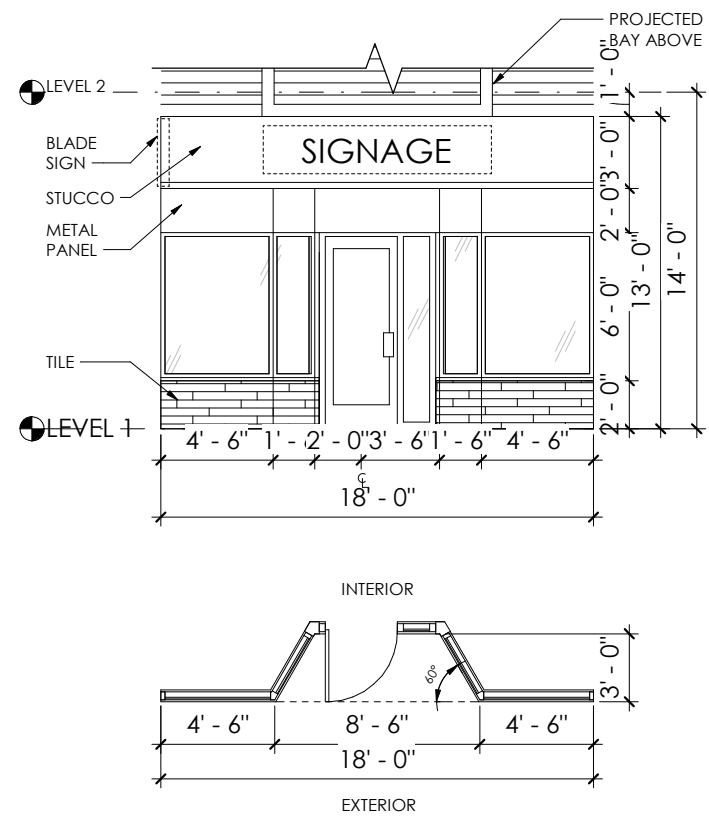
3 WINDOW / UNIT EXPOSURE DIAGRAM SECTIONS  
SCALE: 1/16" = 1'-0"







Local Public Art on Wall Facing Fell St

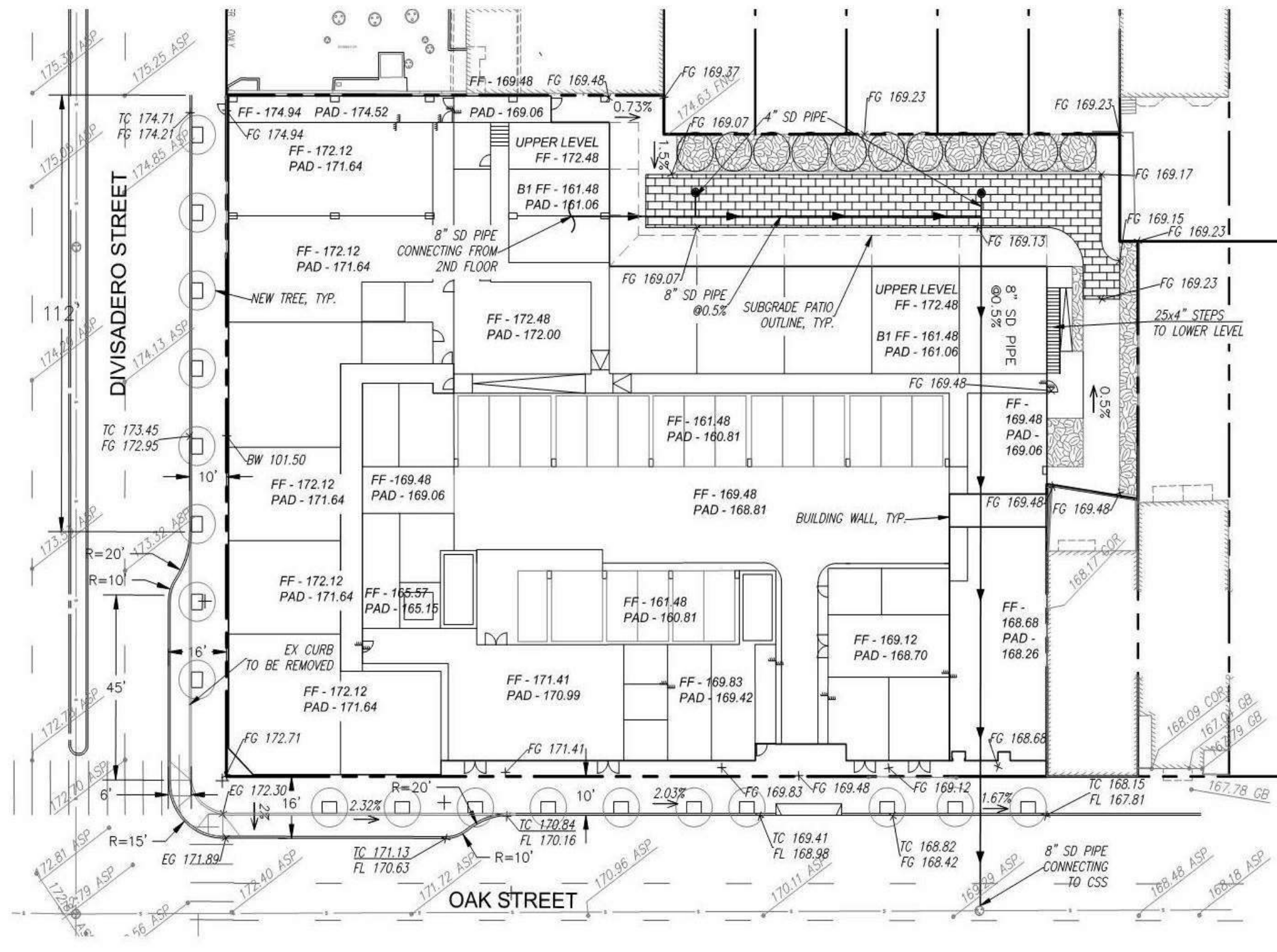


① PROTOTYPICAL RETAIL STOREFRONT ELEVATION  
SCALE: 1/4" = 1'-0"



CONCEPTUAL DIVISADERO STREET STOREFRONTS



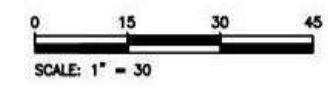


**LEGEND**

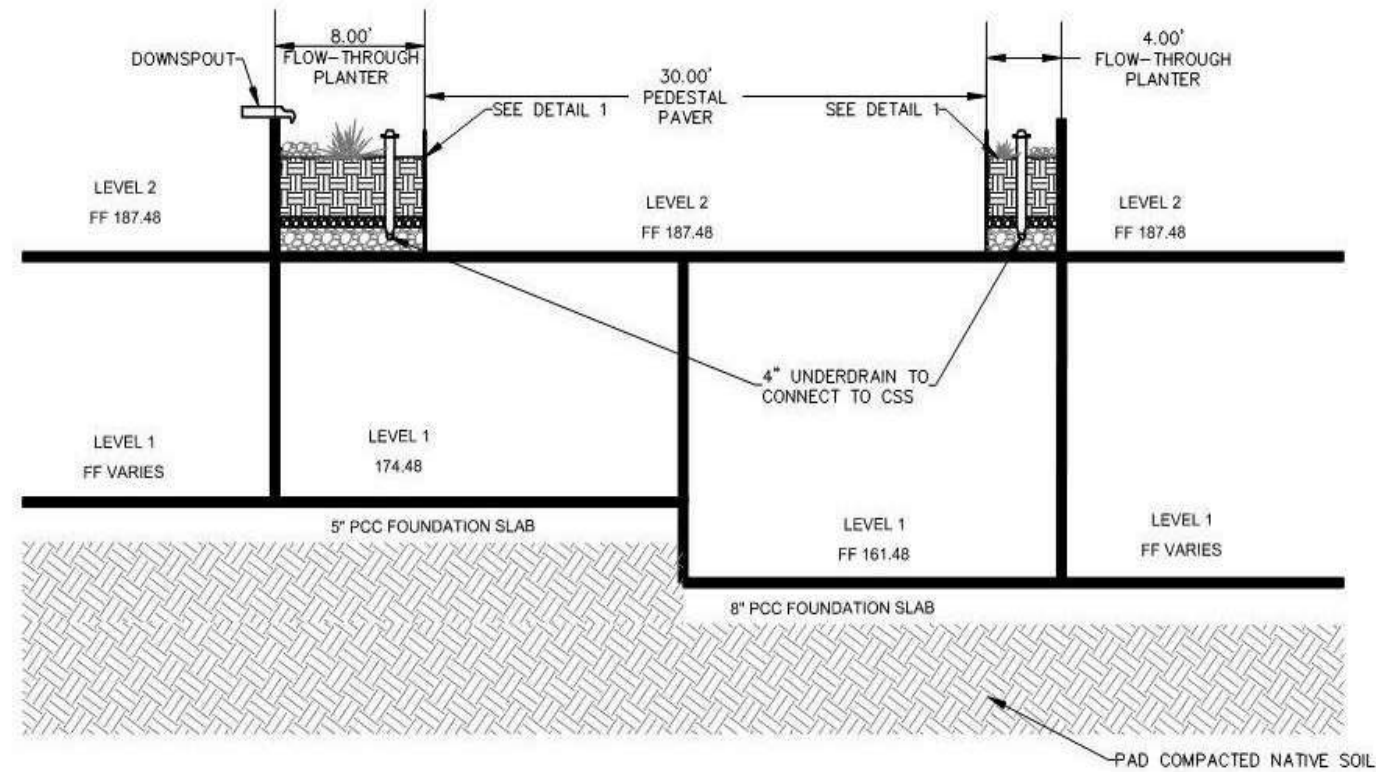
- PERMEABLE PAVERS ON GRADE (PP)
- TRADITIONAL PLANTER
- SCHEMATIC PIPE WITH FLOW DIRECTION
- SURFACE FLOW
- OVER-FLOW DRAIN

**BENCHMARK**  
ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A GROUP OF CITY BENCHMARKS, LOCATED AT THE INTERSECTION OF DIVISADERO AND FELL STREETS. ELEVATIONS ARE BASED ON OLD CITY AND COUNTY OF SAN FRANCISCO DATUM. S.E. CORNER, + CONC BASE "ARCO" SIGN. ELEVATION = 176.870'

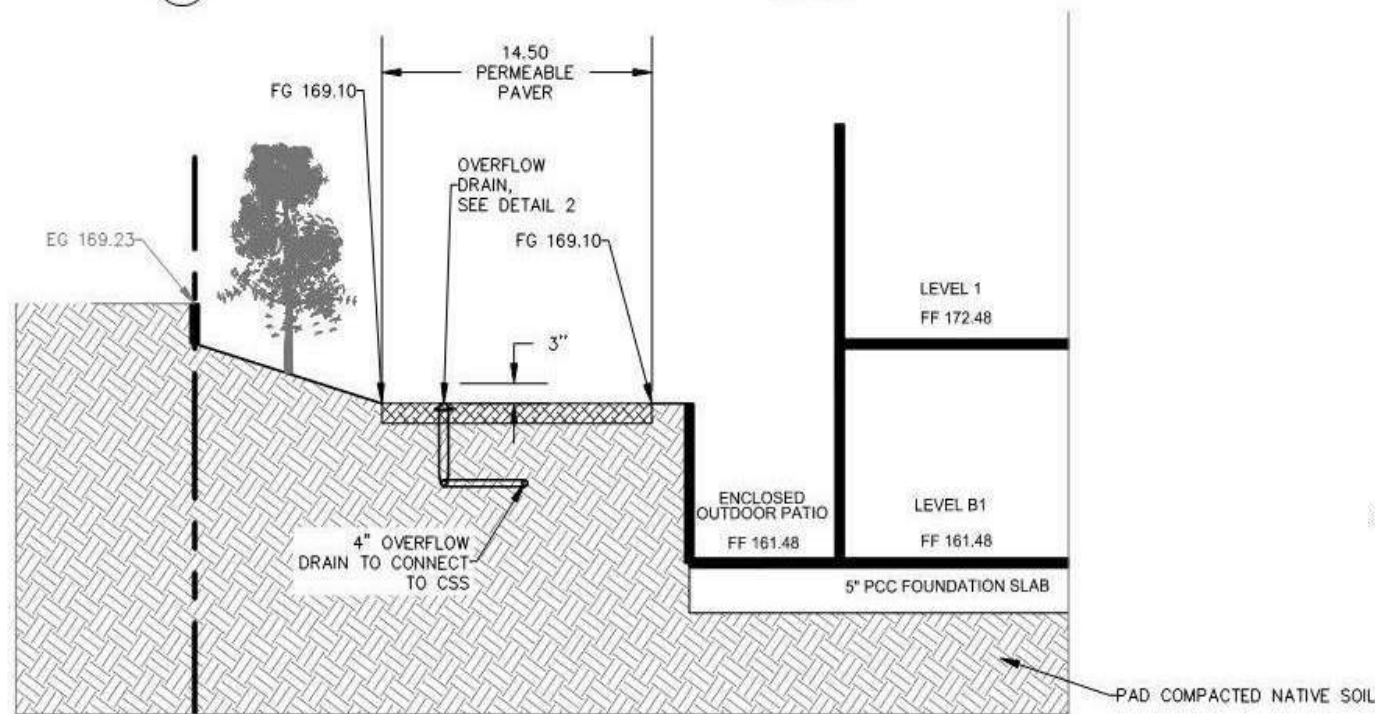
**JMH WEISS, INC.**  
Civil Engineering ~ Surveying ~ Land Planning  
1731 Technology Drive, Suite 880  
San Jose, CA 95110  
(408) 286-4555 FAX:(408) 286-4558  
www.jmhweiss.com



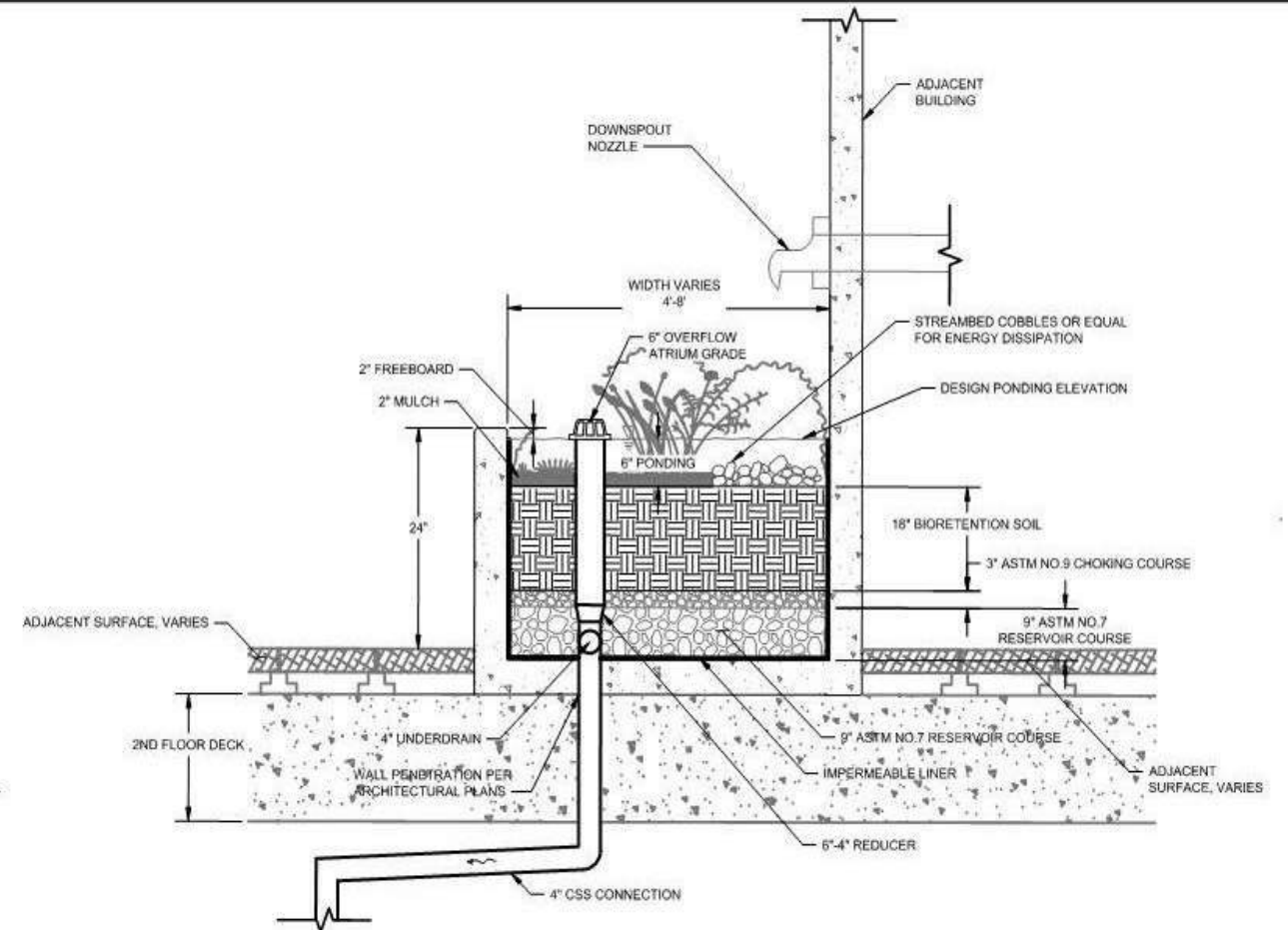




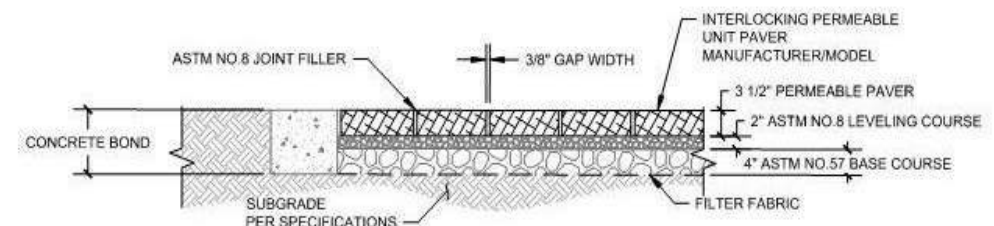
A-A SECTION A SCALE: NTS



B-B SECTION B SCALE: NTS

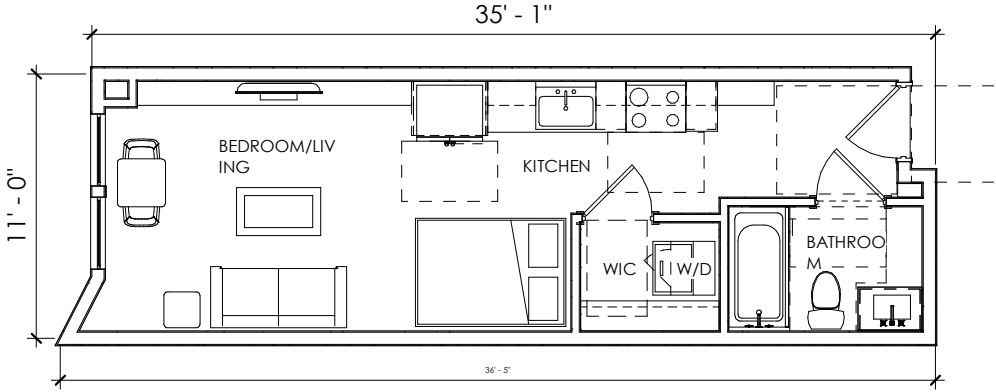


1 FLOW-THROUGH PLANTER, TYP (FTP) SCALE: NTS



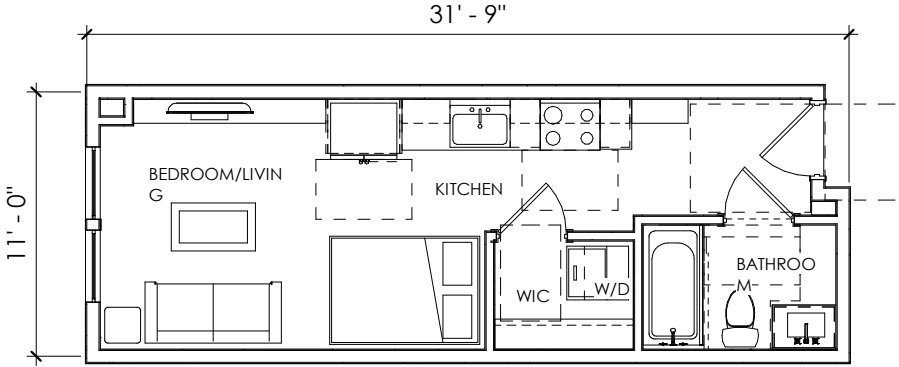
2 PERMEABLE PAVERS, TYP (PP) SCALE: NTS

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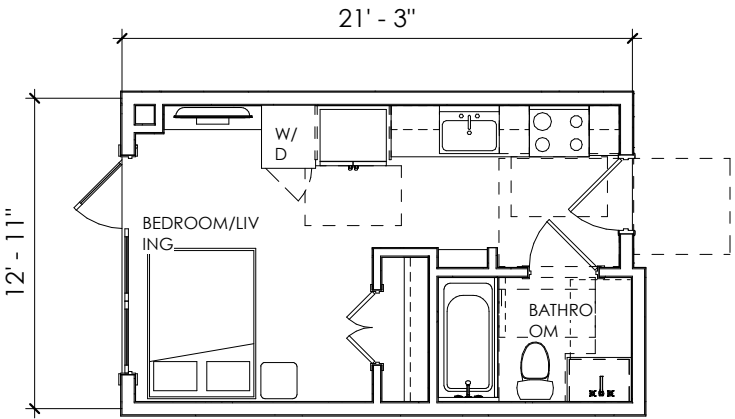
2 UNIT PLAN E1 BAY  
SCALE: 1/4" = 1'-0"

383 SF



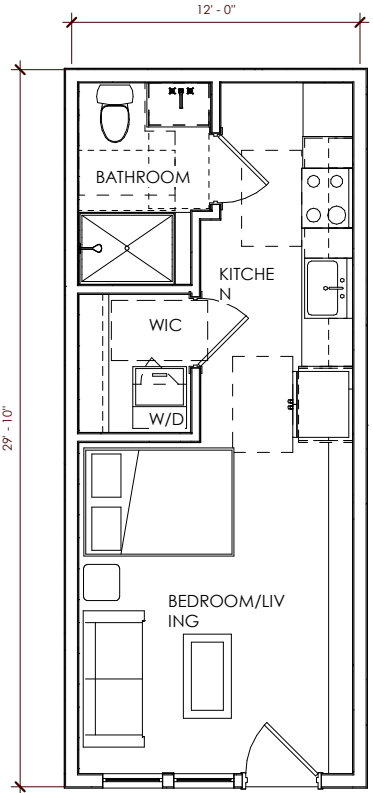
4 UNIT PLAN E1  
SCALE: 1/4" = 1'-0"

344 SF



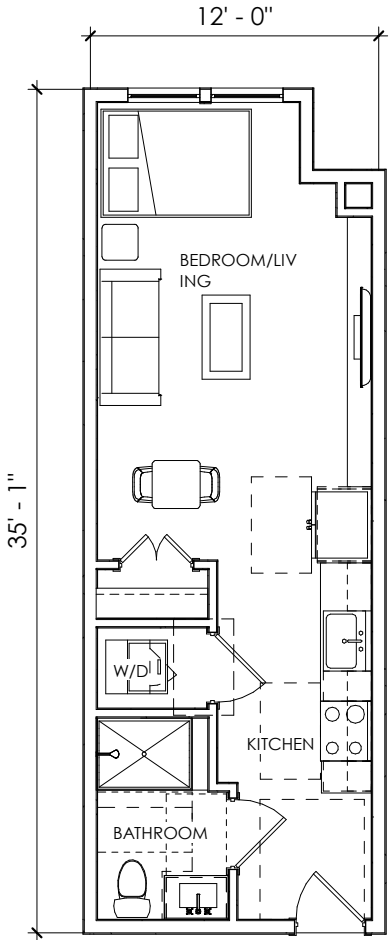
6 UNIT PLAN E4  
SCALE: 1/4" = 1'-0"

280 SF



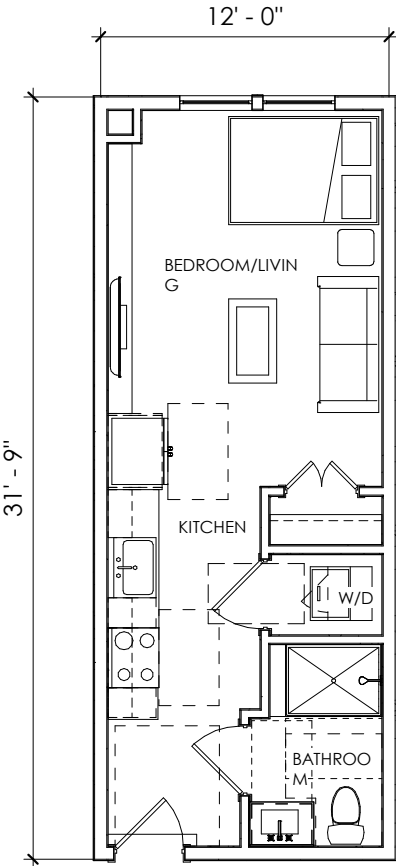
5 UNIT PLAN E3  
SCALE: 1/4" = 1'-0"

358 SF



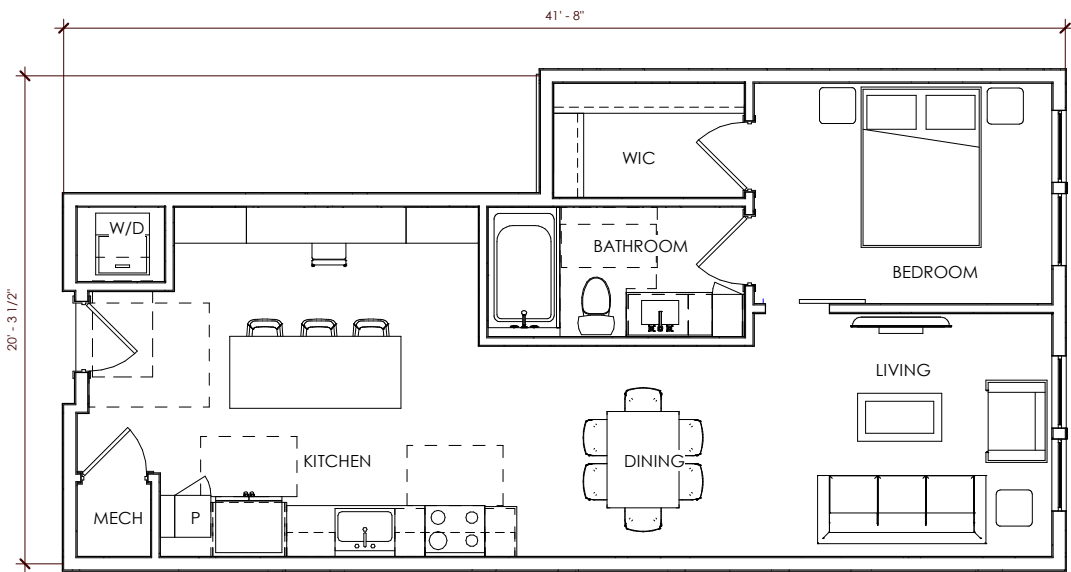
1 UNIT PLAN E2 BAY  
SCALE: 1/4" = 1'-0"

411 SF



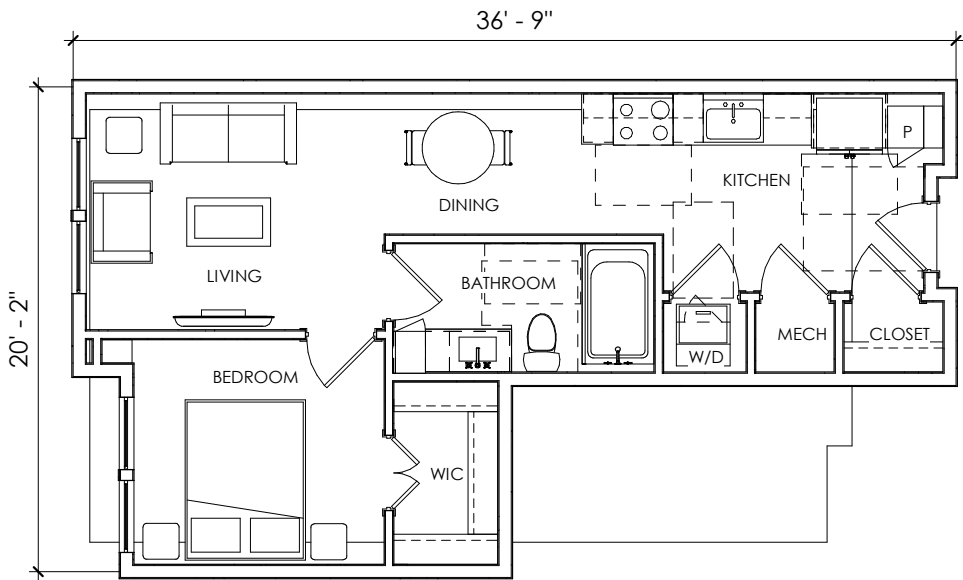
3 UNIT PLAN E2  
SCALE: 1/4" = 1'-0"

376 SF



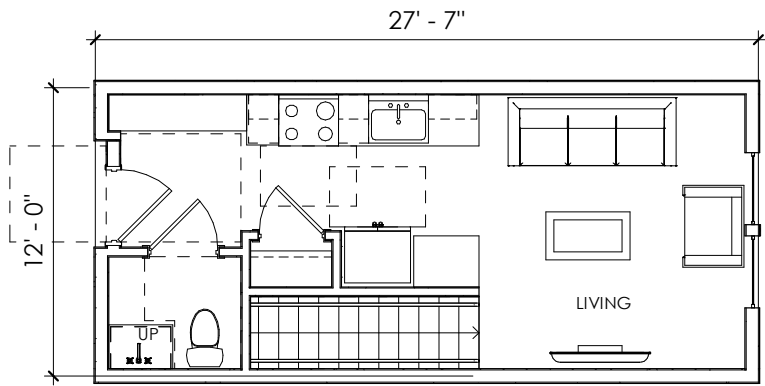
④ UNIT PLAN A4  
SCALE: 1/4" = 1'-0"

745 SF

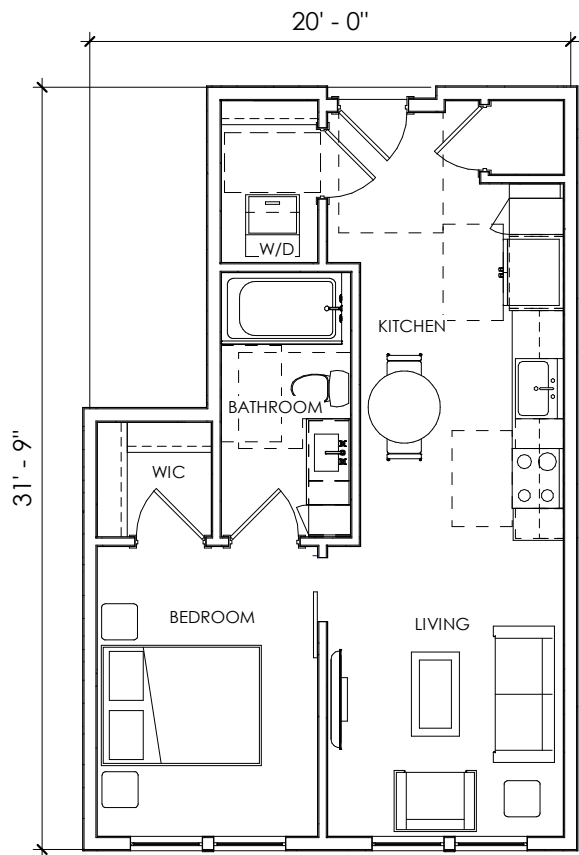


② UNIT PLAN A2  
SCALE: 1/4" = 1'-0"

571 SF

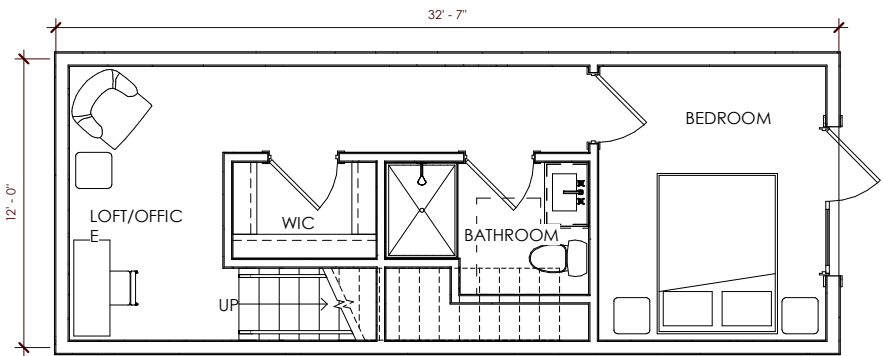


⑤ UNIT PLAN A5 L2  
SCALE: 1/4" = 1'-0"



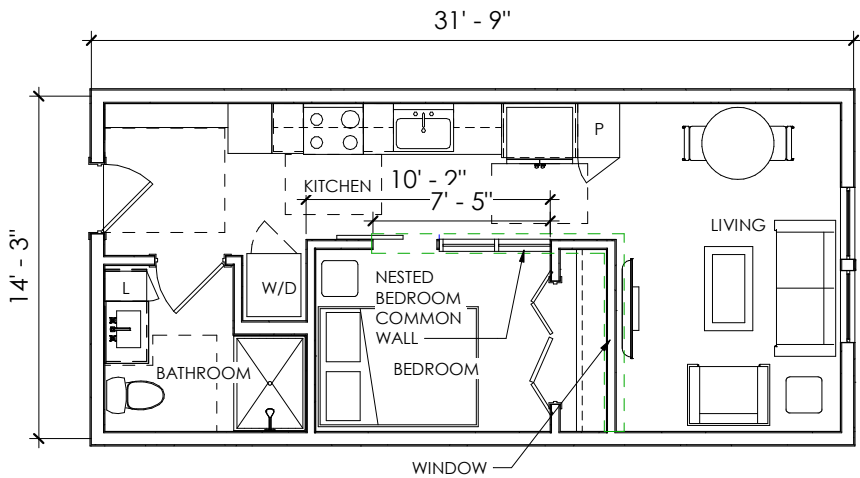
③ UNIT PLAN A3  
SCALE: 1/4" = 1'-0"

564 SF



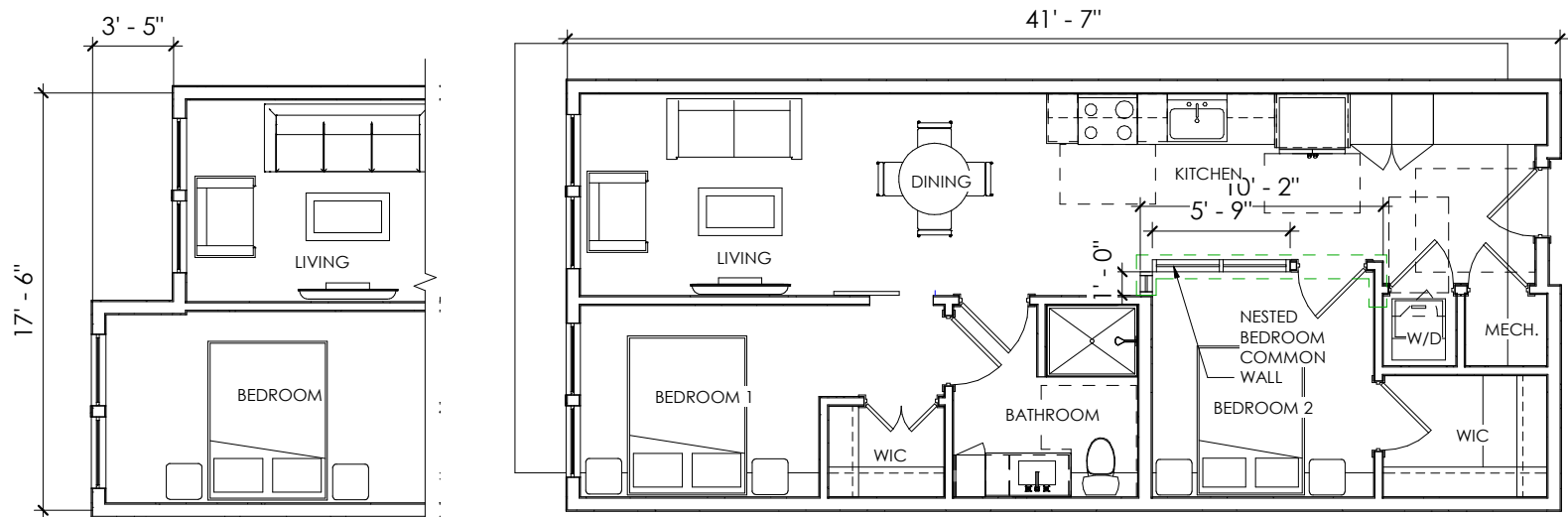
⑥ UNIT PLAN A5 L1  
SCALE: 1/4" = 1'-0"

722 SF



① UNIT PLAN A1  
SCALE: 1/4" = 1'-0"

**BORROWED LIGHT CALCULATION:**  
TOTAL COMMON WALL LENGTH: 10' - 2"  
TOTAL FULL HEIGHT WINDOW LENGTH: 7' - 5"  
PERCENTAGE OF OPENING: 73%  
463 SF

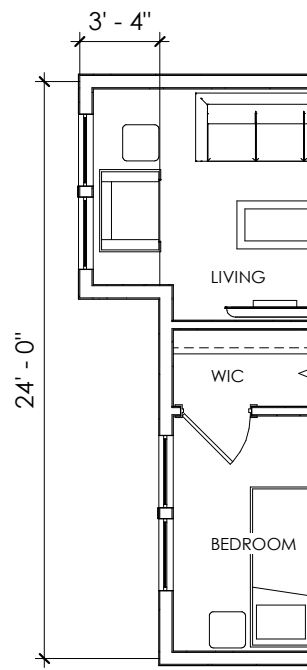


6 UNIT PLAN B1 BAY  
SCALE: 1/4" = 1'-0"

777 SF

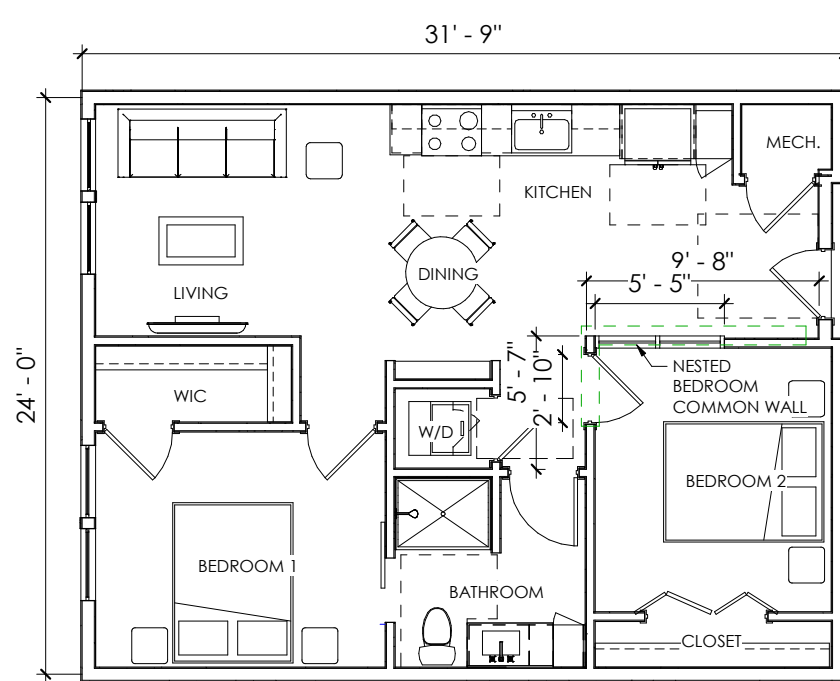
5 UNIT PLAN B1  
SCALE: 1/4" = 1'-0"

**BORROWED LIGHT CALCULATION:**  
TOTAL COMMON WALL LENGTH: 11' - 2"  
TOTAL FULL HEIGHT WINDOW LENGTH: 6' - 9"  
PERCENTAGE OF OPENING: 60%  
/45 SF



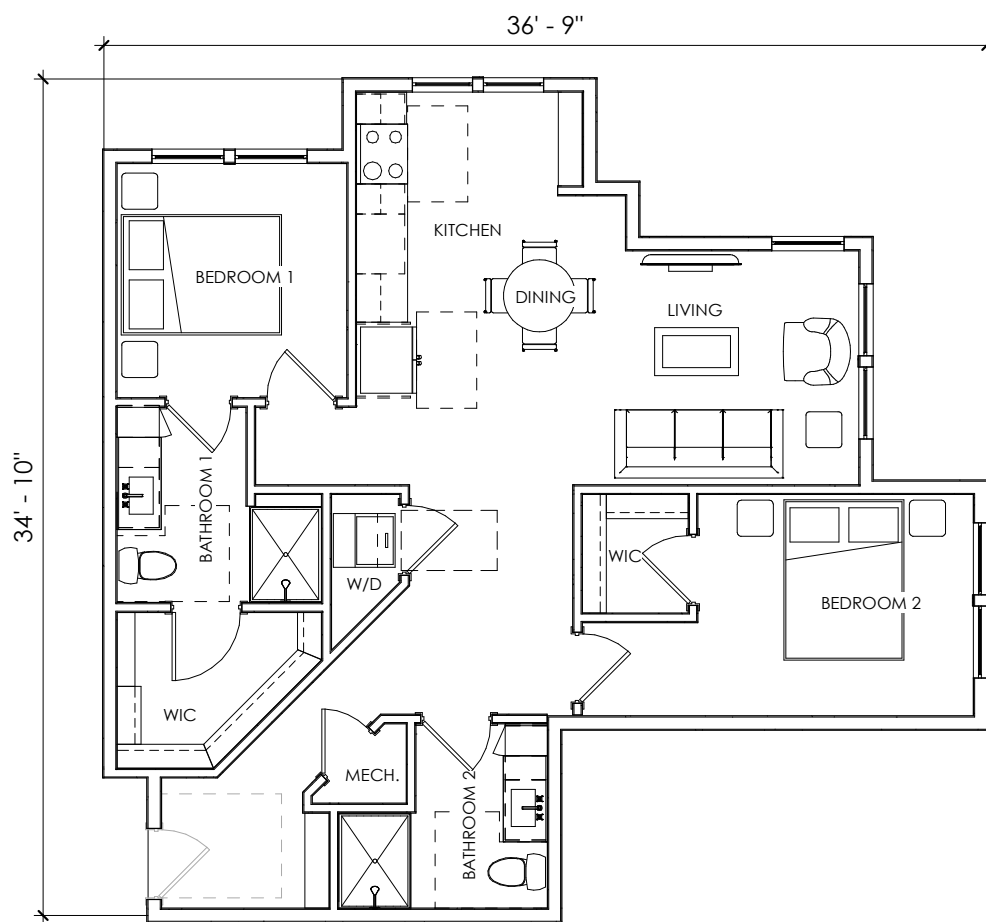
3 UNIT PLAN B2 BAY  
SCALE: 1/4" = 1'-0"

787 SF



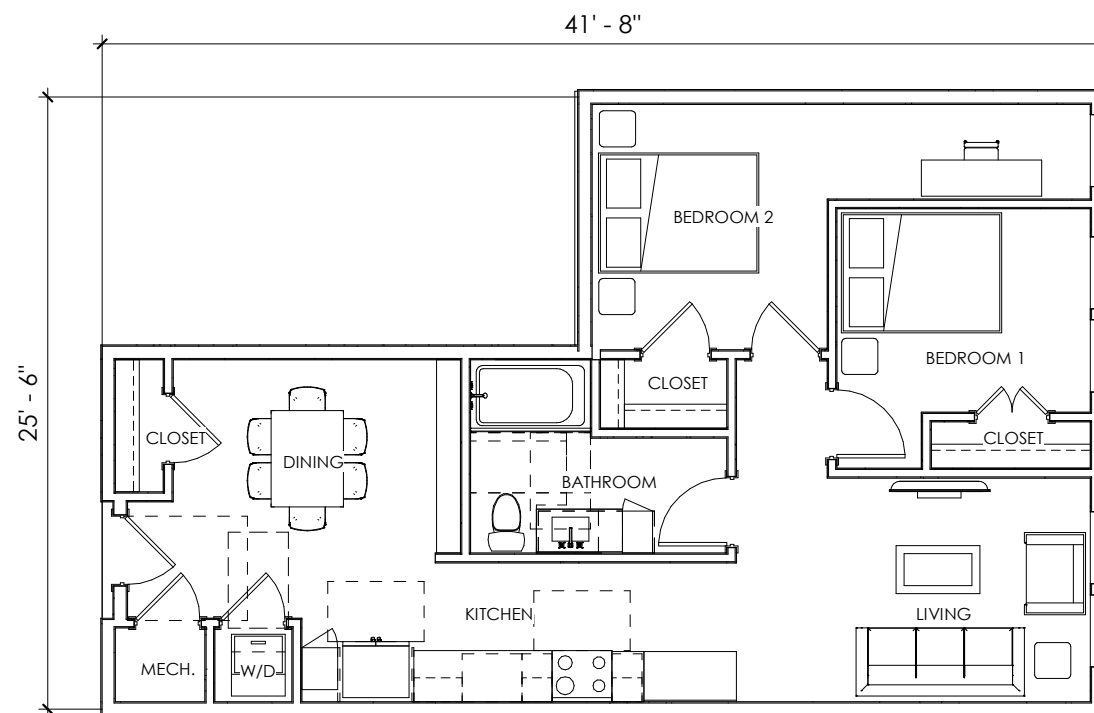
2 UNIT PLAN B2  
SCALE: 1/4" = 1'-0"

**BORROWED LIGHT CALCULATION:**  
TOTAL COMMON WALL LENGTH: 15' - 3"  
TOTAL FULL HEIGHT WINDOW LENGTH: 8' - 3"  
PERCENTAGE OF OPENING: 54%  
/93 SF



4 UNIT PLAN B3  
SCALE: 1/4" = 1'-0"

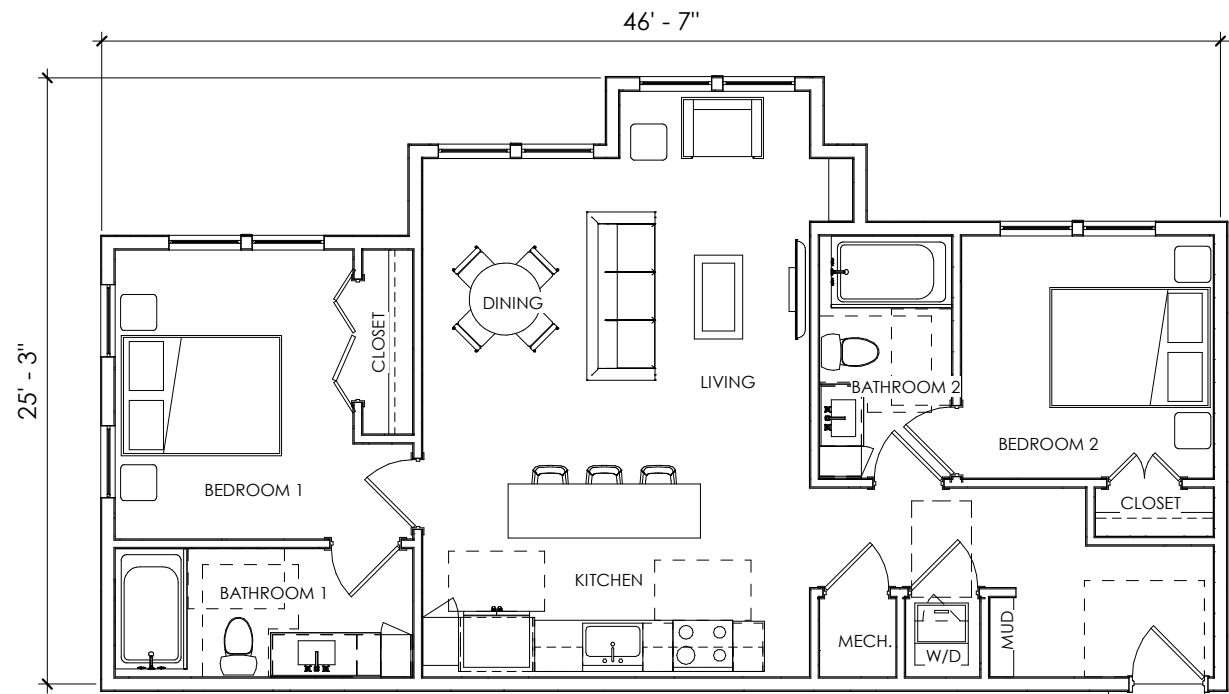
933 SF



1 UNIT PLAN B4  
SCALE: 1/4" = 1'-0"

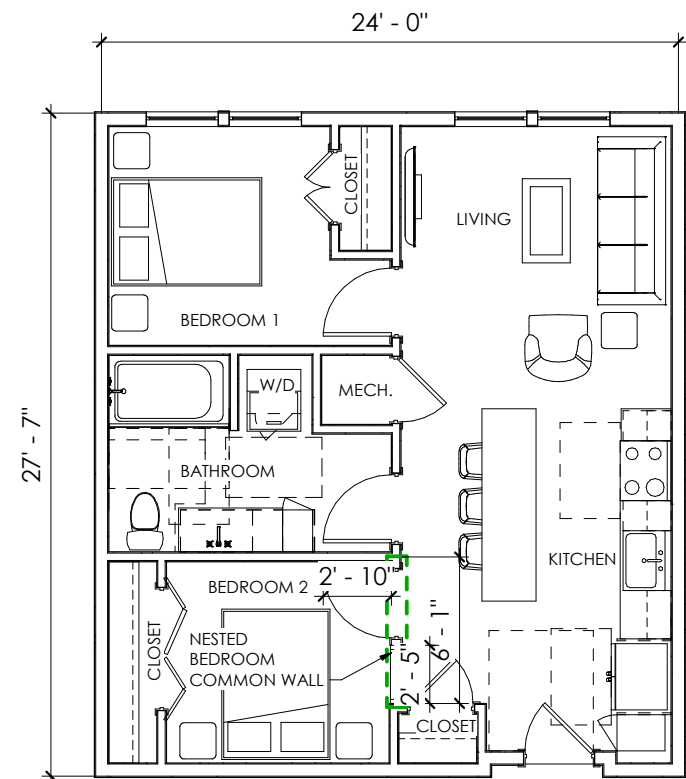
869 SF





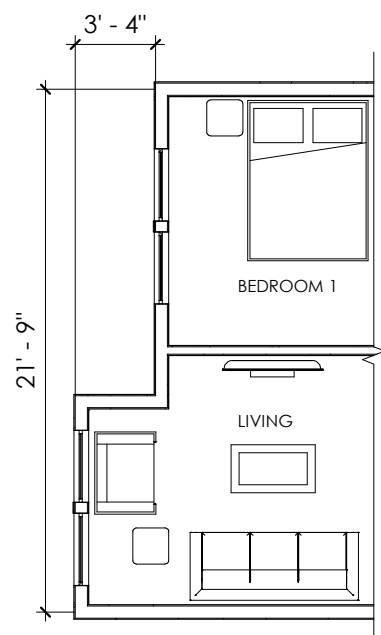
5 UNIT PLAN B10  
SCALE: 1/4" = 1'-0"

973 SF



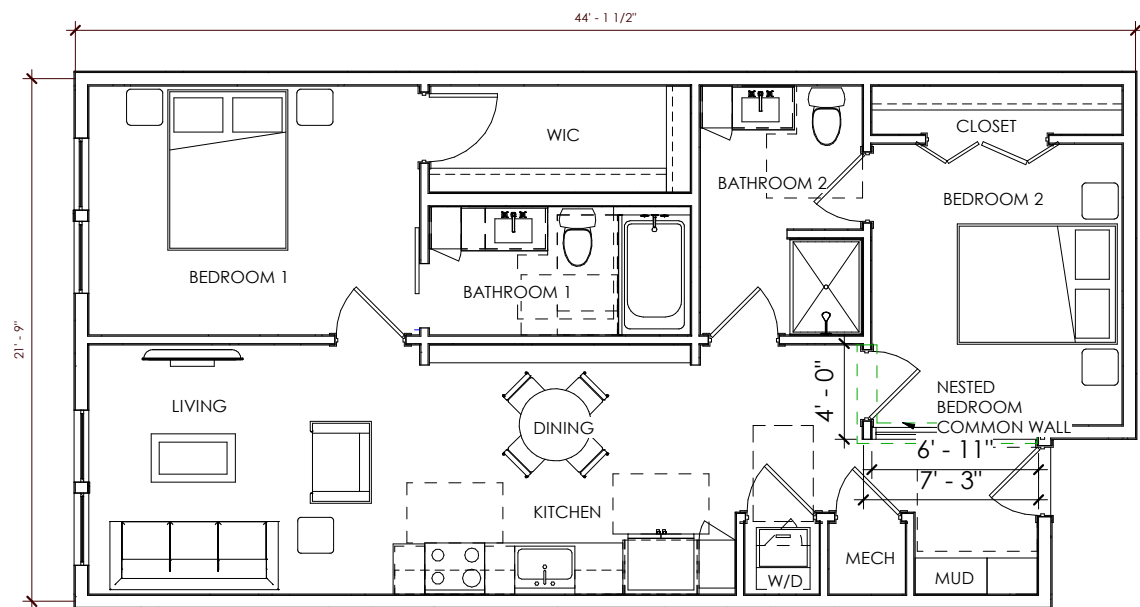
2 UNIT PLAN B6  
SCALE: 1/4" = 1'-0"

**BORROWED LIGHT CALCULATION:**  
TOTAL COMMON WALL LENGTH: 6' - 1"  
TOTAL WINDOW LENGTH: 5' - 3"  
PERCENTAGE OF OPENING: 86%  
662 SF



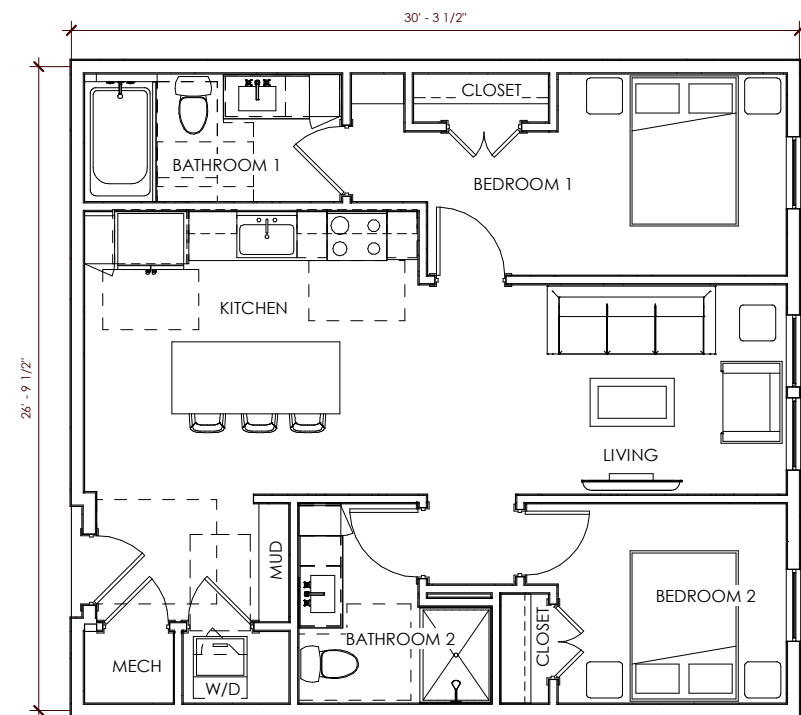
4 UNIT PLAN B5 BAY  
SCALE: 1/4" = 1'-0"

965 SF



3 UNIT PLAN B5  
SCALE: 1/4" = 1'-0"

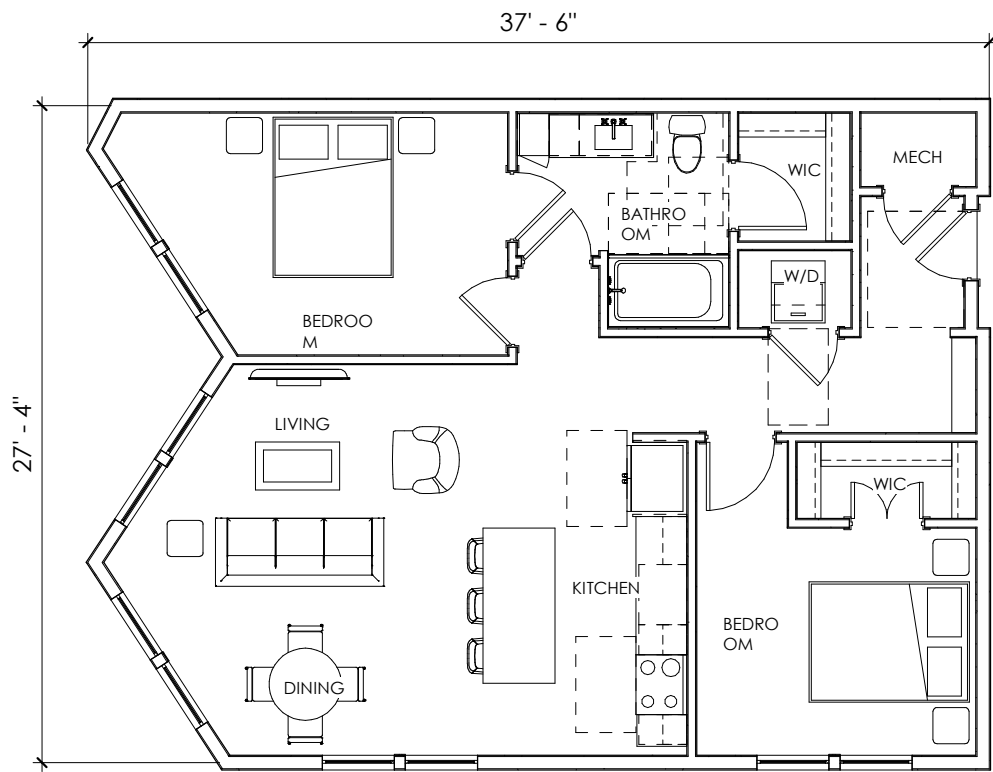
**BORROWED LIGHT CALCULATION:**  
TOTAL COMMON WALL LENGTH: 11' - 3"  
TOTAL FULL HEIGHT WINDOW LENGTH: 6' - 11"  
PERCENTAGE OF OPENING: 62%  
935 SF



1 UNIT PLAN B7  
SCALE: 1/4" = 1'-0"

806 SF

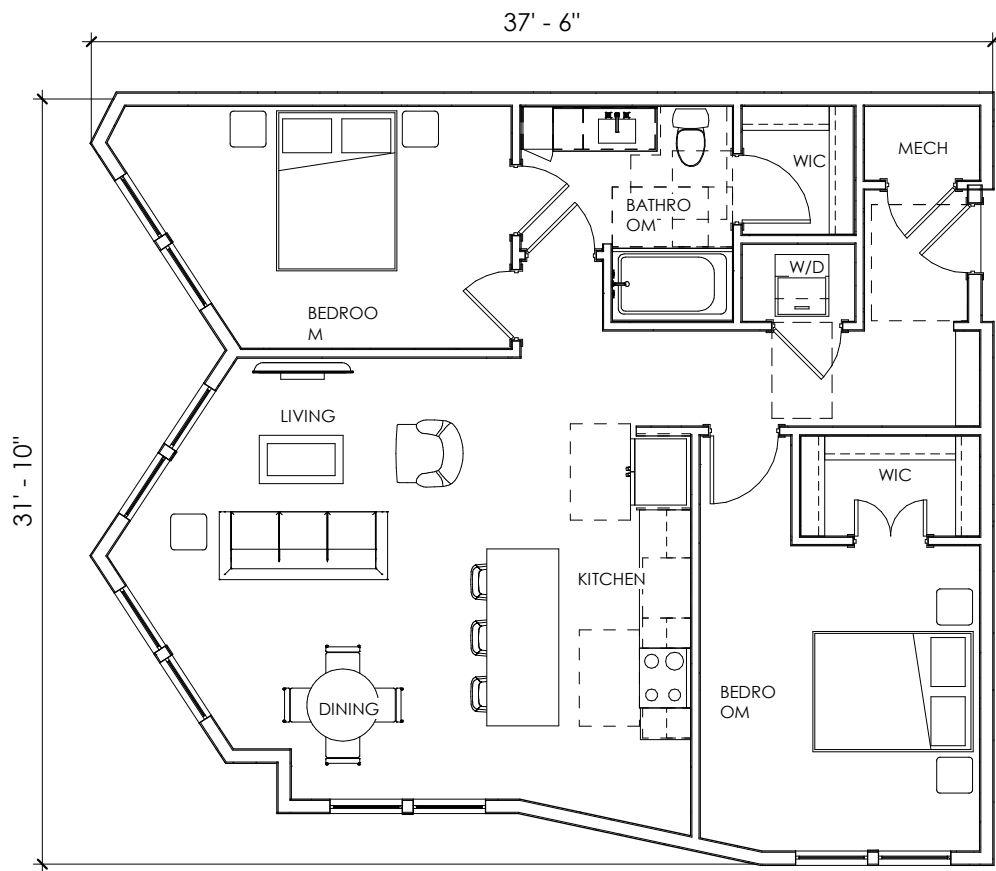




③ UNIT PLAN B8 BAY 2

SCALE: 1/4" = 1'-0"

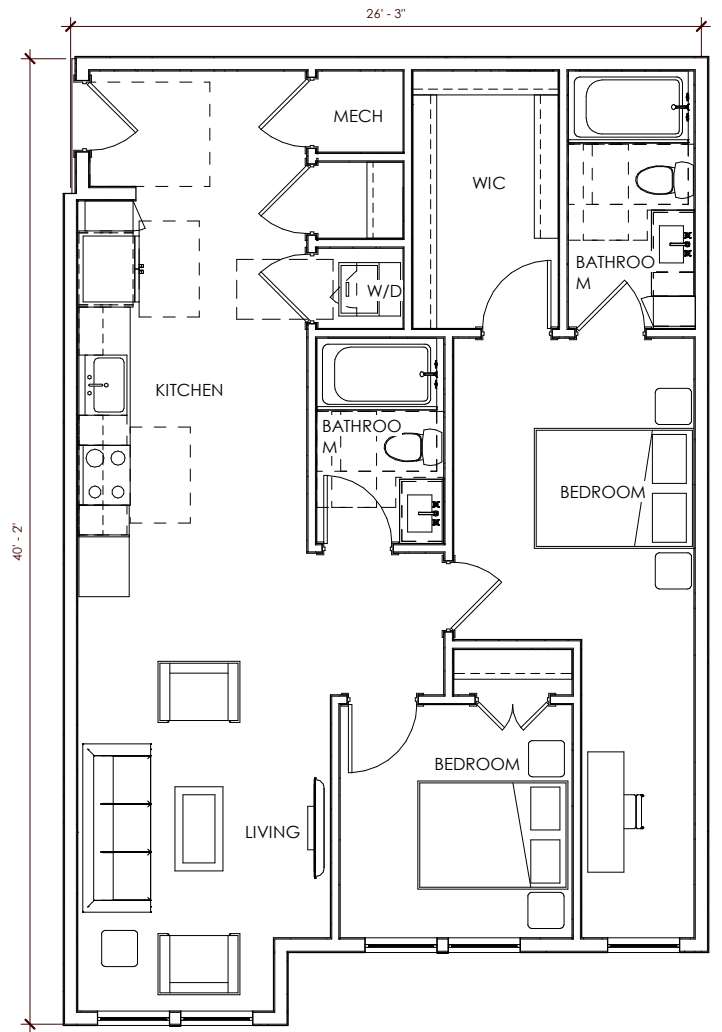
954 SF



② UNIT PLAN B8 BAY 1

SCALE: 1/4" = 1'-0"

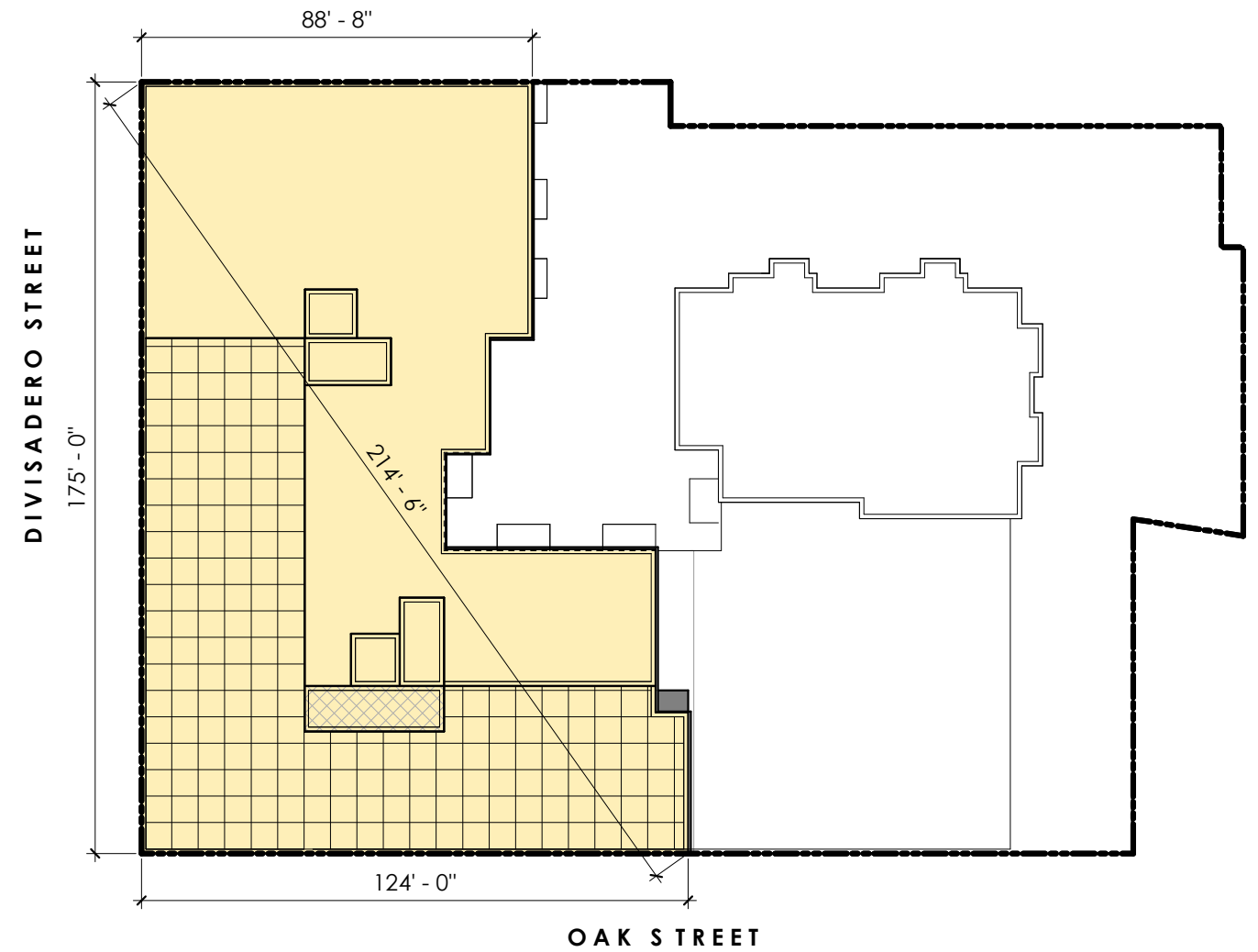
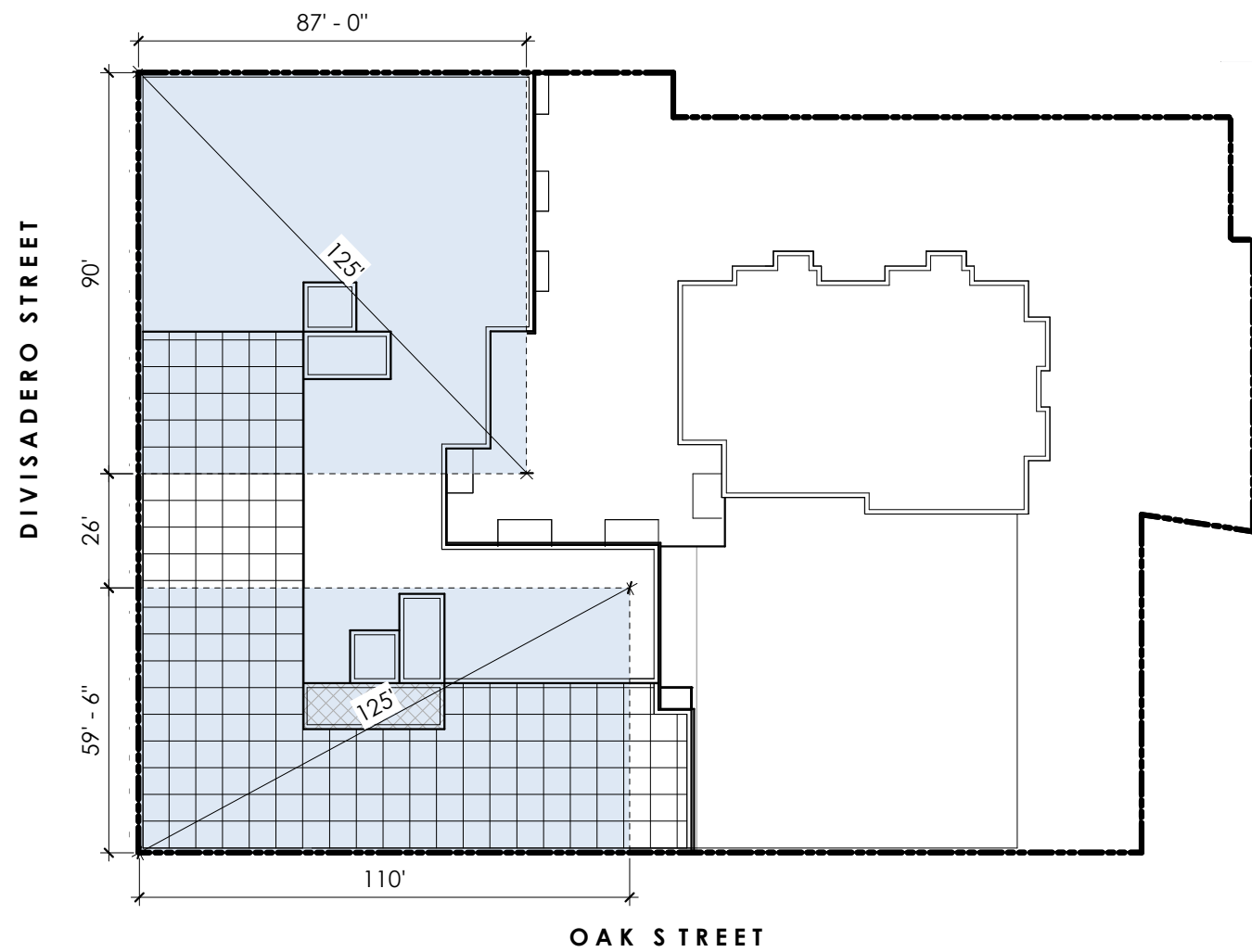
1047 SF



① UNIT PLAN B9

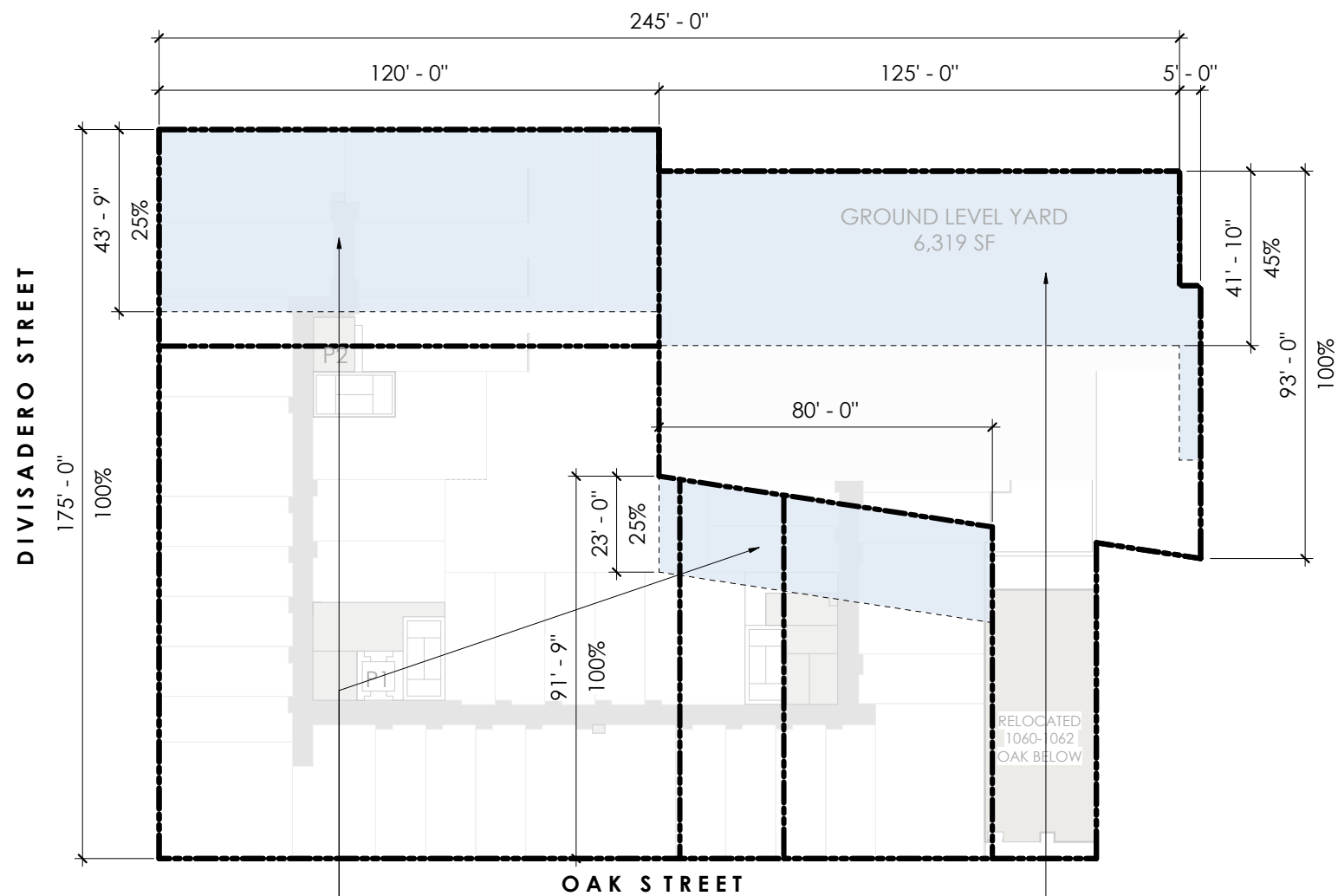
SCALE: 1/4" = 1'-0"

998 SF



**LEGEND**

- PERMITTED BULK ABOVE 40'-0"  
110' MAX LENGTH  
125' MAX DIAGONAL
- PROPOSED BULK ABOVE 40'-0"  
175' MAX LENGTH  
214'-6" MAX DIAGONAL

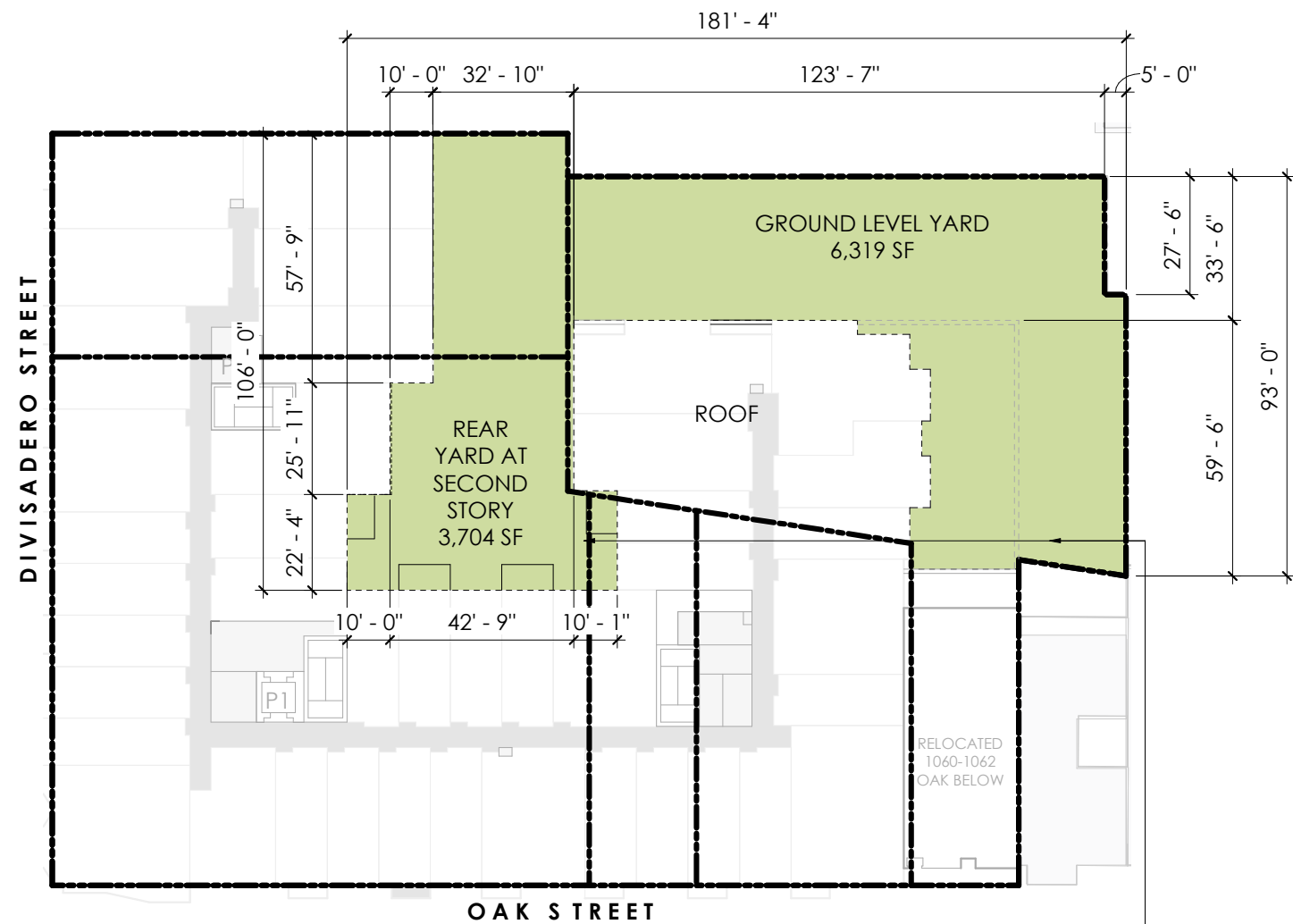


**NCT ZONING**  
**REQUIRED REAR YARD**  
25% OF OVERALL LENGTH

**REAR YARD AT GROUND LEVEL**  
5,249 SF  
**REAR YARD AT SECOND STORY**  
1,830 SF

**RH-3 ZONING**  
**REQUIRED REAR YARD**  
45% OF OVERALL LENGTH

**REAR YARD AT GROUND LEVEL**  
5,439 SF  
**REAR YARD AT SECOND STORY**  
---- SF



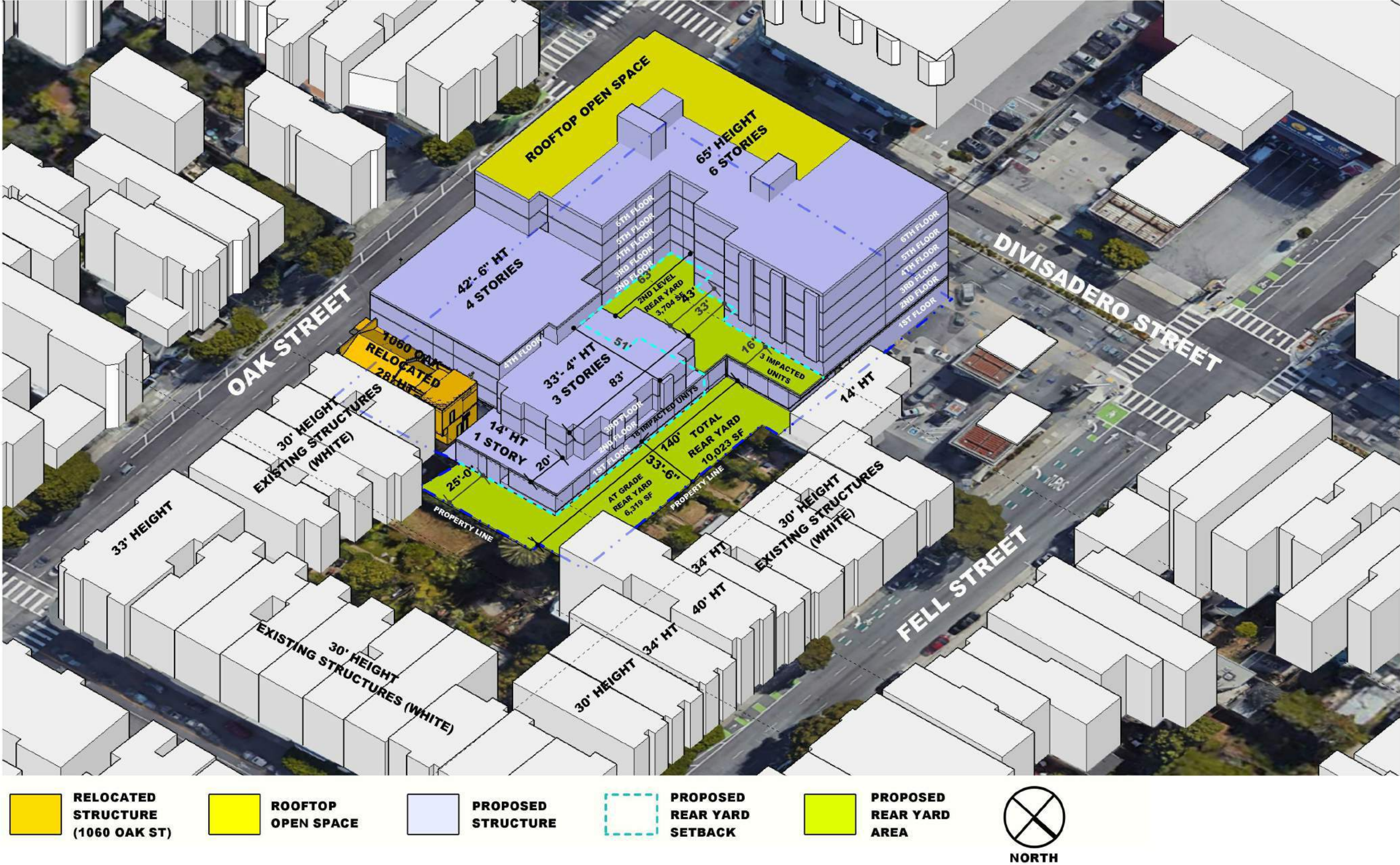
**PROPOSED REAR YARD**  
10,023 SF TOTAL

**REAR YARD AT GROUND LEVEL**  
6319 SF  
**REAR YARD AT SECOND STORY**  
3704 SF

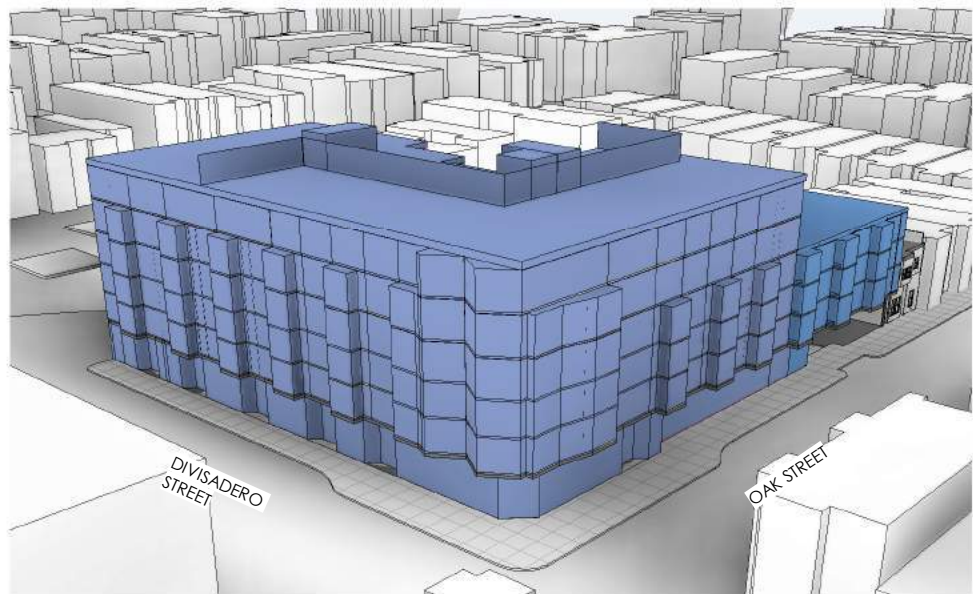
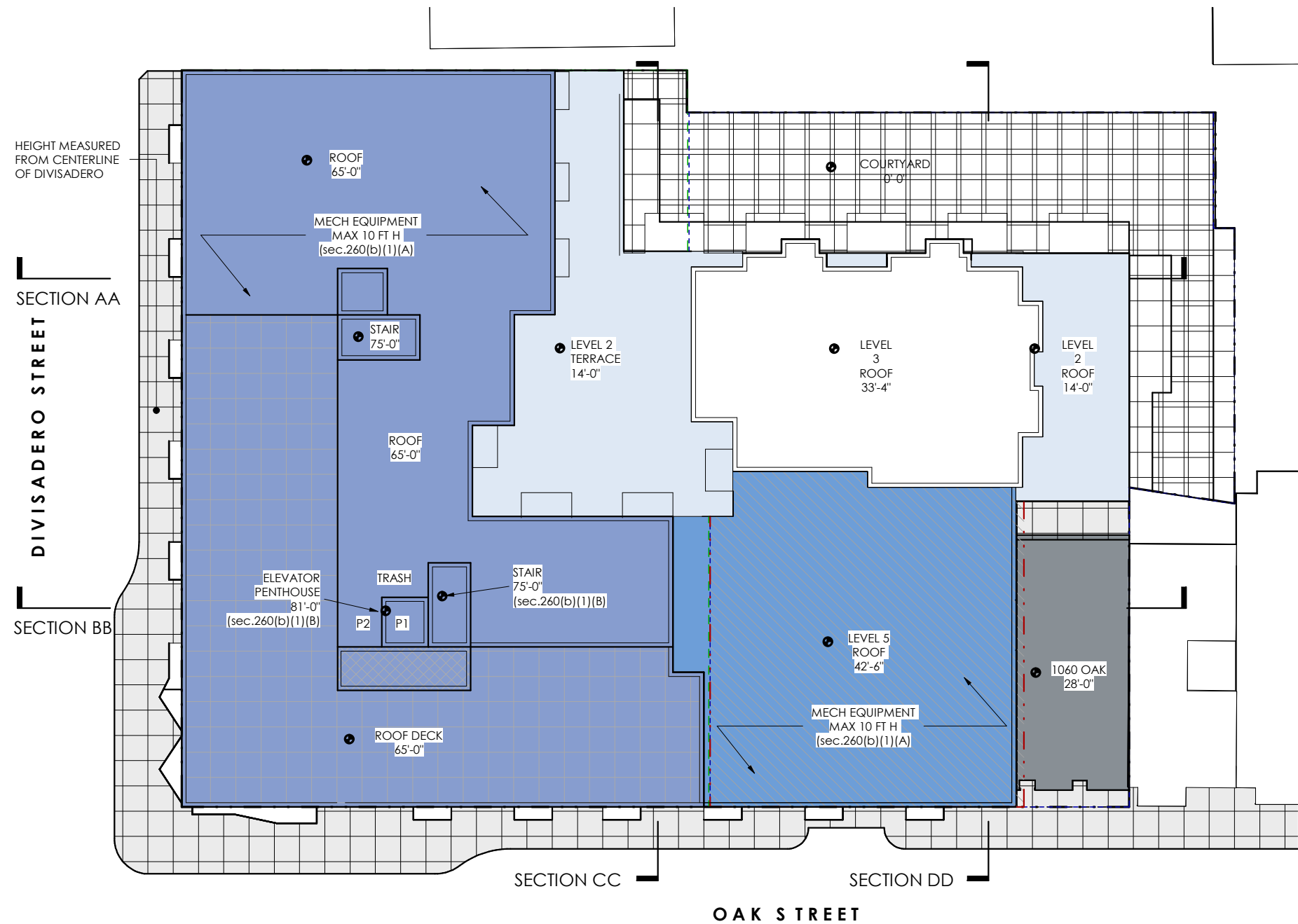
### LEGEND

- PERMITTED REAR YARD SETBACKS
- PROPOSED REAR YARD SETBACKS



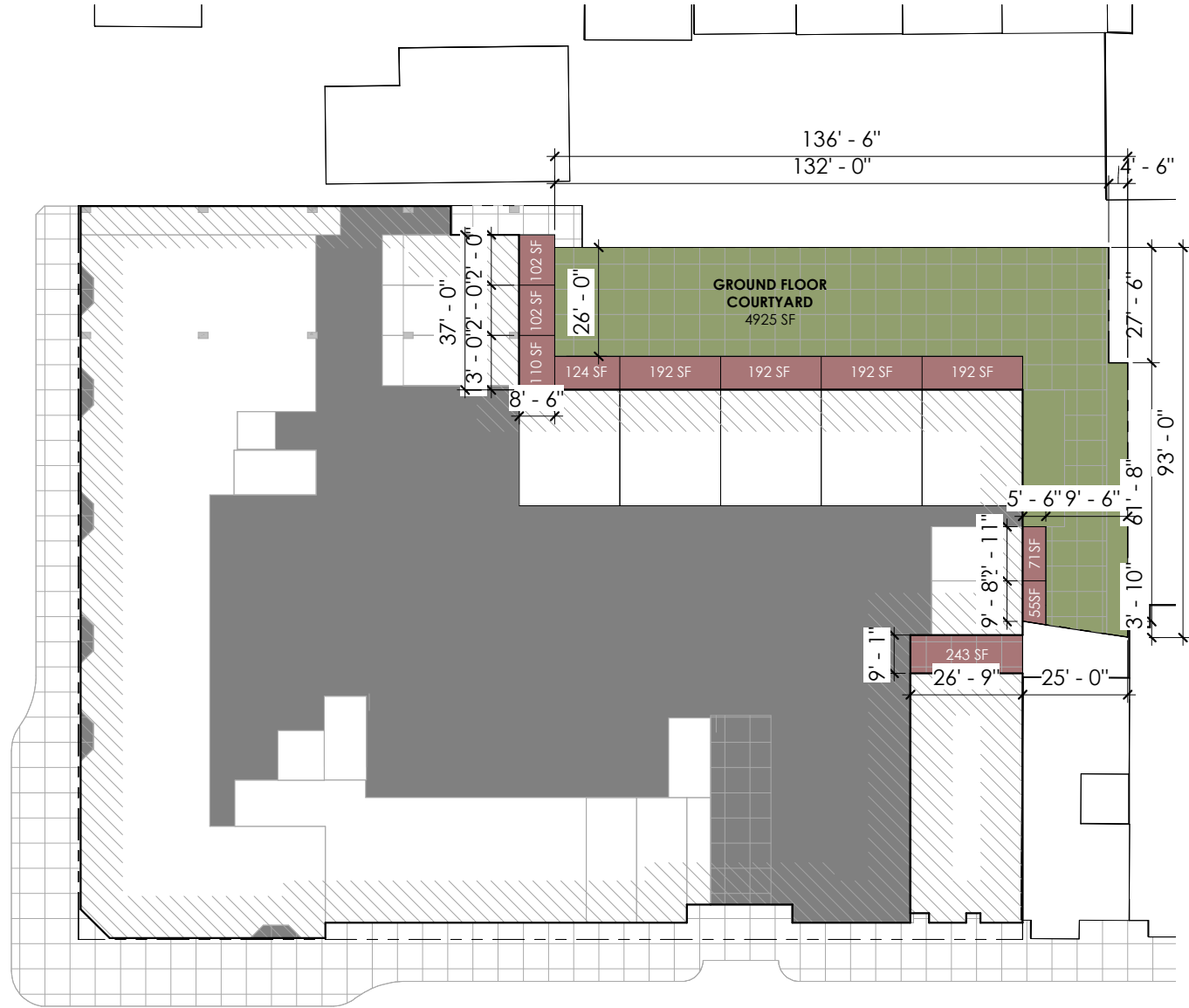








DIVISADERO STREET



- COMMON OPEN SPACE - LEVEL 1 - 4925 SF
- PRIVATE OPEN SPACE - LEVEL 1 - 1575 SF  
2 EFFICIENCY UNITS WITH 33.3+ SF  
9 STANDARD UNITS WITH 100+ SF

OPEN SPACE - LEVEL 1



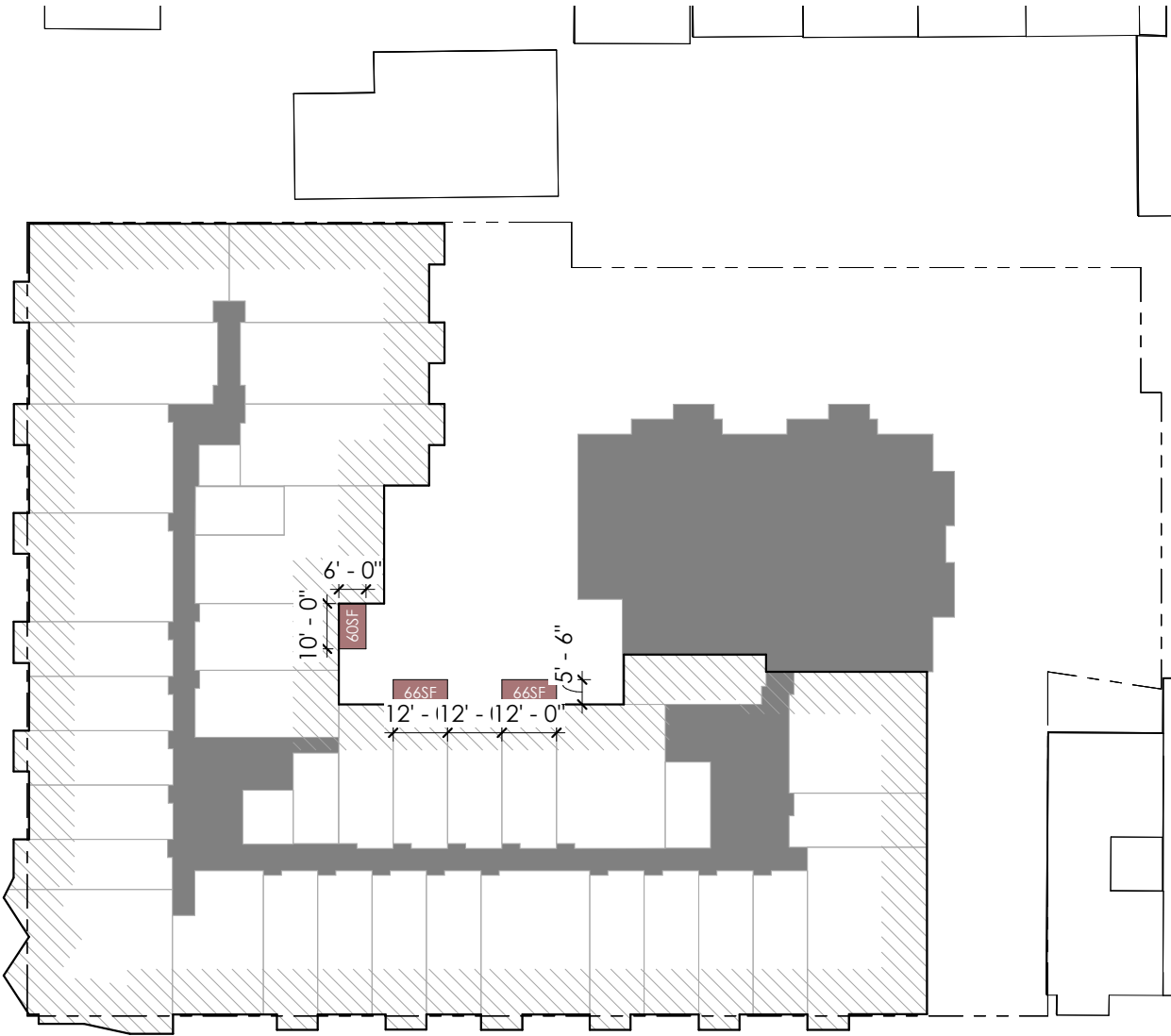
- COMMON OPEN SPACE - LEVEL 2 - 2763 SF
- PRIVATE OPEN SPACE

OPEN SPACE - LEVEL 2



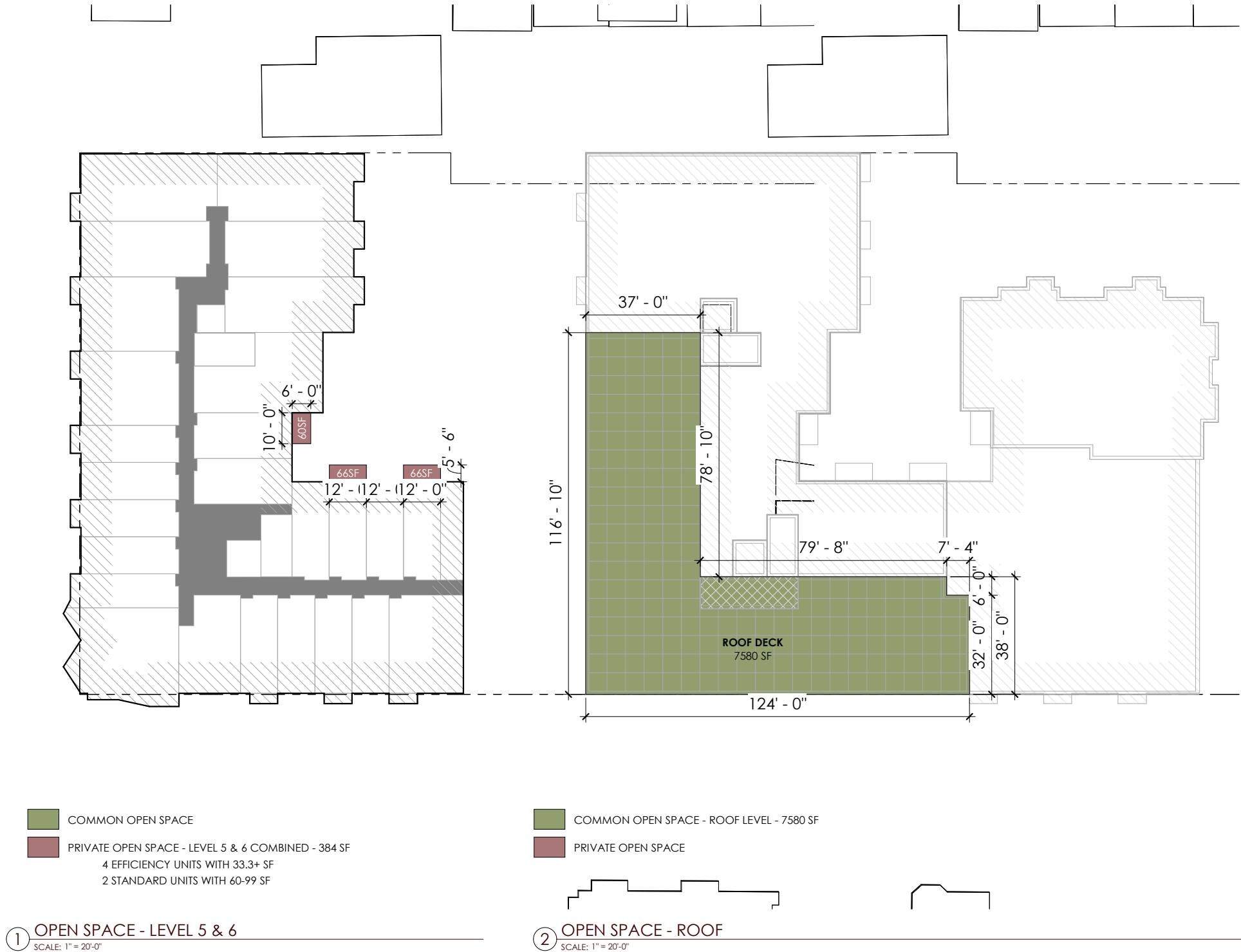
- COMMON OPEN SPACE
- PRIVATE OPEN SPACE - LEVEL 3 - 252 SF  
3 EFFICIENCY UNITS WITH 33.3+ SF  
1 STANDARD UNIT WITH 60-99 SF

OPEN SPACE - LEVEL 3



- COMMON OPEN SPACE
- PRIVATE OPEN SPACE - LEVEL 4 - 192 SF  
2 EFFICIENCY UNITS WITH 33.3+ SF  
1 STANDARD UNIT WITH 60-99 SF

OPEN SPACE - LEVEL 4



REQUIRED OPEN SPACE CALCULATIONS

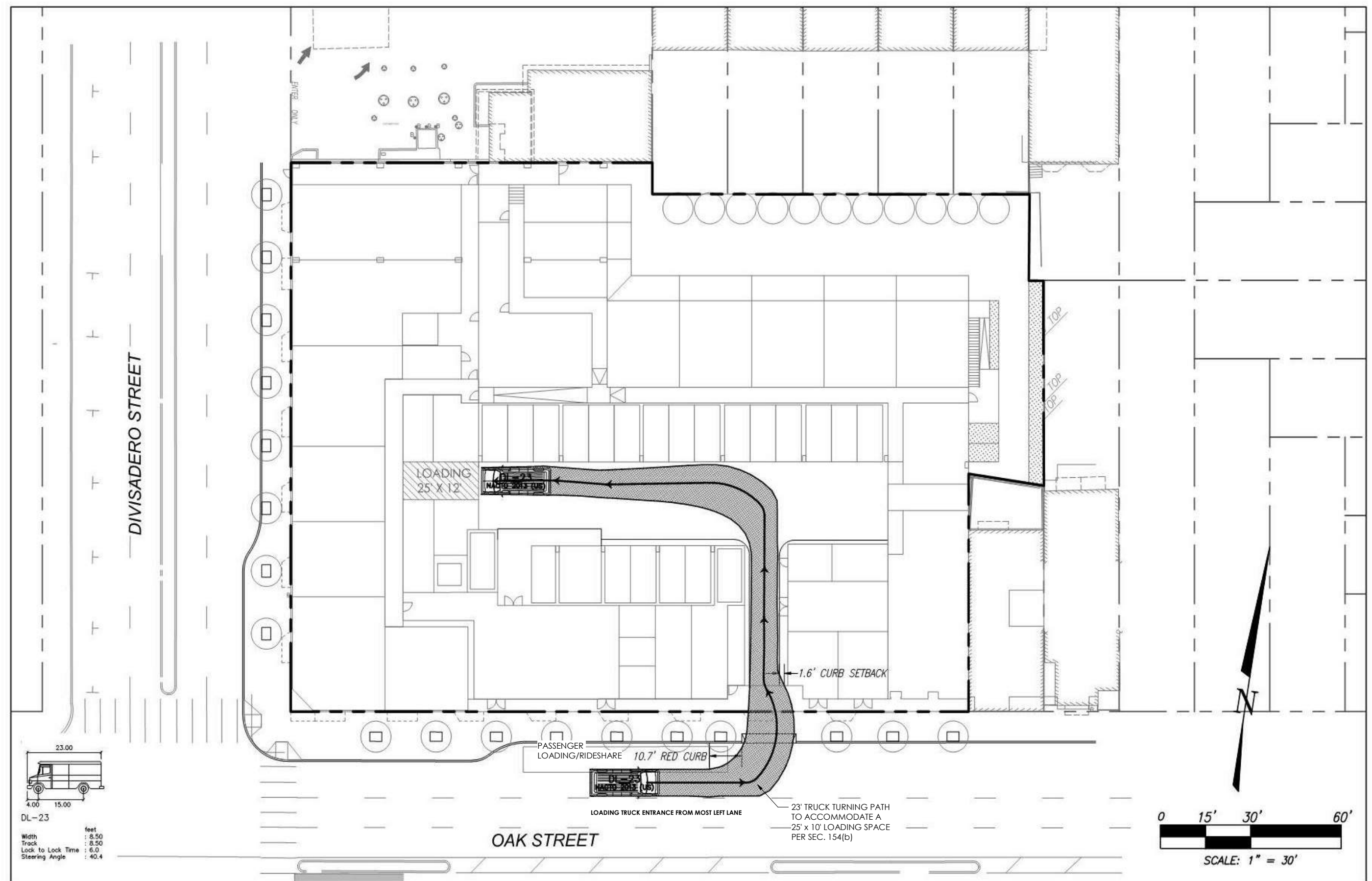
	# of Units	Private Open Space Required	Private Open Space Provided	Common Open Space Required	Common Open Space Provided
Standard Units w/private open space @ 100+ sf	9	900	1,449		
Efficiency Units* w/private open space @ 33.3+ sf	11	366.3	714		
Standard Units w/private open space @ 60-99 sf	4	240	240	212.8	
Standard Units w/no private open space	84			11,172	
Efficiency Units* w/no private open space	78			3,455	
Total Units	186				
Total Private Open Space		1,506	2,403		
Total Common Open Space				14,840	15,268
Total Open Space				17,671	

\*Efficiency Unit is defined as a unit with less than 350 SF of living space plus a bath.

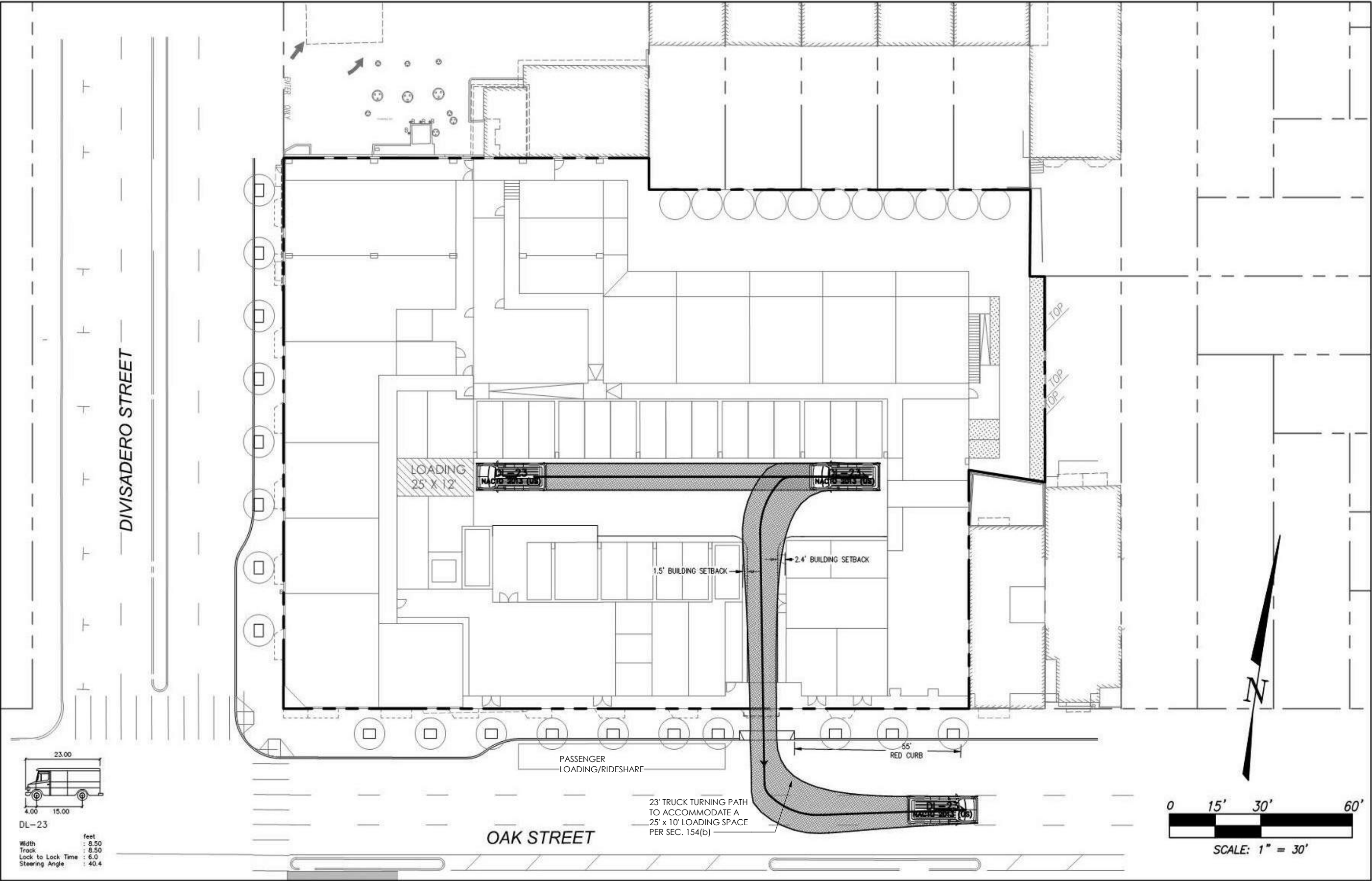
OPEN SPACE PROVIDED BY LEVEL

	PRIVATE OPEN SPACE	COMMON OPEN SPACE	COMBINED OPEN SPACE
LEVEL 1	1575	4925	6500
LEVEL 2	0	2763	2763
LEVEL 3	252	0	252
LEVEL 4	192	0	192
LEVEL 5	192	0	192
LEVEL 6	192	0	192
ROOF	0	7580	7580
TOTAL	2403	15268	17671









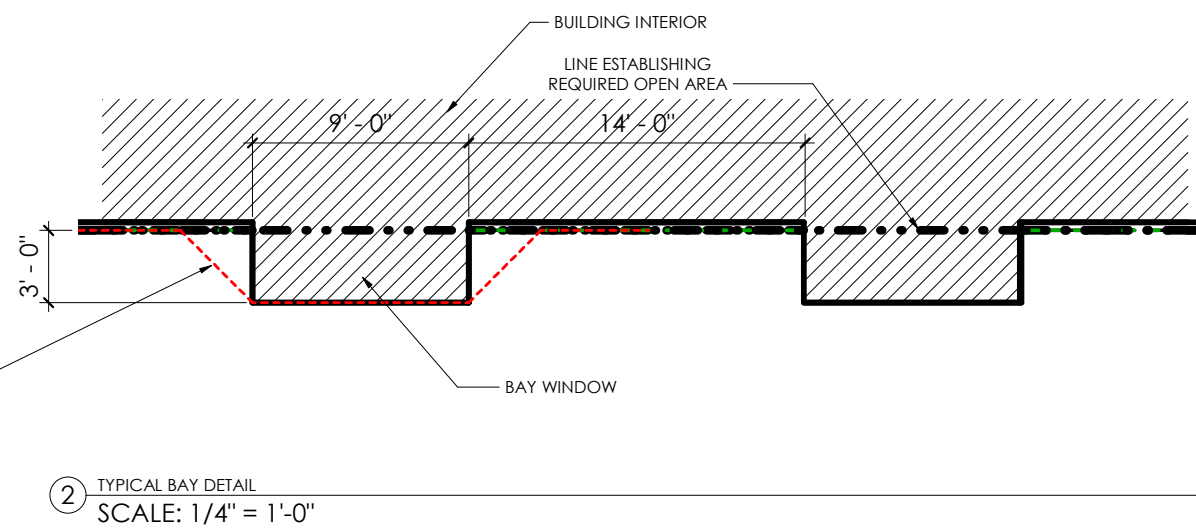
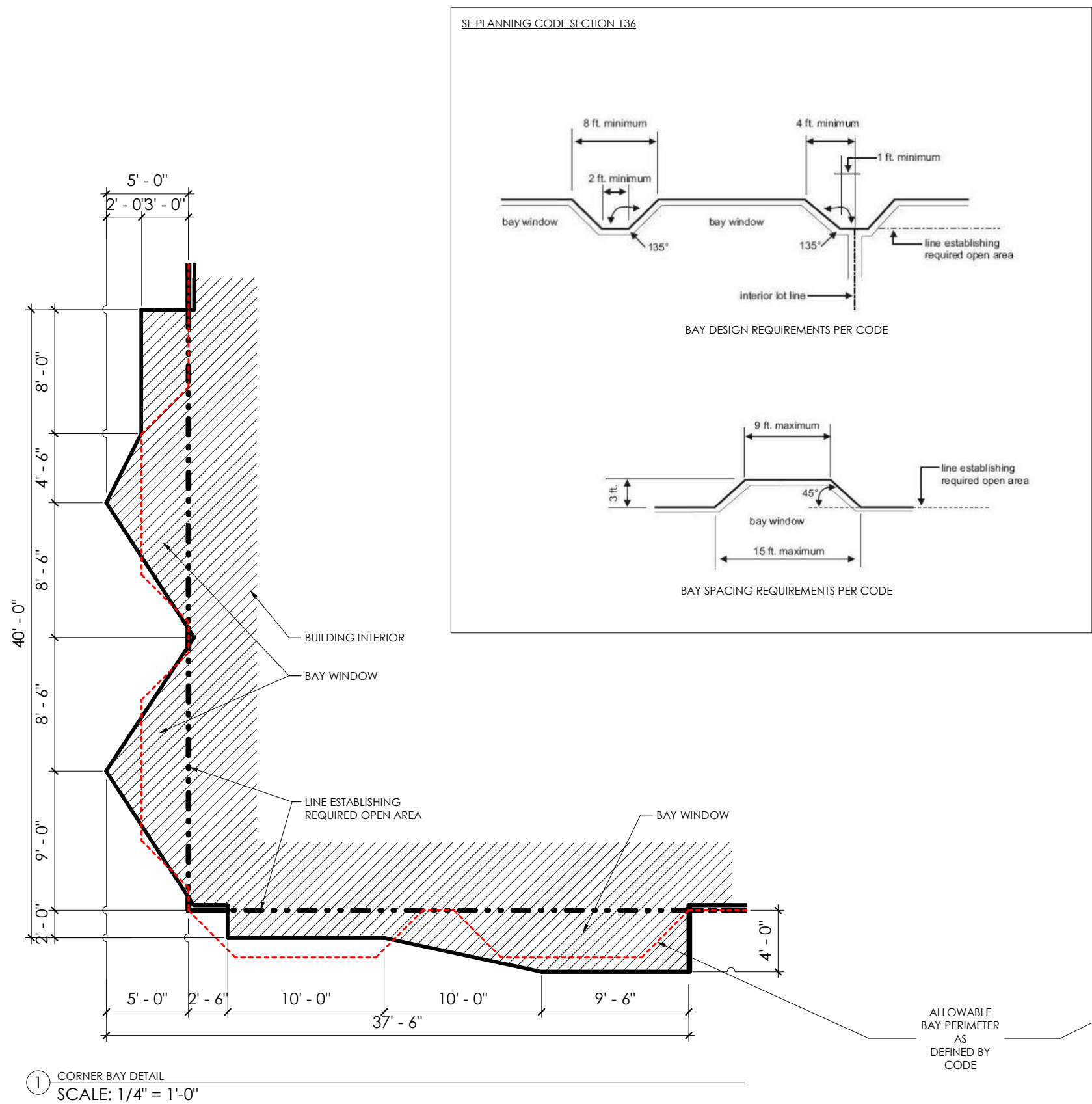




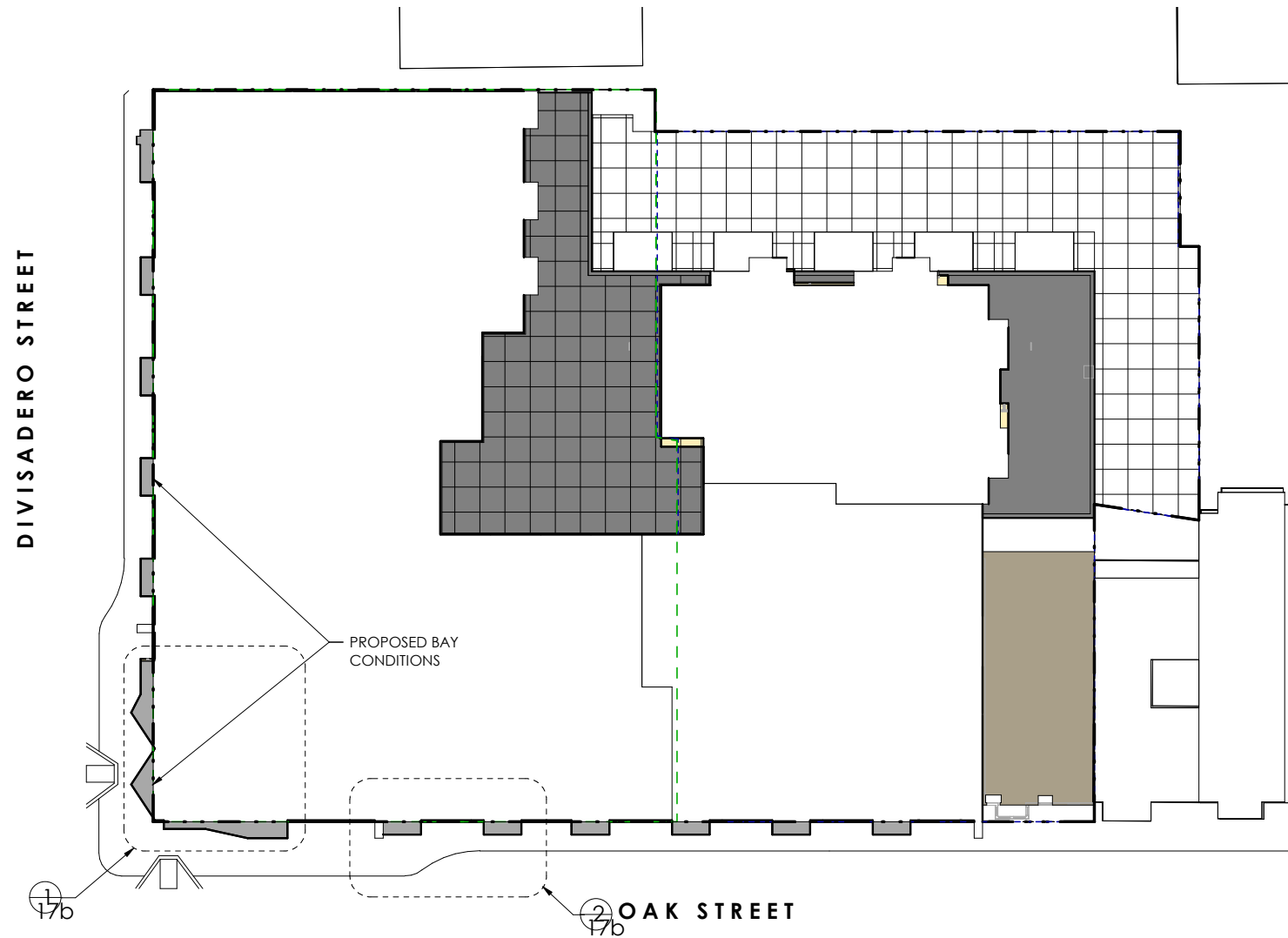








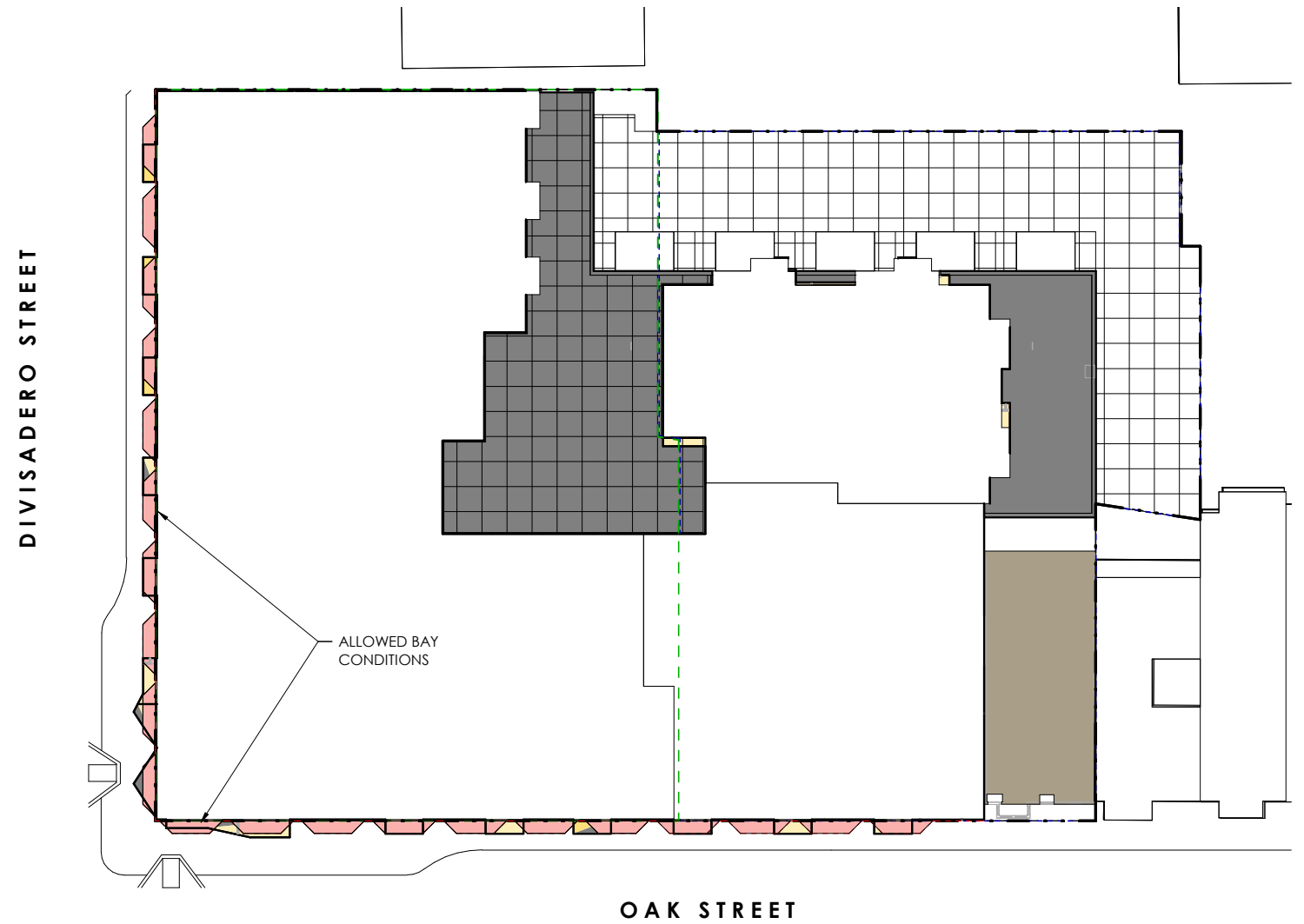




① PROPOSED BAY CONDITIONS  
SCALE: 1" = 40'-0"

\* PROPOSED BAY CONDITIONS THAT PROTRUDED PAST THE PROPERTY LINE RESULT IN 494 GSF EACH ON FLOORS 2-4, 332 GSF ON FLOOR 5, AND AN ADDITIONAL 208 GSF ON FLOOR 6.

\* 2,022 GSF TOTAL PROPOSED.



② ALLOWED BAY CONDITIONS PER CODE  
SCALE: 1" = 40'-0"

\* BAY CONDITIONS PERMITTED BY CODE THAT PROTRUDE PAST THE PROPERTY LINE RESULT IN 756 GSF EACH ON FLOORS 2-4, AND AN ADDITIONAL 612 GSF EACH ON FLOORS 5 & 6.

\* 3,492 GSF TOTAL; PERMITTED BY CODE.



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
400-444 Divisadero St AND 1048-1064 Oak St		1216004, 1216005, 1216017
<b>Case No.</b>		<b>Permit No.</b>
2015-007816ENV-02		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The 40,468-square foot project site (0.93 acres) consists of five lots (Assessor's Block 1216/lots 004, 005 017, 018, and 019) and is located on the northeast corner of Divisadero and Oak streets with frontage on Divisadero and Oak streets. All five lots would be merged as part of the project. The proposed project would demolish an existing car wash and gas station, a two-story, three-unit residential building (1052 Oak Street), and a two-story, two-unit residential building (1048-50 Oak Street). The existing two-story, two-unit residential building at 1060-1062 Oak Street constructed in 1900 is a historic resource, and would be relocated 49 feet east of its present location on Oak Street as part of the project. The project would construct a 3- to 6-story, 40-foot to 65-foot-tall (81 feet at the top of the elevator penthouse), mixed-use building, with 184 residential units above 8,100 gross square feet (gsf) of ground floor retail with frontages on Divisadero and Oak Streets – see project plans dated April 23, 2019.</p> <p>The proposed 150,000 gross square foot building would include 89 studios, 21 one-bedroom, and 74 two-bedroom units. The two existing three-bedroom units within the 1060-1062 Oak Street building would be retained. A total of 15,268 square feet of common open space would be provided in a rear yard, a</p> <p>CONTINUED ON ADDITIONAL PAGE</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>
<b>EXHIBIT C</b>	

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input checked="" type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input checked="" type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

#### Comments and Planner Signature (optional):

The project meets the criteria for Class 32 exemption – infill development. Technical information to support the exemption is available in file 2015-007816ENV. The project is consistent with project site zoning. The Divisadero Street Neighborhood Commercial District permits residential and retail uses, and RH-3 district permits residential uses. The 40- to 65-foot-tall building is permitted in the 40-X and 65-A height districts. The 0.92 acre developed site is in an urban area surrounded by urban uses and has no value as habitat for endangered, rare or threatened species.

The project would not result in significant

CONTINUED ON ADDITIONAL PAGE

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.



<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):  Demolition of non-historic buildings.
<input checked="" type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  Relocation and rehabilitation of an individually eligible historic resource; does not result in material impairment.  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-around;"> <div> <input type="checkbox"/> Reclassify to Category A  a. Per HRER dated 04/15/2019  b. Other (specify): 400 Divisadero, 444 Divisadero, 1048 Oak Street, 1052 Oak Street, and 1064 Oak Street determined to be non-historic. </div> <div> <input type="checkbox"/> Reclassify to Category C  (attach HRER) </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Jorgen Cleemann	

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Rachel Schuett 05/15/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## Full Project Description

The 40,468-square foot project site (0.93 acres) consists of five lots (Assessor's Block 1216/lots 004, 005 017, 018, and 019) and is located on the northeast corner of Divisadero and Oak streets with frontage on Divisadero and Oak streets. All five lots would be merged as part of the project. The proposed project would demolish an existing car wash and gas station, a two-story, three-unit residential building (1052 Oak Street), and a two-story, two-unit residential building (1048-50 Oak Street). The existing two-story, two-unit residential building at 1060-1062 Oak Street constructed in 1900 is a historic resource, and would be relocated 49 feet east of its present location on Oak Street as part of the project. The project would construct a 3- to 6-story, 40-foot to 65-foot-tall (81 feet at the top of the elevator penthouse), mixed-use building, with 184 residential units above 8,100 gross square feet (gsf) of ground floor retail with frontages on Divisadero and Oak Streets – see project plans dated April 23, 2019.

The proposed 150,000 gross square foot building would include 89 studios, 21 one-bedroom, and 74 two-bedroom units. The two existing three-bedroom units within the 1060-1062 Oak Street building would be retained. A total of 15,268 square feet of common open space would be provided in a rear yard, a second floor courtyard, and a roof deck, and 2,403 square feet of private open space in a combination of patios and balconies. A residential lobby would be located on the ground-floor with access from Oak Street. A ground-floor bicycle storage room would provide 170 Class I bicycle parking spaces. A ground-floor parking garage would provide 56 parking spaces, one car-share space, and a single commercial loading space, with access via a proposed 18-foot curb cut on Oak Street, 150 feet east of the intersection of Oak and Divisadero streets. Seven existing curb cuts would be removed. Fourteen Class II bicycle parking spaces and 14 street trees would be installed in the public right-of-way on the two project frontages.

A 70-foot-long passenger loading zone (white curb) and a 100-foot-long commercial loading zone (yellow curb) would be requested on Oak and Divisadero streets, respectively. Sidewalk bulbouts would be installed along Divisadero and Oak streets, extending the width of the sidewalks from 10 to 16-feet-wide.

The relocation of 1060-62 Oak Street would be completed in accordance with plans and details in Page & Turnbull, 1060-62 Oak Street Relocation and Rehabilitation plan set, April 2019 and Bill Brown Construction, 1060/1062 Oak Street Shoring and Move Narrative, undated. In addition to being relocated, additional work proposed for the historic building at 1060-62 Oak Street includes the removal of non-historic rear and side-yard additions; the replacement of non-historic windows with new, historically appropriate windows; the replacement of the front entry doors with new, historically appropriate doors; the replacement of the security gates at the front entries; selective repair and in-kind replacement of siding and ornamental wood features; and interior alterations.

Construction of the proposed project would result in excavation up to 8 feet deep and the removal of about 7,000 cubic yards of soil. According to the geotechnical report, the proposed building is anticipated to use a mat foundation with spread footings on improved soils. Project construction is estimated to take about 33 months.

## CEQA Impacts Continued

The project meets the criteria for Class 32 exemption – infill development. Technical information to support the exemption is available in file 2015-007816ENV. The project is consistent with project site zoning. The Divisadero Street Neighborhood Commercial District permits residential and retail uses, and RH-3 district permits residential uses. The 40- to 65-foot-tall building is permitted in the 40-X and 65-A height districts. The 0.92 acre developed site is in an urban area surrounded by urban uses and has no value as habitat for endangered, rare or threatened species.

The project would not result in significant impacts related to traffic, noise, air quality, or water quality.

Transportation. CHS Consulting Group, 400 Divisadero Street Mixed-Use Project Transportation Impact Study – Final, April 2019. Noise. The project would use typical construction equipment that would be regulated by Police Code (section 2907). Construction vibration would not be anticipated to affect adjacent buildings. The project vehicle trips would not noticeably increase ambient noise levels, and fixed noise sources, such as heating, ventilation, and air conditioning systems would be subject to noise limits in SF Police Code (section 2909). Air Quality. The project site is not within an Air Pollutant Exposure Zone, is below the operational and construction screening thresholds for criteria air pollutants and does not propose significant new stationary sources of air pollutant emission. Water Quality. The construction activities must comply with the Construction Site Run Off Ordinance, and the sponsor must implement an Erosion Sediment Control Plan or a Stormwater Pollution Prevention Plan.

The site would be served by all required utilities and public services. Water-efficient fixtures would be incorporated as required by Title 24 of the California Code of Regulations and the City's Green Building Ordinance. The project's water supply demand would constitute a negligible increase relative to the existing and projected water supply demand for the city as a whole and is accounted for in the SFPUC's Urban Water Management Plan, which addresses water demand and supply through 2040. As such, sufficient water supplies are available to serve the proposed project in normal, dry, and multiple dry years, and the proposed project would not require or result in the relocation or construction of new or expanded water facilities the construction or relocation of which could cause significant environmental effects.

Archeology. Planning Department, Preliminary Archeological Review, 400 Divisadero Street, July 19, 2018.

Project excavation is not anticipated to have any effects on archeological resources.

Geology and Soils. Rockridge Geotechnical, Final Report Geotechnical Investigation Proposed Mixed-Use Building 400 Divisadero Street San Francisco, California, November 30, 2018 determined that a mat foundation with spread footings on improved soils could support the proposed development. The San Francisco Department of Building Inspection would review the project construction documents for conformance with the geotechnical recommendations and building code as part of the building permit review process.

Hazardous Materials. The project sponsor enrolled in the Maher Ordinance program in May 2018 with oversight by the SF Health Dept (health department). Pangea Environmental Services, Inc., Subsurface Investigation Report 400 Divisadero Street San Francisco, California, January 18, 2019 was submitted to the health department.

Exceptions: None of the exceptions in CEQA Guidelines section 15300.2 apply to the proposed project. Notice: Public comments related to transportation, geology, hazardous materials, wind, air quality, and noise were received in response to the March 14, 2019 neighborhood notice and were taken in to consideration in the environmental review of the proposed project.

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
400-444 Divisadero St AND 1048-1064 Oak St		1216/004
Case No.	Previous Building Permit No.	New Building Permit No.
2015-007816PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:





# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

*Date* April 4, 2019  
*Case No.:* 2015-007816ENV  
*Project Address:* 400-444 Divisadero Street and 1048-1064 Oak Street  
*Zoning:* Divisadero Street Neighborhood Commercial Transit District  
65-A Height and Bulk District  
*Block/Lot:* 1216/004, 005, 017, 018, 019  
*Date of Review:* April 4, 2019 (Part 1)  
*Staff Contact:* Rachel Schuett (Environmental Planner)  
(415) 575-9030  
[rachel.schuett@sfgov.org](mailto:rachel.schuett@sfgov.org)  
Jørgen G. Cleemann (Preservation Planner)  
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### PART I: HISTORIC RESOURCE EVALUATION

#### Buildings and Property Description

The project site, located at the northeast corner of the intersection of Divisadero and Oak Streets in the Lower Haight section of the Western Addition neighborhood, comprises the following five parcels:

- 400 Divisadero Street (Block 1216, Lot 017): A 125' x 123' corner lot containing a gas station complex that includes a convenience store and gas pumps covered by a canopy structure. The complex was constructed in the 1980s.
- 444 Divisadero Street (Block 1216, Lot 018): A 120' x 52' lot containing a two-story, flat roof, stucco-and concrete-clad car wash structure constructed in 1988. The first story contains vehicular openings for a car wash drive-through as well as retail storefronts and display windows. The second story, which houses offices, contains two projecting bay windows and two flush windows on the Divisadero façade, four sets of three windows on the south façade, and a largely blank north façade.
- 1064 Oak Street (Block 1216, Lot 019): An irregularly shaped vacant lot with 25 feet of frontage along Oak Street.
- 1052, 1060-62 Oak Street (Block 1216, Lot 005): An irregular, roughly 50' x 85' lot containing two buildings. 1052 Oak Street is a one-story, wood-frame, wood-clad, vernacular residential building constructed in the late nineteenth century with later additions and alterations. The front façade features an entry and two vinyl sliding sash windows under a continuous flat wood panel. 1060-62 Oak Street is a two-story, wood-frame, residential-over-commercial building constructed c.1886 with later rear additions. Clad in horizontal wood siding and designed in a simplified version of the Stick style, the building's ground story contains two recessed entries, a display window, and a double-hung window. The second story contains a projecting bay window, two flush windows, and a pent cornice under a high parapet. The front volume of the building has a gabled roof.
- 1048-50 Oak Street (Block 1216, Lot 004): An irregular, roughly 25' x 80' lot containing a two-story, wood-frame, wood- and stucco-clad, flat-front residential building constructed in the late nineteenth

century in the Italianate style. The primary façade features two entrances and two windows and the second story features two two-window sets to the sides and a single central window. All window and door openings feature segmental arch heads.

The properties are located within the Divisadero Street Neighborhood Commercial Transit Zoning District and a 65 -A Height and Bulk District.

### **Pre-Existing Historic Rating / Survey**

The subject properties at 400 Divisadero Street, 444 Divisadero Street, 1048-50 Oak Street, 1052 Oak Street, 1060-62 Oak Street, and 1064 Oak Street are not included on any historic resource surveys or listed on any local, state or national registries. They are considered "Category B" properties (Properties Requiring Further Consultation and Review) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to their ages.

### **Scope of Review**

In general, a building can be considered for California Register of Historical Resources eligibility if it can be demonstrated that sufficient time has passed to understand its historical importance.<sup>1</sup> The Department uses forty-five years or older to identify potential historic resources unless there is evidence demonstrating that historical significance can be accessed for more recent properties. The Office of the Assessor-Recorder gives a construction date of 1958 for the gas station complex at 400 Divisadero Street. However, the Historic Resources Evaluation, Part 1 (HRE), prepared by Architecture + History, LLC for the current project, shows that the structures constructed in 1958 and depicted in a 1959 photograph no longer exist, and that the existing structures were built in connection with building permits issued in 1988. Therefore, 400 Divisadero Street is less than forty-five years old and there is no information indicating that it should be given special consideration as a more recent building of clear historical importance. For that reason, 400 Divisadero Street is not evaluated as a potential historic resource in this report.

Similarly, the car wash building at 444 Divisadero Street, constructed in 1988, is not evaluated in this report.

1064 Oak Street is a vacant lot that does not contain any buildings and is exempt from evaluation of historic architectural resources.

Therefore, the following evaluation of historical architectural resources is limited to the buildings located at 1048-50 Oak Street, 1052 Oak Street, and 1060-62 Oak Street.

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<sup>1</sup> "California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison (for the purposes of determining eligibility for the California Register)," Office of Historic Preservation, California Department of Parks and Recreation, <http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>, Accessed 1 March 2019, 3.



### Neighborhood Context and Description

In the vicinity of the project site, Divisadero Street is an active commercial corridor with many shops, restaurants, and bars; Oak Street is a busy three- to four-lane, one-way street that carries a high volume of auto and bicycle traffic from west to east. Another important commercial corridor is located two blocks to the south along Haight Street. Between these commercial areas, the surrounding area is largely residential, containing a high volume of single- and multi-family buildings that are generally two stories in height.

Development in the neighborhood that came to be known as the Western Addition began in 1855 with the passage of the Van Ness Ordinance, which platted the streets between Larkin and Divisadero and (eventually) settled land ownership disputes among the various groups of title holders and squatters who claimed ownership in the district. To make the area more attractive and suitable for residential development, the Ordinance designated certain areas as large public parks, which we know today as Alamo Square, Jefferson Square, and Duboce Park, among others. The introduction of a streetcar line along Haight Street in 1883 made the neighborhood more accessible and provided a direct connection to the city's commercial core. As a result of these various stimuli, the Western Addition was largely built out by the end of the nineteenth century, mainly with rows of two-story, wood-frame homes designed in a variety of Victorian styles. The district at this time hosted a large and ethnically diverse middle-class population.

The 1906 earthquake and fires spared much of the Western Addition, preserving its nineteenth century building stock. In the aftermath of the disaster, large numbers of Japanese Americans moved into the district, where the exclusionary housing practices found elsewhere in the city were less common. The neighborhood known as Japantown thrived until World War II, when most of its residents were forcibly relocated to internment camps. Many of the recently vacated residences were subsequently occupied by African Americans. This community, which was centered around Fillmore Street, experienced a different form of displacement as a result of mid-twentieth century urban renewal. As overseen by the San Francisco Redevelopment Agency, this process entailed the demolition of blocks of historic buildings, the construction of numerous modern housing projects, the conversion of Geary Street into a high-capacity boulevard, and the creation of the Japan Center, a shopping area that was designed as the core of a reestablished Japantown. The Japantown and Fillmore areas are located several blocks to the northeast of the subject properties.

Many African Americans displaced by redevelopment resettled in the Lower Haight and Haight-Ashbury areas. Also in the mid-twentieth century, an elevated section of the Central Freeway was constructed along Octavia Boulevard in the southeastern corner of the neighborhood. While parts of the Western Addition remained prosperous through the twentieth century, those portions that were subjected to redevelopment and were adjacent to the Freeway suffered from poverty, crime, and disinvestment. After being critically damaged in the 1989 Loma Prieta earthquake, the section of the Central Freeway running over Octavia Boulevard was removed. Recently, the area surrounding the former Freeway and other sections of the Western Addition—including the Lower Haight—have experienced significant gentrification.

**CEQA Historical Resource(s) Evaluation**

**Step A: Significance**

*Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.*

To assist in the evaluation of the properties associated with the proposed project, the Project Sponsor has submitted a consultant report:

- ☐ Architecture + History, LLC, 400 Divisadero Street, San Francisco, CA, Historic Resources Evaluation – Part 1 (January 19, 2016) (HRE)

**N.B. The following sections separately address the three buildings at 1048-50 Oak Street, 1052 Oak Street, and 1060-62 Oak Street.**

**1048-50 Oak Street**

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance:	Period of Significance: <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Below is a brief description of the historical significance per the criteria for inclusion on the California Register of Historical Resources for 1048-50 Oak Street. This summary is based upon the HRE. Staff concurs with HRE's findings that the subject building is not eligible for listing in the CRHR under any Criterion, either individually or as a contributor to a historic district, and refers the reader to this report for additional information.

**Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

Staff concurs with the HRE's finding that the subject building does not appear eligible for listing on the California Register under Criterion 1.



Originally constructed in the late nineteenth century, the residence at 1048-50 Oak Street may be broadly associated with the boom in residential development that occurred in the Western Addition neighborhood and the Lower Haight area at this time. However, the subject building does not possess a direct or notable association with this or any other historical events that would justify a finding of individual eligibility under Criterion 1.

Further, the subject building's immediate surroundings contain a variety of different building types and styles that have been altered to varying degrees. The area does not cohere visually or thematically into a CRHR-eligible historic district.

Therefore the subject building at 1048-50 Oak Street does not appear eligible for listing in the CRHR under Criterion 1, either individually or as a contributor to a historic district.

**Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.**

Owned by several members of the Joyce family from the time of its construction into the 1920s, the subject property subsequently changed hands regularly. The building's two units have housed a number of different tenants, including Michael Harrington and William Day, the Addilgo family, the Deane family, and the Moran family. None of the owners or occupants of 1048-50 Oak Street appear to be sufficiently important to history to support a finding of eligibility under Criterion 2.

**Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

The subject building at 1048-50 Oak Street exhibits some of the elements of a false-front Italianate style residence, such as segmental arch windows and a bracketed cornice. However, the building lacks some of the elements necessary to be considered a full expression of the style. This is due in part to a campaign of alterations in 1928 that resulted in the removal of some wood features and the application of stucco over the front façade. As currently configured, the subject building does not embody the distinctive characteristics of any type, period, region, or method of construction; does not represent the work of a master; and does not possess high artistic value.

As noted, the subject building's immediate surroundings contain a variety of different building types and styles that have been altered to varying degrees. The area does not cohere visually or thematically into a CRHR-eligible historic district.

Therefore the subject building is not eligible for listing in the CRHR under Criterion 3, either individually or as a contributor to a historic district.

**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.<sup>10</sup>**

Based upon a review of information in the Departments records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

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<sup>10</sup> Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process.

1052 Oak Street

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance:	Period of Significance: <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Below is a brief description of the historical significance per the criteria for inclusion on the California Register of Historical Resources for 1052 Oak Street. This summary is based upon the HRE. Staff concurs with HRE's findings that the subject building is not eligible for listing in the CRHR under any Criterion, either individually or as a contributor to a historic district, and refers the reader to this report for additional information.

**Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

Staff concurs with the HRE's finding that the subject building does not appear eligible for listing on the California Register under Criterion 1.

1052 Oak Street appears to have been constructed in the late nineteenth century as an accessory structure for the adjacent building at 1060-1062 Oak Street, and is located on the same lot. The subject building at 1052 Oak Street has been used for both residential and commercial purposes and may be broadly associated with the boom in residential development that occurred in the Western Addition neighborhood and the Lower Haight in the late nineteenth century. However, the subject building does not possess a direct or notable association with this or any other historical events that would justify a finding of individual eligibility under Criterion 1.

Further, the subject building's immediate surroundings contain a variety of different building types and styles that have been altered to varying degrees. The area does not cohere visually or thematically into a CRHR-eligible historic district.

Therefore the subject building at 1052 Oak Street does not appear eligible for listing in the CRHR under Criterion 1, either individually or as a contributor to a historic district.

**Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.**

Long term owners include Frank D. Eveleth (1894-1924), a butcher, and C.W. Schilling (1924-1955), whose profession is unknown. Both Eveleth and Schilling simultaneously owned the adjacent residence at 1060-62 Oak Street. Long-term occupants include the Hamada family (c.1910-1920). The Hamada family was one of several Japanese-American families in the neighborhood at this time, and is not considered

significant within the context of Japanese-American history or to the development of the Japantown enclave, which was located several blocks to the northeast of the subject building.

None of the owners or occupants of 1052 Oak Street appear to be sufficiently important to history to support a finding of eligibility under Criterion 2.

**Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

Archived Google Street View photo montages show that as recently at 2008 the subject building at 1052 Oak Street was approximately one half of its current width. Where the west half of the ground story currently exists, there was an opening for a vehicular driveway. Where the east half of the ground story currently exists, there was a multi-light display window and a chamfered, recessed entry. The flat wood panel that spans the width of the current building and may have once sported signage was still there. Subsequently, the display window was replaced by a smaller vinyl window, the recessed entry was infilled and replaced with a section of wall containing a window, and the vehicular driveway was filled in with a section of wall and a pedestrian door. As currently configured, the subject building lacks much of its original built fabric and does not embody the distinctive characteristics of any type, period, region, or method of construction; does not represent the work of a master; and does not possess high artistic values.

As noted, the subject building's immediate surroundings contain a variety of different building types and styles that have been altered to varying degrees. The area does not cohere visually or thematically into a CRHR-eligible historic district.

Therefore the subject building is not eligible for listing in the CRHR under Criterion 3, either individually or as a contributor to a historic district.

**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.<sup>11</sup>**

Based upon a review of information in the Department's records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

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<sup>11</sup> Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process.



1060-62 Oak Street

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: c.1886	Period of Significance: <input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

Below is a brief description of the historical significance per the criteria for inclusion on the California Register of Historical Resources for 1060-62 Oak Street. This summary is based upon the HRE. Staff concurs with HRE's findings that the subject building is eligible for individual listing in the CRHR under Criterion 3, but does not contribute to a potential historic district. The reader is referred to the HRE for additional information.

**Criterion 1: Property is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.**

Staff concurs with the HRE's finding that the subject building does not appear eligible for listing on the California Register under Criterion 1.

The subject building at 1060-62 Oak Street may be broadly associated with the boom in residential development that occurred in the Western Addition neighborhood and the Lower Haight in the late nineteenth century. However, the subject building does not possess a direct or notable association with this or any other historical events that would justify a finding of individual eligibility under Criterion 1.

Further, the subject building's immediate surroundings contain a variety of different building types and styles that have been altered to varying degrees. The area does not cohere visually or thematically into a CRHR-eligible historic district.

Therefore, the subject building at 1060-62 Oak Street does not appear eligible for listing in the CRHR under Criterion 1, either individually or as a contributor to a historic district.

**Criterion 2: Property is associated with the lives of persons important in our local, regional or national past.**

Long term owners of 1060-62 Oak Street and include Frank D. Eveleth (1894-1924), a butcher, and C.W. Schilling (1924-1955), whose profession is unknown. Both Eveleth and Schilling simultaneously owned the adjacent building at 1052 Oak Street. Eveleth and his family also resided at 1062 Oak. Otherwise, the two units at 1060-62 Oak housed a variety of occupants (including commercial tenants at the ground floor), none of whom appears to have stayed there for a significant period. None of the owners or



occupants of 1060-62 Oak Street appear to be sufficiently important to history to support a finding of eligibility under Criterion 2.

**Criterion 3: Property embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.**

The subject building at 1060-62 Oak Street appears eligible for individual listing in the CRHR under Criterion 3 as a strong example of Stick Style architecture in the Lower Haight and as a rare example of a residential-over-commercial type of building executed in the Stick Style. The building clearly exhibits many of the distinctive characteristics of this style, including the square projecting bay, the bracketed cornice, and the ornamental door surrounds. The Spring Valley Water tap records from 1886 clearly indicate that the ground floor was used for commercial purposes from the building's first construction. The building's two ground-floor entrances thus appear to be original.

As noted, the subject building's immediate surroundings contain a variety of different building types and styles that have been altered to varying degrees. The area does not cohere visually or thematically into a CRHR-eligible historic district.

Therefore, the subject building is eligible for individual listing in the CRHR under Criterion 3, but does not appear to contribute to a historic district eligible under this Criterion.

**Criterion 4: Property yields, or may be likely to yield, information important in prehistory or history.<sup>12</sup>**

Based upon a review of information in the Departments records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type.

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

Integrity is evaluated only for properties found eligible for listing in the CRHR. The subject property at 1060-62 Oak Street has retained or lacks integrity from the period of significance noted in Step A:

<b>Location:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Setting:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Association:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Feeling:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Design:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	<b>Materials:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
<b>Workmanship:</b>	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

1060-62 Oak Street retains a good degree of integrity, having undergone few major alterations since it was originally constructed. The replacement of windows and the reconfiguration of one first-story entrance and display window have affected the building's integrity of materials and workmanship, but not to the

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<sup>12</sup> Assessment of archeological sensitivity is undertaken through the Department's Preliminary Archeological Review process.

extent that it can be said to lack these qualities. Similarly, the development of the area to the west as a largely open gas station complex has affected the building's integrity of setting, but the size, scale, and residential character of the area to the east allow this quality to be partially retained. Overall, 1060-62 Oak Street conveys its significance as a good example of a Stick Style building constructed in the late nineteenth century with a ground-story commercial store and a residence above.

### Step C: Character Defining Features

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

The character-defining features of 1060-62 Oak Street include the following:

- Two-story height and wood-frame construction
- Built out to the front lot line with no setback
- Residential-over-commercial configuration
- Gables roof behind a false parapet
- Two recessed entries and a commercial display window at the ground story
- Decorative framing around ground-story entries; transoms over entry doors
- Projecting square window bay at second story
- Tall, narrow windows with square tops and upper panels
- A bracketed and paneled pent cornice
- Horizontal wood siding
- An overall feeling of verticality

### CEQA Historic Resource Determination

- ☒ Historical Resource Present
- ☒ Individually-eligible Resource
  - ☐ Contributor to an eligible Historic District
  - ☐ Non-contributor to an eligible Historic District

☐ No Historical Resource Present

### PART I: PRINCIPAL PRESERVATION PLANNER REVIEW

Signature: Allison Vanderslice Date: 4/4/2019  
Allison Vanderslice, Principal Preservation Planner





Figure 1. 400 Divisadero St. Screenshot of 2017 Google Streetview.



Figure 2. 444 Divisadero St. Screenshot of 2017 Google Streetview.



Figure 3. 1064 Oak St. Screenshot of 2017 Google Streetview.



Figure 4. 1052 Oak St. Screenshot of 2017 Google Streetview.



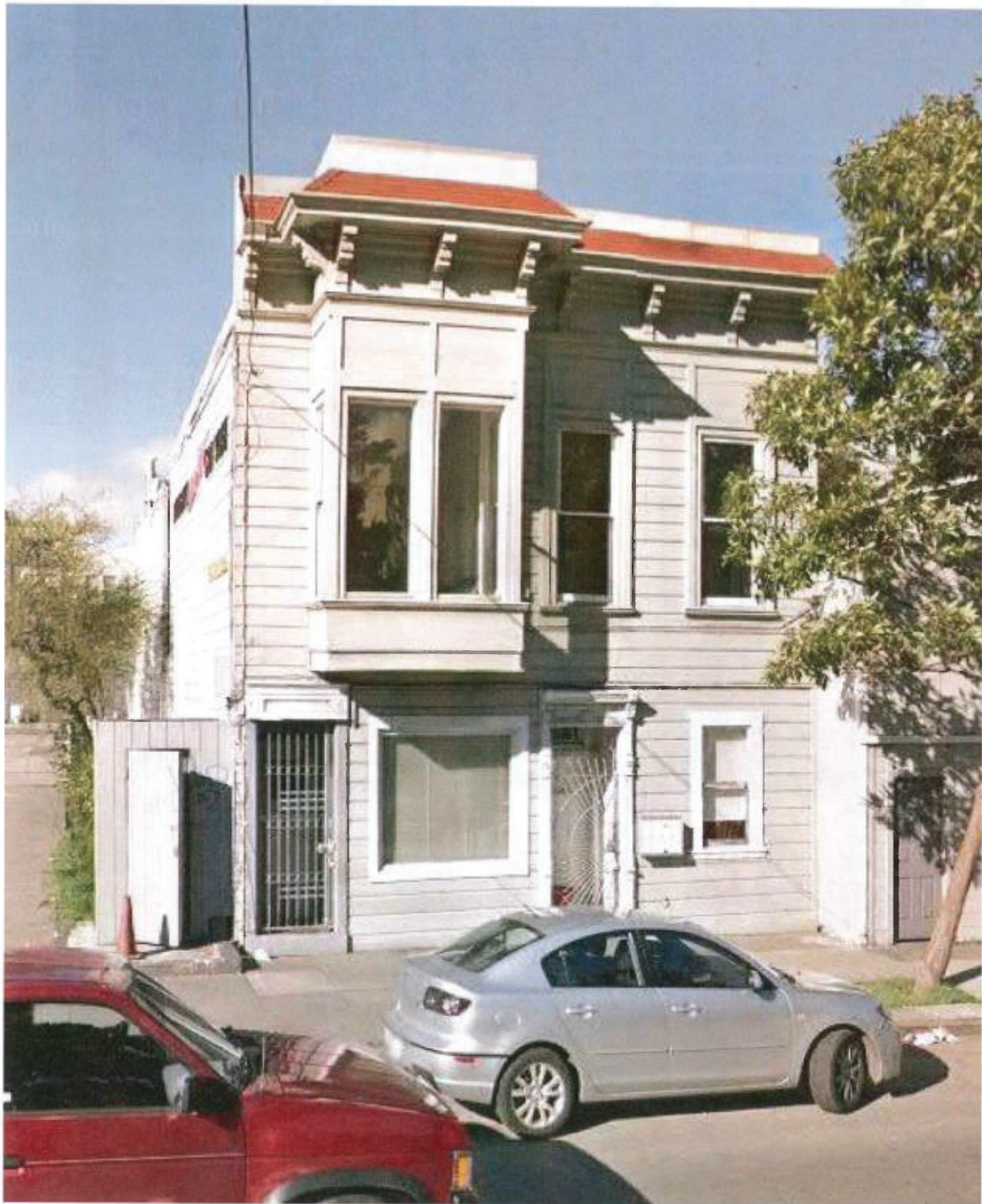


Figure 5. 1060-62 Oak St. Screenshot of 2017 Google Streetview.



Figure 6. 1048-50 Oak St. Screenshot of 2017 Google Streetview.





# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

*Date* April 15, 2019  
*Case No.:* 2015-007816ENV  
*Project Address:* 400-444 Divisadero Street and 1048-1064 Oak Street  
*Zoning:* Divisadero Street Neighborhood Commercial Transit District  
65-A Height and Bulk District  
*Block/Lot:* 1216/004, 005, 017, 018, 019  
*Date of Review:* April 15, 2019 (Part 2)  
*Staff Contact:* Rachel Schuett (Environmental Planner)  
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### PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

**Per Drawings/Materials Dated:** April 2019 (1060-62 Oak Street Relocation and Rehabilitation plan set, Page & Turnbull); 2/13/19 (Conditional Use Application plan set)

#### Part 1 Summary

In the Historic Resource Evaluation Response, Part 1 (dated April 4, 2019), Planning staff evaluated the historic significance of all properties on the project site, i.e., 400 Divisadero Street (1216/017), 444 Divisadero Street (1216/018), 1064 Oak Street (1216/019), 1052 and 1060-62 Oak Street (1216/005), and 1048-50 Oak Street (1216/004). Of these, Planning staff determined that only the building at 1060-62 Oak Street is a historic resource. It was determined eligible for individual listing in the California Register of Historical Resources (CRHR) under Criterion 3 as a good example of Stick-Style architecture in the Lower Haight and as a rare example of a residential-over commercial building type executed in the Stick Style. The period of significance is c.1886. No historic districts are present.

#### Project Description

The proposal is to demolish the buildings located at 400 Divisadero Street, 444 Divisadero Street, 1048-50 Oak Street, 1052 Oak Street, and 1064 Oak Street. The identified individually eligible historic resource at 1060-62 Oak Street would be moved two lots to the east, approximately fifty feet, and would be rehabilitated as a two-family residential building. At the corner location, a new, 4-6-story, approximately 148,000 GSF residential building including approximately 8,000 GSF of retail space would be constructed. Additional work proposed for the historic building at 1060-62 Oak Street includes the removal of non-historic rear and side-yard additions; the replacement of non-historic windows with new, historically appropriate windows; the replacement of the front entry doors with new, historically appropriate doors; the replacement of the security gates at the front entries; selective repair and in-kind replacement of siding and ornamental wood features; and interior alterations. For protection during relocation, the

subject building's historic windows would be removed and stored, and then rehabilitated and reinstalled after the building has been secured at its new location. Other potentially vulnerable features such as window openings and the parapet will be braced during the relocation. The relocated building will retain its existing height and position on its lot relative to the front lot line.

### Project Evaluation

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*

### Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

### California Register-eligible Historic District or Context:

- ☐ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

To assist in the evaluation of the proposed project, the Project Sponsor has submitted the following materials:

- ☐ Page & Turnbull, 1060-62 Oak Street Relocation and Rehabilitation plan set, April 2019
- ☐ Page & Turnbull, P&T Response to SF Planning Department Comments, 4/4/2019
- ☐ Page & Turnbull, Historic Building Relocation Statement of Qualifications, undated
- ☐ Bill Brown Construction, 1060/1062 Oak Street Shoring and Move Narrative, undated
- ☐ Bill Brown Construction, List of past projects, undated

### Project Impacts

Under CEQA, a project that conforms to all of the Secretary of the Interior's Standards for Rehabilitation (the Standards) benefits from the presumption that it will not result in an impact to historic architectural resources (CEQA Guidelines 15064.5(b)(3)). If a project fails to meet the Standards, then it must be analyzed further to determine if the project will "materially impair" the significance of a historic resource. Material impairment occurs when a project "[d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources" (CEQA Guidelines 15064.5(b)(2)(B)).

In this case, staff finds that the proposed project does not conform one of the Secretary of the Interior's Standards for Rehabilitation. On further analysis, however, staff finds that the project would not result in a significant adverse impact to historic resources.



The project meets the following Standards<sup>1</sup>:

- Standard 1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

1060-62 Oak Street was originally built with a commercial unit in the ground floor and a residence in the upper floor. Subsequently, the ground floor space was used for both commercial and residential purposes. The project proposes one residential unit on each floor. Although this is not consistent with the original use of the ground floor, it is a compatible use that would not require alteration of any of the character-defining features that indicate the historic existence of commercial space at the ground floor (e.g., the two entries, the display window).

- Standard 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features that characterize a property shall be avoided.*

The removal of non-historic additions at the rear and side yard will not affect the historic character of 1060-62 Oak Street. Similarly, other elements that are proposed for replacement—the single-pane windows in the projecting bay, the entry doors, the security gates—are non-historic. New windows in the projecting bay will be one-over-one wood sash whose dimensions and detailing will match the existing historic windows. The new paneled and glazed entry doors will be compatible with the subject building's age and historic character. New security gates will be simple, minimal, and will not detract from the building's character-defining features. For protection during the relocation, historic window sash will be temporarily removed and stored. Once the building has been relocated, the sash will be rehabilitated and reinstalled. The building's character-defining features have been inspected and are not expected to come loose or be damaged during relocation. Vulnerable features such as the roof parapet and window openings will be braced before the relocation process begins. To bring the building into compliance with current building code and best practices for reducing water and pest infiltration, a 4" separation will be created above the sidewalk at the bottom of the front façade. This separation will expose the concrete foundation, which will be finished to match the historic siding above. The introduction of this separation will not affect the building's overall height above grade, which will be maintained. All other exterior alterations are restorative in nature and will not affect the property's historic character (see Standard 6 below).

- Standard 3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

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<sup>1</sup> Standard 8 deals with archeological resources and is not addressed in this document.

All alterations to the visible exterior façade of 1060-62 Oak Street would be restorative in nature and would not create a false sense of historical development.

- Standard 4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The proposal does not call for the removal of any features on 1060-62 Oak Street that have acquired significance over time. As noted, the rear and side yard additions that are proposed for removal have been evaluated and determined non-historic.

- Standard 5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

All of the features of 1060-62 Oak Street that mark it as an example of Stick Style architecture shall be preserved. See the Standard 2 above for a discussion of features that will be protected and/or temporarily removed during the relocation process.

- Standard 6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The project proposes to selectively repair deteriorated siding and decorative wood features of 1060-62 Oak Street. Where these elements are too deteriorated to repair, they would be replaced in kind with new elements that will match the original in design, color, texture, and material. Non-historic windows and doors will be replaced with new windows and doors that will, in the case of the windows, match extant examples on the subject building or, in the case of the doors, be based on historically compatible models (See Standard 2 above). Otherwise, no historic features have been identified as missing.

- Standard 7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Harsh physical and chemical treatments shall not be applied to the historic resource at 1060-62 Oak Street.

- Standard 9. *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The project does not propose any direct additions to the historic building at 1060-62 Oak Street. The project does propose the construction of a new, 4-6-story mixed-use building in the large corner lot adjacent to the historic building's new location. This construction will not destroy or alter any of the subject building's character-defining features. Where

it is directly adjacent to the subject building, the new construction will be lower in height (4 stories) and will step up toward the corner of Divisadero. The lower height of the adjacent construction combined with its projecting window bays will help to maintain the general scale, rhythm and character of the surrounding area on Oak Street, and thus will protect the subject building's setting.

The project does not meet the following Standard:

Standard 10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Planning staff has determined that the project does not conform to Standard 10. The relocation of the historic building at 1060-62 Oak Street approximately 50 feet to the east combined with the construction of a large new building at the corner site makes it extremely unlikely that the historic building would ever be moved back to its original location.

Because the project fails to meet one of the Standards, Planning staff has analyzed it further to determine if, per CEQA guidelines, it will result in a material impairment to the historic resource. As noted above, material impairment occurs when a project "[d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources" (CEQA Guidelines 15064.5(b)(2)(B)).

In this case, Planning staff has determined that the project will not materially impair the historic resource. None of the historic building's character-defining features will be affected by the relocation and associated new construction. Once the project is completed, the historic building at 1060-62 Oak Street will still be identifiable as a good example of a Stick-Style building constructed in the late nineteenth century with a ground-story commercial store and a residence above. Although the building would be moved, it would still be located in a mid-block lot on the north side of Oak Street between Divisadero and Scott Streets, and therefore its essential integrity of setting would be unaltered. Planning staff notes that the California State Historical Resources Commission (SHRC), the board responsible for reviewing applications for listing in the California Register of Historical Resources, has stated that "a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource."<sup>2</sup> Finding that the subject building would likely be demolished as part of the current project if it were not moved and that the new location is compatible with the building's original character and use, Planning staff finds that the proposed relocation is consistent with the direction of the SHRC.

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<sup>2</sup> State of California Office of Historic Preservation, Department of Parks and Recreation, "California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register," <http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>, accessed 15 April 2019, 3.



In sum, the proposed project will not cause a significant adverse impact to the individually eligible historic resource located at 1060-62 Oak Street

**PART II: PRINCIPAL PRESERVATION PLANNER REVIEW**

Signature:  Date: 4/17/2019  
Allison Vanderslice, *Principal Preservation Planner*

cc: Mary Woods, Project Planner

# Land Use Information

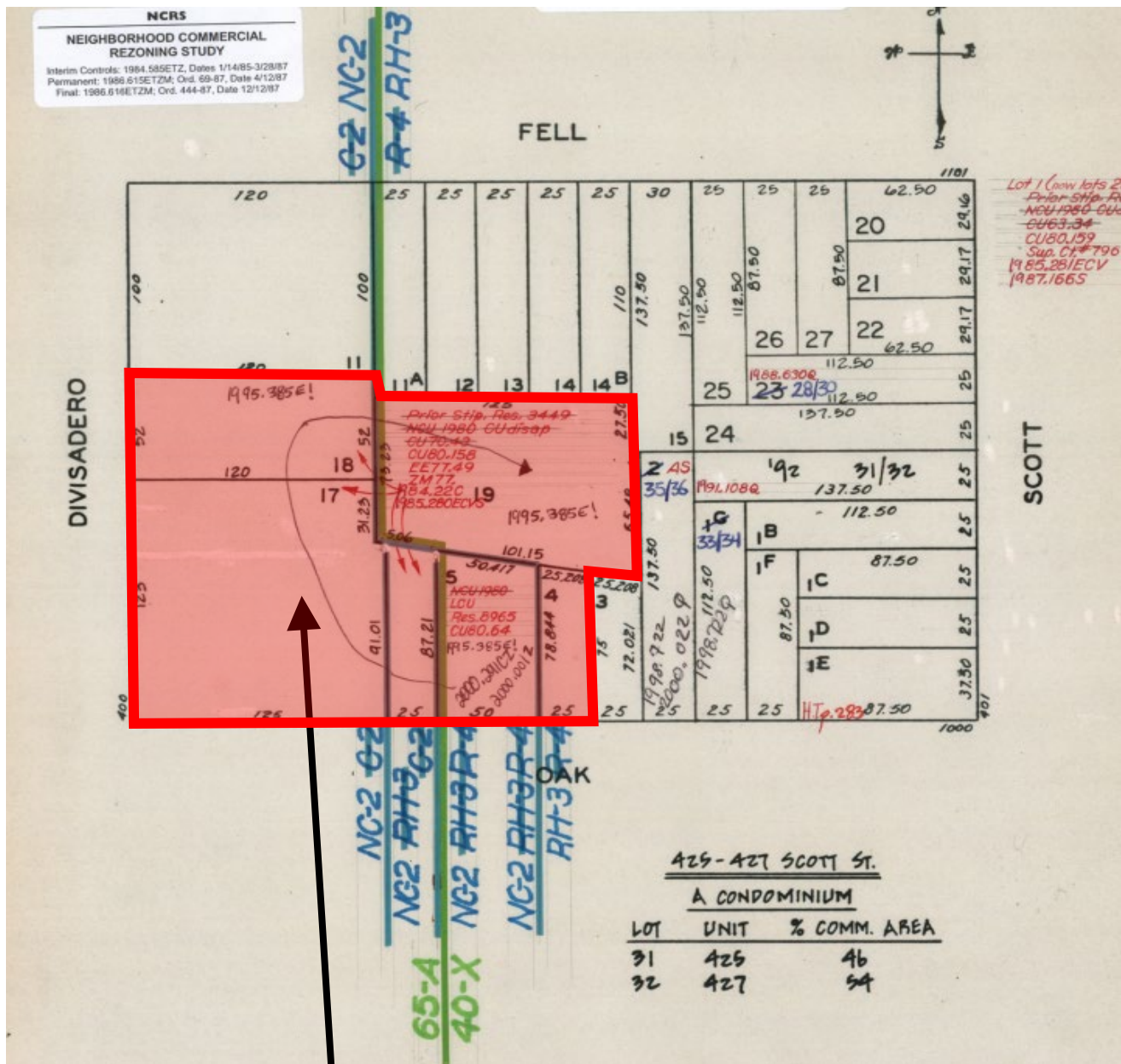
**Project Address: 400 Divisadero St**  
**Record No.: 2015-007816CUA**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	0	8,450	+8,450
Residential GSF	2,913	131,713	+128,800
Retail/Commercial GSF	3,330	8,100	+4,770
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	17,671	+17,671
Public Open Space	0	0	0
Other (Building Operation)	0	1,821	+1821
<b>TOTAL GSF</b>	<b>6,243</b>	<b>167,755</b>	<b>+161,512</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	37	37
Dwelling Units - Market Rate	5	144	149
Dwelling Units - Total	5	181	186
Hotel Rooms	0	0	0
Number of Buildings	4	1	2
Number of Stories	2	6	6
Parking Spaces	0	56	56
Loading Spaces	0	1	1
Bicycle Spaces	0	186	186
Car Share Spaces	0	1	1
Other ( N/A )	-	-	-

	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units	0	89	89
One Bedroom Units	0	21	21
Two Bedroom Units	0	74	74
Three Bedroom (or +) Units	2	2	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0



# Parcel Map



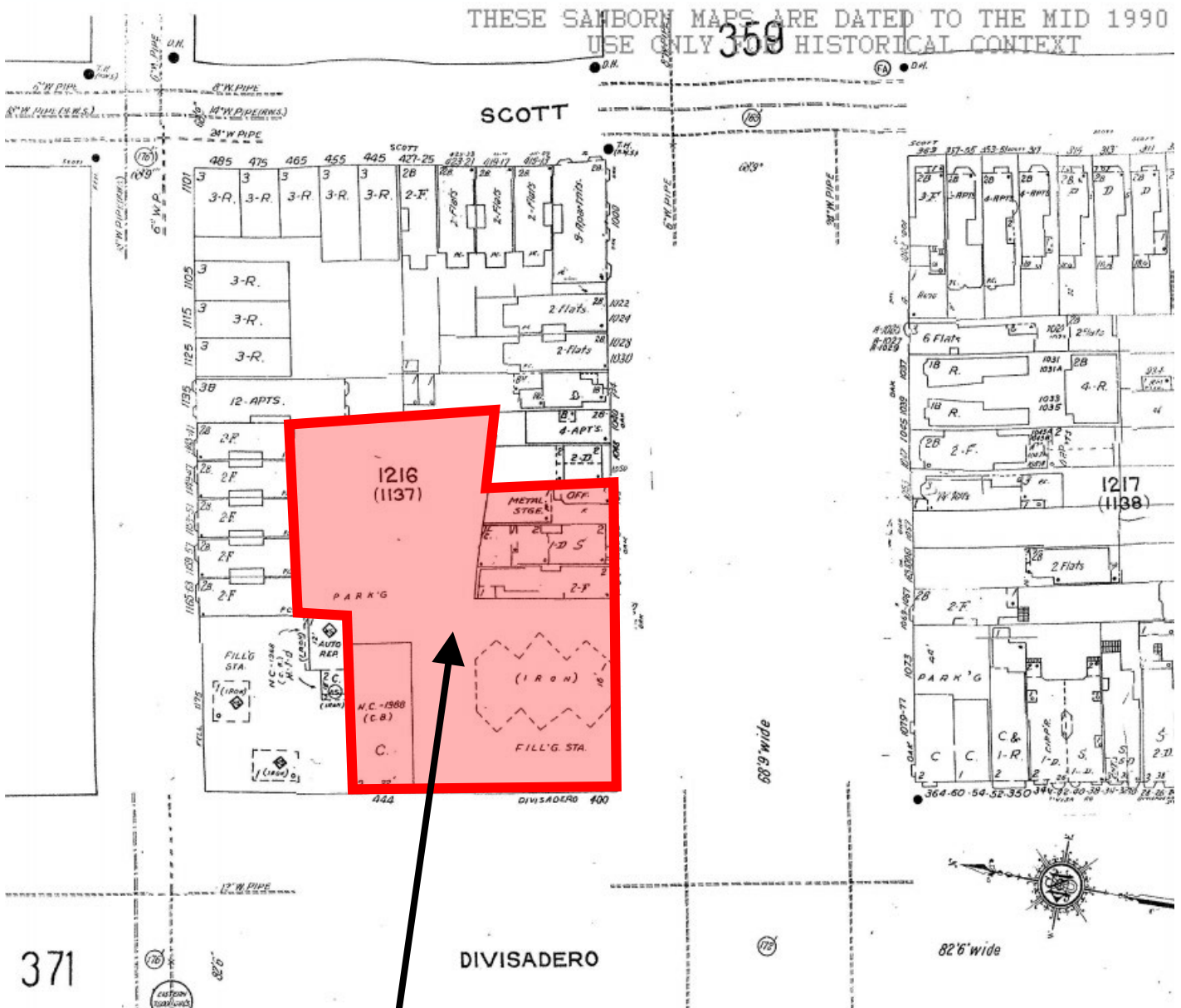
## SUBJECT PROPERTY



Conditional Use Hearing  
Record Number 2015-007816CUA  
400-444 Divisadero Street and  
1048-1062 Oak Street

## EXHIBIT E

# Sanborn Map\*



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

## SUBJECT PROPERTY

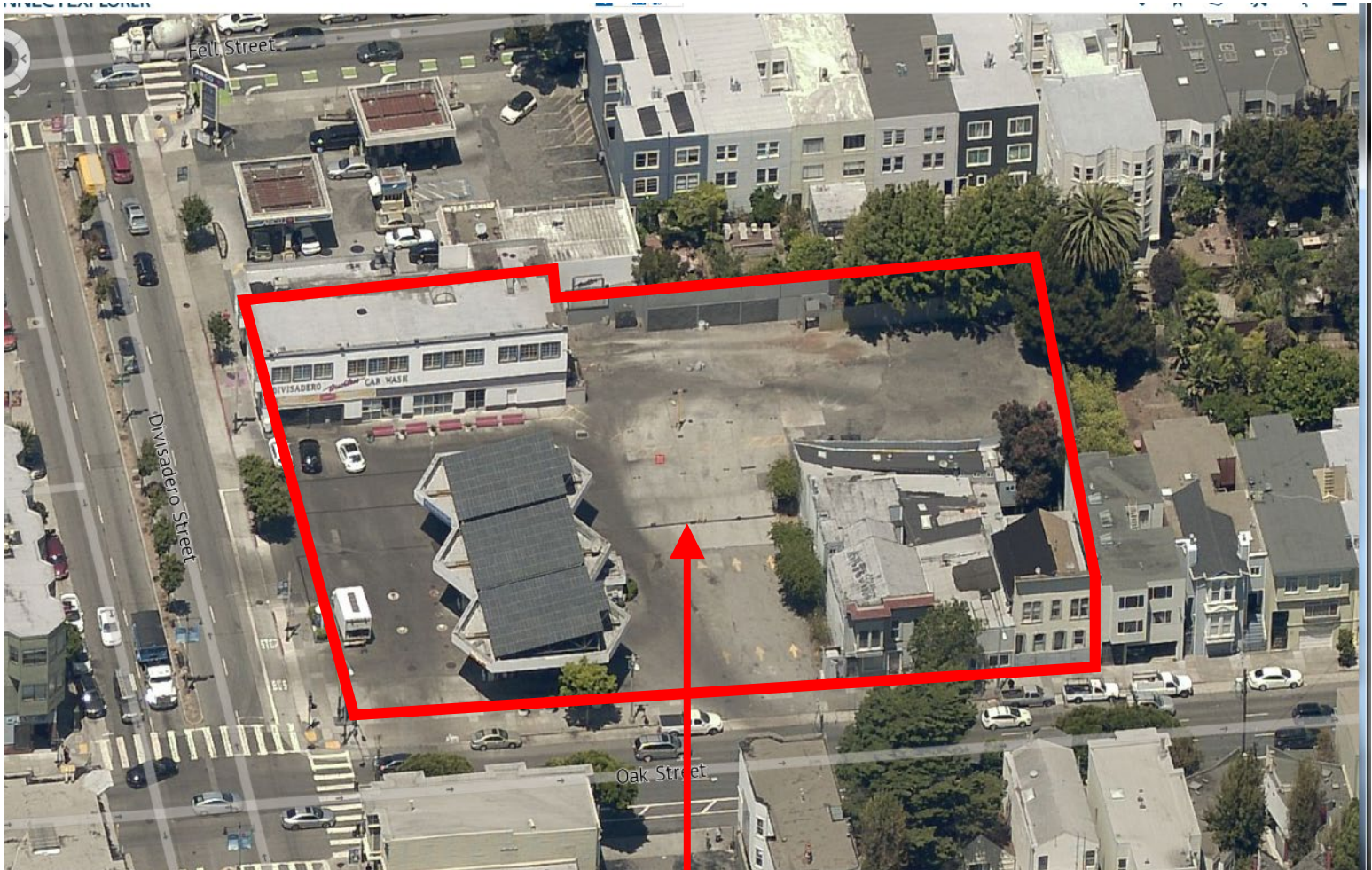


Conditional Use Hearing  
**Record Number 2015-007816CUA**  
 400-444 Divisadero Street and  
 1048-1062 Oak Street



# Aerial Photo – View 1

Looking North Toward Fell Street



**SUBJECT PROPERTY**

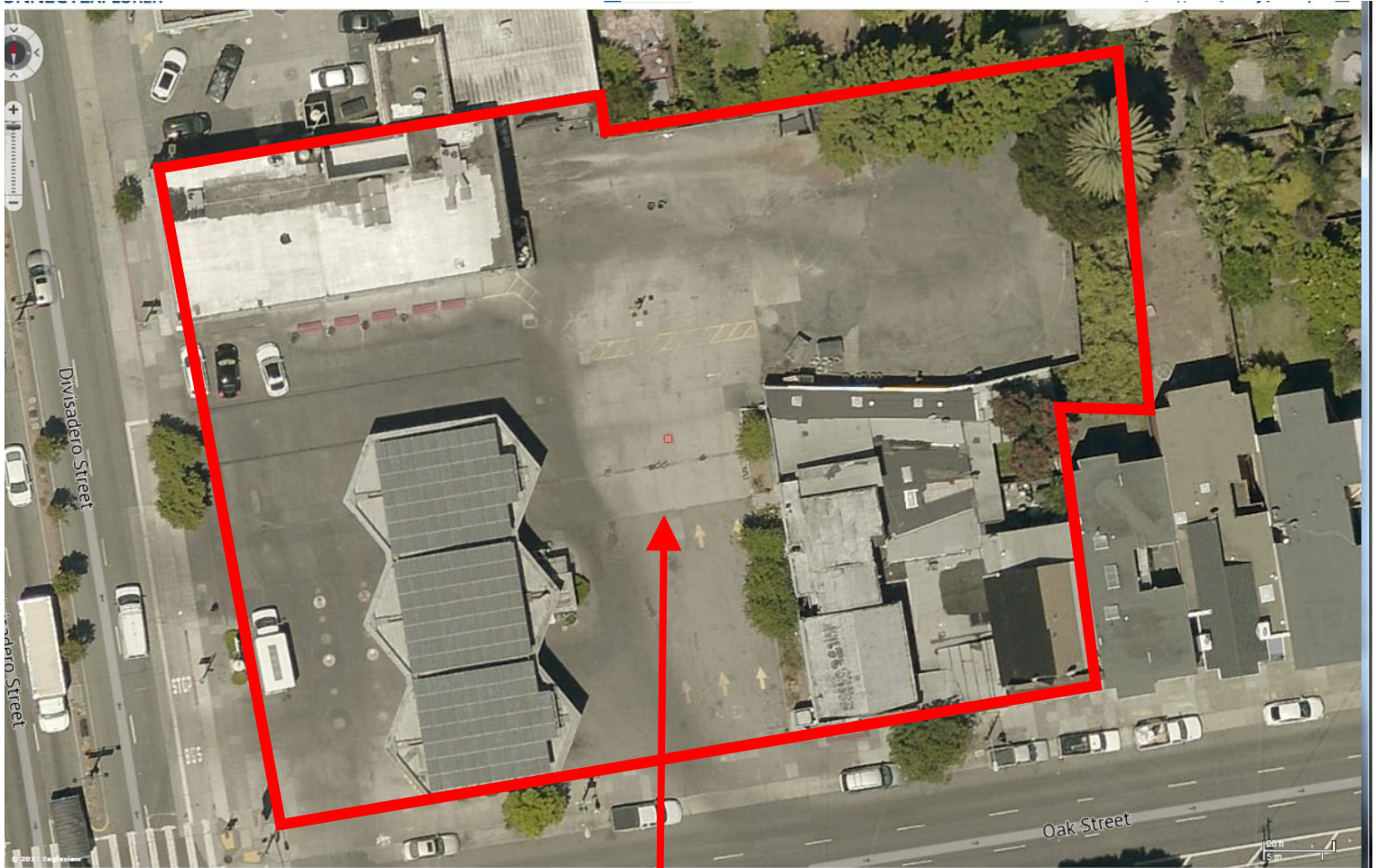


Conditional Use Hearing  
Record Number 2015-007816CUA  
400-444 Divisadero Street and  
1048-1062 Oak Street



# Aerial Photo – View 2

Birdseye View of the Project Site



**SUBJECT PROPERTY**



# Aerial Photo – View 3

Looking West Toward Divisadero Street



**SUBJECT PROPERTY**





# Zoning Map



PROJECT SITE



Conditional Use Hearing  
Record Number 2015-007816CUA  
400-444 Divisadero Street and  
1048-1062 Oak Street



# Site Photo

## Commercial Buildings on Divisadero Street



2-story, car wash, gift shop  
and admin office building at  
400-444 Divisadero St

Shell Gas Station at  
corner of Divisadero  
and Oak Streets

Conditional Use Hearing  
Record Number 2015-007816CUA  
400-444 Divisadero Street and  
1048-1062 Oak Street

# Site Photo

## Residential Buildings on Oak Street



2-story, 2-unit at  
1060-1062 Oak St  
to be retained and  
relocated on site

1-story, 1-unit at  
1052 Oak St  
to be demolished  
and replaced on site

2-story, 2-unit at  
1048-1050 Oak St  
to be demolished  
and replaced on site

Conditional Use Hearing  
Record Number 2015-007816CUA  
400-444 Divisadero Street and  
1048-1062 Oak Street

## Woods, Mary (CPC)

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**From:** Erva Doce <indigowaves@hotmail.com>  
**Sent:** Wednesday, March 27, 2019 9:14 PM  
**To:** Woods, Mary (CPC)  
**Cc:** Schuett, Rachel (CPC); lcuadra@bergdavis.com; Dean Preston  
**Subject:** Re: Proposed Killer of NATIVE wildlife: 400 Divis  
**Attachments:** caterpillars-pipevine.jpg

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

we support <http://natureinthecity.org/>

not cheeto condos! plan planting california pipevine plants -- for native butterfly use in 5 years.  
NOT condo plan.



### Nature in the City

Nature in the City is San Francisco's first organization wholly dedicated to eco-literacy, conservation, restoration, and stewardship of San Francisco's wild places

[natureinthecity.org](http://natureinthecity.org)

---

**From:** Erva Doce <indigowaves@hotmail.com>  
**Sent:** Wednesday, March 27, 2019 9:18 PM  
**To:** lcuadra@bergdavis.com  
**Cc:** rachel.schuett@sfgov.org  
**Subject:** Fw: Proposed Killer of NATIVE wildlife: 400 Divis

gross.

destroying our neighborhood sky are air is not welcome.

---

**From:** Erva Doce  
**Sent:** Wednesday, March 27, 2019 9:11 PM  
**To:** rachel.schuett@sfgov.org  
**Subject:** Proposed Killer of NATIVE wildlife: 400 Divis

**EXHIBIT F**



greetings rachel,

***please advise - study & respond ASAP:***

redesign is a must. your proposed design sucks, and is detrimental to our health.

we are a young family who have lived on divis for almost 15 years, and run a volunteer-based local garden. we attend public schools and love our connection to the critical NATURAL corridor of divisadero.

- under no circumstances, should there be on site CAR PARKING spaces. this nightmare high injury corridor does not need more cars.
  - what is impact of increased dog shit!?
  - impact to our native butterflies population?!
  - impact to our native bird population?
  - impact to our native bees population?
  - decimating common public view of the skyline has detrimental human health implications as well.
  - what is the impact of trapping all the car exhaust?
  - all the kids who live in the neighborhood who look out the widow looking for the moon, will see a wall, of shadow. what makes you think the sky is your space? you are stealing it from us, the families who live here, and appreciate the sunrise and sunset views. these condo's kill valuable moments of peace in a hectic urban day.
  - at a min. there should be open space, native plant requirements to restore habitat. to prevent our san francisco butterflies from becoming extinct during our lifetime.
- <http://www.sfbaywildlife.info/species/butterflies.htm>

i am absolutely furious with the city's relentless wish to steal more from low income families. take your disgusting, greedy, sick condo design back to texas and eat it.

unless,  
LORAX

fennel doyle  
415-652-7740

## **Woods, Mary (CPC)**

---

**From:** Jon L. Jacobi <jon@jonljacobi.com>  
**Sent:** Wednesday, May 15, 2019 3:45 PM  
**To:** Woods, Mary (CPC)  
**Subject:** 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

As you probably remember, I'm dead set against the project as proposed. It's being built on a liquefaction zone, is completely out of place aesthetically, will add traffic to one of the busiest intersections in the city, is not family-friendly, and is being basically forced down the community's throats. No one here wants the building as proposed, yet it seems there's nothing that can be done to stop it.

I could go on, but a development of this size and density belongs elsewhere. Logically, closer to downtown. The zoning as it was, before NCT, was put in place for good reasons. To preserve the character of the neighborhood, as well as to limit the amount of traffic injected to one of the main arteries between the outer districts and downtown. This is an auto transit zone, not a mass transit zone.

I believe at one point, the Divisadero/Fell/Oak intersection was also considered a repair and refueling point which makes a heck of a lot more sense than adding a 152 unit (or whatever it is now) development that removes a gas station. If planning for the city as a whole is a consideration, replacing the gas station with one that sells cheaper gas would make more sense. It would ease traffic snarls created by the lines at the Arco station next door and reduce the environmental impact of cars by letting them fuel during regular trips rather than burning more fuel seeking the city's shrinking supply of stations. As that gas stations on 19th avenue do.

IMHO, this land makes more sense for transit-related use, however, if there must be development there, it should be in keeping with the existing character of the neighborhood.

Sincerely, Jon L. Jacobi

## **Woods, Mary (CPC)**

---

**From:** faith <faithwho@gmail.com>  
**Sent:** Wednesday, May 15, 2019 9:24 PM  
**To:** Woods, Mary (CPC)  
**Subject:** 400 Divisadero Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Greetings Ms. Woods and Members of the Planning Commission:

I am opposed to the 400 Divisadero project and the developers' requests for 4 Conditional Use Permits for the following reasons:

Promotional materials for the 400 Divisadero project inaccurately imply/state that proper outreach to Divisadero area residents and community members has been completed; this is misleading, in that at the two main community meetings held in March of 2018 and again on March 23, 2019, the public was not allowed to engage in question and answer sessions. At these meetings, and the additional meetings that I attended, the developer and team focused their presentation on the architecture, and design of the building, and did not allow for discussion of residents' concerns - neighborhood impacting issues like infrastructure, pedestrian safety, increased traffic congestion and increased levels of truly affordable homes. The developer and its media promotion team have effectively silenced public comment throughout the process with a slick advertisement campaign, and well crafted social media management team.

Because the developer requests not just one, but four Conditional Use Permits, for this large project, there needs to be a higher standard in granting such permits. Hopefully resulting in a greater general benefit to existing Divisadero area residents, especially when it comes to whether the "key consideration finding that proposed use at the size and intensity contemplated and at the proposed location is NECESSARY OR DESIRABLE FOR and compatible with the neighborhood or the community." SF PLANNING CODE SECTION 303(1).

Affordable Divis formed in September 2015 in response to the rezoning of Divisadero entirely without community input from NCD to NCT. Over 500 residents in the Divisadero area came together in a series of five meetings to discuss development and to identify points of unity for future development. The Affordable Divis Community Plan is the result of that community driven process. I attach 5e link to the Affordable Divis Community Plan herein. <https://affordablesf.files.wordpress.com/2018/09/2016-divis-comm-plan-final.pdf>

From the Affordable Divis Community Plan:

"1) Allow bulk, density and height increases only if affordability and all other development requirements of this plan are strictly adhered to. Any project seeking bulk, density or height increase within the Divisadero Community Plan Area must go through the conditional use authorization process with the San Francisco Planning Department."



Thank you for your consideration of my opposition to the current plan for the 400 Divisadero project.

Thank you in advance, for your consideration.

## Woods, Mary (CPC)

---

**From:** Lily Sorenson <lasorenson324@gmail.com>  
**Sent:** Wednesday, May 15, 2019 8:52 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Opposing the 400 Divisadero project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Woods and Members of the Planning Commission:

I am opposed to the 400 Divisadero project and the developers' requests for 4 Conditional Use Permits for the following reasons:

Promotional materials for the 400 Divisadero project inaccurately imply/state that proper outreach to Divisadero area residents and community members has been completed; this is misleading, in that at the two main community meetings held in March of 2018 and again on March 23, 2019, the public was not allowed to engage in question and answer sessions. At these meetings, and the additional meetings that I attended, the developer and team focused their presentation on the architecture, and design of the building, and did not allow for discussion of residents' concerns - neighborhood impacting issues like infrastructure, pedestrian safety, increased traffic congestion and increased levels of truly affordable homes. The developer and its media promotion team have effectively silenced public comment throughout the process with a slick advertisement campaign, and well crafted social media management team.

Because the developer requests not just one, but four Conditional Use Permits, for this large project, there needs to be a higher standard in granting such permits. Hopefully resulting in a greater general benefit to existing Divisadero area residents, especially when it comes to whether the "key consideration finding that proposed use at the size and intensity contemplated and at the proposed location is NECESSARY OR DESIRABLE FOR and compatible with the neighborhood or the community." SF PLANNING CODE SECTION 303(1).

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"1) Allow bulk, density and height increases only if affordability and all other development requirements of this plan are strictly adhered to. Any project seeking bulk, density or height increase within the Divisadero Community Plan Area must go through the conditional use authorization process with the San Francisco Planning Department."

Thank you for your consideration of my opposition to the current plan for the 400 Divisadero project.

Thank you in advance, for your consideration



## Woods, Mary (CPC)

---

**From:** Jim Summers <att6jim@gmail.com>  
**Sent:** Tuesday, May 14, 2019 6:39 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Opposition to developer request for Conditional Use Permit @ 400 Divis, 2015-007816CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Greetings Ms. Woods and Members of the Planning Commission:

I am opposed to the 400 Divisadero project and the developers' requests for 4 Conditional Use Permits for the following reasons:

Promotional materials for the 400 Divisadero project inaccurately imply/state that proper outreach to Divisadero area residents and community members has been completed; this is misleading, in that at the two main community meetings held in March of 2018 and again on March 23, 2019, the public was not allowed to engage in question and answer sessions. At these meetings, and the additional meetings that I attended, the developer and team focused their presentation on the architecture, and design of the building, and did not allow for discussion of residents' concerns - neighborhood impacting issues like infrastructure, pedestrian safety, increased traffic congestion and increased levels of truly affordable homes. The developer and its media promotion team have effectively silenced public comment throughout the process with a slick advertisement campaign, and well crafted social media management team.

Because the developer requests not just one, but four Conditional Use Permits, for this large project, there needs to be a higher standard in granting such permits. Hopefully resulting in a greater general benefit to existing Divisadero area residents, especially when it comes to whether the "key consideration finding that proposed use at the size and intensity contemplated and at the proposed location is NECESSARY OR DESIRABLE FOR and compatible with the neighborhood or the community." SF PLANNING CODE SECTION 303(1).

Affordable Divis formed in September 2015 in response to the rezoning of Divisadero entirely without community input from NCD to NCT. Over 500 residents in the Divisadero area came together in a series of five meetings to discuss development and to identify points of unity for future development. The Affordable Divis Community Plan is the result of that community driven process. I attach 5e link to the Affordable Divis Community Plan herein. <https://affordablesf.files.wordpress.com/2018/09/2016-divis-comm-plan-final.pdf>

From the Affordable Divis Community Plan:

"1) Allow bulk, density and height increases only if affordability and all other development requirements of this plan are strictly adhered to. Any project seeking bulk, density or height increase within the Divisadero Community Plan Area must go through the conditional use authorization process with the San Francisco Planning Department."

Thank you for your consideration of my opposition to the current plan for the 400 Divisadero project.

Thank you in advance, for your consideration.

James Lowell Summers

## **Woods, Mary (CPC)**

---

**From:** james <att6@hotmail.com>  
**Sent:** Tuesday, May 14, 2019 6:16 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Opposition to current proposed planning for 400 Divisadero Street Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Greetings Ms. Woods and Members of the Planning Commission:

I am opposed to the 400 Divisadero project and the developers' requests for 4 Conditional Use Permits for the following reasons:

Promotional materials for the 400 Divisadero project inaccurately imply/state that proper outreach to Divisadero area residents and community members has been completed; this is misleading, in that at the two main community meetings held in March of 2018 and again on March 23, 2019, the public was not allowed to engage in question and answer sessions. At these meetings, and the additional meetings that I attended, the developer and team focused their presentation on the architecture, and design of the building, and did not allow for discussion of residents' concerns - neighborhood impacting issues like infrastructure, pedestrian safety, increased traffic congestion and increased levels of truly affordable homes. The developer and its media promotion team have effectively silenced public comment throughout the process with a slick advertisement campaign, and well crafted social media management team.

Because the developer requests not just one, but four Conditional Use Permits, for this large project, there needs to be a higher standard in granting such permits. Hopefully resulting in a greater general benefit to existing Divisadero area residents, especially when it comes to whether the "key consideration finding that proposed use at the size and intensity contemplated and at the proposed location is NECESSARY OR DESIRABLE FOR and compatible with the neighborhood or the community." SF PLANNING CODE SECTION 303(1).

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From the Affordable Divis Community Plan:

"1) Allow bulk, density and height increases only if affordability and all other development

requirements of this plan are strictly adhered to. Any project seeking bulk, density or height increase within the Divisadero Community Plan Area must go through the conditional use authorization process with the San Francisco Planning Department."

Thank you for your consideration of my opposition to the current plan for the 400 Divisadero project.

Thank you in advance, for your consideration.

Jim Summers  
415/730-7739



## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Sunday, May 12, 2019 10:29 AM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

In response to the City's housing crisis, San Francisco's Board of Supervisors unanimously changed zoning along the Divisadero and Fillmore corridors. This allows more homes for families, without changing the height, building envelope or buildable square footage, so to preserve the visual neighborhood character. While the previous zoning limited the site to 50-60 large expensive condos, the new zoning will allow us to build up to 186 smaller apartments. These include both "affordable by design" market rate homes and on-site BMR homes. This more than triples both the total and BMR housing, while reducing prices of market rate homes, in a building of the same size and height.

The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Margot Lee  
Sf  
margotnlee@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Saturday, May 11, 2019 9:48 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

In response to the City's housing crisis, San Francisco's Board of Supervisors unanimously changed zoning along the Divisadero and Fillmore corridors. This allows more homes for families, without changing the height, building envelope or buildable square footage, so to preserve the visual neighborhood character. While the previous zoning limited the site to 50-60 large expensive condos, the new zoning will allow us to build up to 186 smaller apartments. These include both "affordable by design" market rate homes and on-site BMR homes. This more than triples both the total and BMR housing, while reducing prices of market rate homes, in a building of the same size and height.

The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Brian Lerner  
San Francisco  
bnlerner@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Saturday, May 11, 2019 7:15 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

In response to the City's housing crisis, San Francisco's Board of Supervisors unanimously changed zoning along the Divisadero and Fillmore corridors. This allows more homes for families, without changing the height, building envelope or buildable square footage, so to preserve the visual neighborhood character. While the previous zoning limited the site to 50-60 large expensive condos, the new zoning will allow us to build up to 186 smaller apartments. These include both "affordable by design" market rate homes and on-site BMR homes. This more than triples both the total and BMR housing, while reducing prices of market rate homes, in a building of the same size and height.

The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Andrew Baker  
San Francisco  
andrew.tork.baker@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Saturday, May 11, 2019 5:20 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

In response to the City's housing crisis, San Francisco's Board of Supervisors unanimously changed zoning along the Divisadero and Fillmore corridors. This allows more homes for families, without changing the height, building envelope or buildable square footage, so to preserve the visual neighborhood character. While the previous zoning limited the site to 50-60 large expensive condos, the new zoning will allow us to build up to 186 smaller apartments. These include both "affordable by design" market rate homes and on-site BMR homes. This more than triples both the total and BMR housing, while reducing prices of market rate homes, in a building of the same size and height.

The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Molly McManus  
San Francisco (Alamo Square)  
mollymdesign@gmail.com



## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Saturday, May 11, 2019 4:33 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

In response to the City's housing crisis, San Francisco's Board of Supervisors unanimously changed zoning along the Divisadero and Fillmore corridors. This allows more homes for families, without changing the height, building envelope or buildable square footage, so to preserve the visual neighborhood character. While the previous zoning limited the site to 50-60 large expensive condos, the new zoning will allow us to build up to 186 smaller apartments. These include both "affordable by design" market rate homes and on-site BMR homes. This more than triples both the total and BMR housing, while reducing prices of market rate homes, in a building of the same size and height.

The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Kendra Robins  
San Francisco  
kendrasrobins@yahoo.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Saturday, May 11, 2019 4:07 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

In response to the City's housing crisis, San Francisco's Board of Supervisors unanimously changed zoning along the Divisadero and Fillmore corridors. This allows more homes for families, without changing the height, building envelope or buildable square footage, so to preserve the visual neighborhood character. While the previous zoning limited the site to 50-60 large expensive condos, the new zoning will allow us to build up to 186 smaller apartments. These include both "affordable by design" market rate homes and on-site BMR homes. This more than triples both the total and BMR housing, while reducing prices of market rate homes, in a building of the same size and height.

The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Sherry Singer  
San Francisco  
singer.sh@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Saturday, May 11, 2019 1:23 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

In response to the City's housing crisis, San Francisco's Board of Supervisors unanimously changed zoning along the Divisadero and Fillmore corridors. This allows more homes for families, without changing the height, building envelope or buildable square footage, so to preserve the visual neighborhood character. While the previous zoning limited the site to 50-60 large expensive condos, the new zoning will allow us to build up to 186 smaller apartments. These include both "affordable by design" market rate homes and on-site BMR homes. This more than triples both the total and BMR housing, while reducing prices of market rate homes, in a building of the same size and height.

The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Nicholas Bradley  
San Francisco  
talkwithnick@me.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Tuesday, May 07, 2019 11:54 AM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

In response to the City's housing crisis, San Francisco's Board of Supervisors unanimously changed zoning along the Divisadero and Fillmore corridors. This allows more homes for families, without changing the height, building envelope or buildable square footage, so to preserve the visual neighborhood character. While the previous zoning limited the site to 50-60 large expensive condos, the new zoning will allow us to build up to 186 smaller apartments. These include both "affordable by design" market rate homes and on-site BMR homes. This more than triples both the total and BMR housing, while reducing prices of market rate homes, in a building of the same size and height.

The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Charles Montgomery  
San Francisco  
crmmonty@gmail.com





Alamo Square Neighborhood Association  
530 Divisadero Street #176  
San Francisco, CA 94117 USA  
[www.alamosquare.org](http://www.alamosquare.org)

May 2, 2019

**San Francisco Planning Commission**

1 Dr. Carlton B. Goodlett Place  
City Hall, Room 400

Dear Planning Commission,

On Thursday, April 4, 2019, the Alamo Square Neighborhood Association Board of Directors passed a resolution supporting the 400 Divisadero development project. The development group has continued to work closely with community stakeholders to ensure that neighborhood concerns are addressed, and have made adjustments along the way when feasible. We support adding more housing units to the neighborhood as well as increasing retail capacity to our ever-popular merchant corridor. Thank you for your focus and efforts in ensuring that the Alamo Square neighborhood and Divisadero merchants corridor remains an attractive, vibrant, and prosperous community.

We look forward to continued work with the planning commission and the developer on future enhancements surrounding 400 Divisadero that will improve the quality of life for the residents of our neighborhood..

Best Regards,

Jason Jervis  
President  
Alamo Square Neighborhood Association  
[www.alamosquare.org](http://www.alamosquare.org)

Support: 400 Divisadero

Dear President Melgar and Planning Commissioners,

As a local Divisadero/Lower Haight community leader, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name: Chris Davis

Business Name: Redemption Church San Francisco

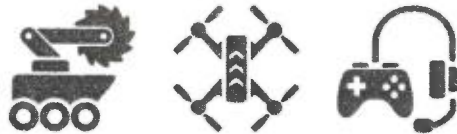
Business Address: 1660 McAllister

Email: [Chris@redemptionSF.com](mailto:Chris@redemptionSF.com)

Phone: 901-647-2793

Date: 4-30-19





## Museum of Future Sports

25 April 2019

David,

It is with extreme pleasure that I commend you and Genesis/400 Divisadero for your crucial role in helping to envision and launch San Francisco's newest community resource for at-risk youth as well as cultural hotspot, the Museum of Future Sports (MoFS). In all honesty, I'm not sure we could have come this far without your tireless support, your unflagging enthusiasm and your good humor!

In an effort to encapsulate your impacts, here is a brief listing of some of the concrete ways you and Genesis/400 Divisadero have played an important role.


1. During early conversations, you suggested that we should become a museum, and that spark was the genesis of MoFS.
2. Providing early and ongoing funding for multiple educational programs with SF CBO's including Mo' Magic, United Playaz, West Bay Pilipino Center, Boys and Girls Club, Hamilton Families and Booker T. Washington Community Center.
3. Provided PR and marketing support through your relationship with BergDavis.
4. Utilized your attorneys to file our trademarks with the US Patent Office and assigned those trademarks to MoFS at no charge.
5. Provided introductions to multiple City departments (ie, Human Rights Commission, MOEWD, Innovation Office) and served as my coach and advisor in furthering those conversations.

With your support, Museum of Future Sports will launch in Mid-Market on June 1st. During this summer, MoFS will expose to 1000's of Bay Area youth to STEAM Future Sports programs at multiple events and in our Summer Camp.

Your efforts, and the community spirit you engender set you apart in the world of development. May San Francisco continue to be blessed for your efforts and achievements.

Please share this letter with the San Francisco Planning Commission as a reference for your valuable community contribution.

In Community,

  
Douglas Burnet  
COO

Museum of Future Sports

[d@mofs.io](mailto:d@mofs.io)

[www.mofs.io](http://www.mofs.io)



## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Monday, April 01, 2019 9:39 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

In response to the City's housing crisis, San Francisco's Board of Supervisors unanimously changed zoning along the Divisadero and Fillmore corridors. This allows more homes for families, without changing the height, building envelope or buildable square footage, so to preserve the visual neighborhood character. While the previous zoning limited the site to 50-60 large expensive condos, the new zoning will allow us to build up to 186 smaller apartments. These include both "affordable by design" market rate homes and on-site BMR homes. This more than triples both the total and BMR housing, while reducing prices of market rate homes, in a building of the same size and height.

The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Chris Masterson  
San Francisco  
chris@chrismasterson.me



## Woods, Mary (CPC)

---

**From:** Brandon Reim <brandonareim@gmail.com>  
**Sent:** Monday, April 01, 2019 9:37 PM  
**To:** Woods, Mary (CPC)  
**Subject:** 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Mary,

I'm emailing you to show my support for the 400 Divisadero project.

I currently live in Upper Haight and previously lived within blocks of the proposed project in Lower Haight for many years. I'm involved in the local community and I'm aware of many of the problems facing the area.

After attending multiple community meetings and hearing the perspective/plan of the developer and the communities concerns/feedback, I think this is would be a positive development in the neighborhood and I am in full support.

This project will provide solutions to our housing and transportation problems on a micro (community) level and Macro (city) level. The additional Market Rate housing can alleviate some of the strain on middle class residents finding a home, while also providing a BMR percentage (20%), which is at the bleeding edge of financial feasibility for a developer and I don't think more could possibly be done for a private development. The proposal will replace an underutilized and unnecessary Gas Station/Car Wash that is dead space and blight in the area, and instead provide an activated retail space that will add to the community and contribute to more Transit-oriented housing in the area. The design of the building has been carefully considered to fit as much as possible with the aesthetic of the commercial corridor and the residential housing in the area. This will make the space between Oak and Fell substantially safer for pedestrians. The added street level retail will contribute to more eyes on the street and a safer place for residents. The removal of the gas station will also be a positive step towards a more sustainable San Francisco.

In addition to addressing what I think the most pressing current needs for a development (Increased housing and sustainable in-fill development), the developer has done an exceptional job with his thoughtful approach to community-oriented development. Having studied Urban Planning and being more aligned with a Jane

Jacobs way approaching community and development, I think David Kriozere and The Genesis Real Estate Group have set what I believe to be a benchmark for ethical modern In-fill development. They have taken steps to consult with the immediate community, that very few developers would even come close to. They have taken feedback from the community and integrated the best ideas from neighbors to create something that fits with the sensitive and unique sense of place, while also integrating sound design and community bolstering principles that most developers don't care enough to implement. Every detail of the project has been painstakingly thought out from the physical design and how it fits with the community, down to the type of tenants that will be the best fit for that block and how it fits within the context of connecting Nopa and Lower Haight. that parcel is to be developed at all, I would want it to be by Mr. Kriozere and Genesis due to their thoughtfulness and care.

I think this project will make a more inclusive, safer, enjoyable and sustainable neighborhood that will be a Net positive for the community as a whole.

Thank you for your time and consideration.

Best,

Brandon

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Sunday, March 31, 2019 4:19 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Sean Gies  
San Francisco  
seangies@gmail.com

## Woods, Mary (CPC)

---

**From:** Stephen P. Lambe <stephenlambe@gmail.com>  
**Sent:** Thursday, March 28, 2019 4:40 PM  
**To:** Woods, Mary (CPC)  
**Subject:** 400 Divisadero project support

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Mary,

I am a resident of NOPA and wanted to write in with my support of the 400 Divisadero project coming before the Planning Commission soon. I've lived nearby on Broderick Street for six years and have watched the Divis corridor evolve rapidly during that time.

There is a lot to like about this project and I strongly encourage the Planning Commission to support it. A few things come to mind:

**1/ Making the area more pedestrian friendly and less auto-centric.** I walk along Divis several days a week and there's a "no man's land" of concrete and cars between Fell and Oak. I also frequently bike along this corridor, and getting hit by cars remains a major risk, unfortunately.

**2/ Adding more desperately-needed housing.** My partner and I are just starting to look at buying a home in the city and it's truly sobering how expensive everything is. Increasing density with projects like this are a great way to alleviate some of the price pressure. Furthermore, the commitment to on-site BMR housing is important. I believe there's a great value to economic diversity (alongside other forms of diversity) in our neighborhood and this will ensure that we get more of it. Additionally, more neighbors means more new patrons for the local retailers that already exist along the Divis corridor, not to mention in the Haight and NOPA.

**3/ Accommodating more local businesses.** We've had a bunch of new retail neighbors in the past several years and I am excited about the prospect of more of them coming soon.

**4/ Designed in-tune with the neighborhood.** Yes, this is a taller building than some nearby. But the aesthetic looks appropriate (to be clear: I am no architect :) . I also think about 350 Broderick as a good analogy- this was a big building when it went in back in 2007, but it fits in well. The developer's choice of adding a mural facing Fell Street is also great to hear- other street art in the surrounding blocks is one of the traits I love about Divis.

Thank you for your time and consideration,

Stephen Lambe

Stephen P. Lambe  
email: [stephenlambe@gmail.com](mailto:stephenlambe@gmail.com)



## **Woods, Mary (CPC)**

---

**From:** Carl Haken <carlhaken@gmail.com>  
**Sent:** Thursday, March 28, 2019 2:10 PM  
**To:** Woods, Mary (CPC)  
**Subject:** In strong support of 400 Divis

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Mary,

I've lived in NoPa on Central Ave for the past 5 years. I'm writing to you today in strong support of the proposed building at 400 Divisadero. That block is currently pretty awful for pedestrians with cars frequently entering and exiting the car wash and gas station. I tend to avoid that stretch.

My partner and I would very much like to stay here forever, but without more development to meet demand and curb ever increasing prices, it's unclear if that will happen.

Thanks so much for your time,  
Carl

## **Woods, Mary (CPC)**

---

**From:** Meghan Murphy <meghan.a.murphy@gmail.com>  
**Sent:** Thursday, March 28, 2019 10:43 AM  
**To:** Woods, Mary (CPC)  
**Subject:** Support for 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Mary,

I'm reaching out because I live in the NOPA community, and I want to express my support for the proposed building development at 400 Divisadero St.

My family is very concerned about the housing crisis in the Bay Area, and we are eager to have more options in terms of places to live. We have been saving and saving for years in the hopes that someday we might be able to own our own home in the city. Unless there is commitment to increasing the housing supply where feasible, I fear we and others will only be priced out of this dream.

Being part of the neighborhood for several years, I am also excited to have a block that is currently a bit blighted with a gas station and car wash get revitalized into a thriving retail block with a stronger sense of community that I hope will bring more foot traffic and beauty to the block.

Thanks for taking our thoughts into consideration. If there is anything your department can do to make sure this project can get off the ground, it would be much appreciated.

Best,

Meghan Murphy  
714 Central Avenue  
760-803-5007

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Wednesday, March 27, 2019 9:44 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

In response to the City's housing crisis, San Francisco's Board of Supervisors unanimously changed zoning along the Divisadero and Fillmore corridors. This allows more homes for families, without changing the height, building envelope or buildable square footage, so to preserve the visual neighborhood character. While the previous zoning limited the site to 50-60 large expensive condos, the new zoning will allow us to build up to 186 smaller apartments. These include both "affordable by design" market rate homes and on-site BMR homes. This more than triples both the total and BMR housing, while reducing prices of market rate homes, in a building of the same size and height.

The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Justin Morgan  
San Francisco  
heybucko@me.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Wednesday, March 27, 2019 10:25 AM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Johanna Lichtman  
San Francisco  
Johanna.lichtman@gmail.com



## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Tuesday, March 26, 2019 5:29 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Mark Dianda  
San Francisco  
mottodianda@outlook.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Monday, March 25, 2019 11:27 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Elizabeth Scarpelli  
San Francisco  
escarpelli@earthlink.net

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Sunday, March 24, 2019 8:43 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

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Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Catherine Stam  
San Francisco  
catherine.stam@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Sunday, March 24, 2019 8:43 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Bryn Jedlic  
San Francisco  
bjedlic@gmail.com



## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Sunday, March 24, 2019 2:11 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Kirk Eichler  
San Francisco  
wamblingwombat@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Sunday, March 24, 2019 10:35 AM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

John Kalucki  
San Francisco  
bulk@kalucki.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Sunday, March 24, 2019 9:53 AM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Eric Nytko  
San Francisco  
enytko@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Sunday, March 24, 2019 6:10 AM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

In response to the City's housing crisis, San Francisco's Board of Supervisors unanimously changed zoning along the Divisadero and Fillmore corridors. This allows more homes for families, without changing the height, building envelope or buildable square footage, so to preserve the visual neighborhood character. While the previous zoning limited the site to 50-60 large expensive condos, the new zoning will allow us to build up to 186 smaller apartments. These include both "affordable by design" market rate homes and on-site BMR homes. This more than triples both the total and BMR housing, while reducing prices of market rate homes, in a building of the same size and height.

The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Eric Ltbeck  
San Francisco, CA  
ericlybeck@yahoo.com



## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Saturday, March 23, 2019 5:38 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

James Wren  
San Francisco  
jameswren@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Saturday, March 23, 2019 3:28 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

James Edlin  
San Francisco  
jim.edlin@webmond.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Saturday, March 23, 2019 1:27 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Christian Damerow  
San Francisco  
cdamerow@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Saturday, March 23, 2019 11:56 AM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Wai Yip Tung  
San Francisco  
wy@tungwaiyip.info



## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Saturday, March 23, 2019 11:43 AM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Stephanie Bean  
San Francisco  
steph.e.bean@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Saturday, March 23, 2019 1:43 AM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Robert Fruchtman  
San Francisco  
rfruchtose@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Friday, March 22, 2019 11:23 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Mike Winston  
San Francisco  
Mike.Winston@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Friday, March 22, 2019 10:43 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Matthew Schoolfield  
San Francisco  
mschoolfield@gmail.com



## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Friday, March 22, 2019 10:10 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Nora Gallaghee  
San Francisco  
noragsf@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Friday, March 22, 2019 9:11 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Luke Duncan  
San Francisco  
lukejordan@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Friday, March 22, 2019 6:27 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Greg Gurren  
San Francisco  
gjugurren@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Friday, March 22, 2019 5:45 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Ryan Sanders  
San Francisco  
ryan.sanders@uchastings.edu



## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Friday, March 22, 2019 5:26 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Nicholas Bradley  
San Francisco  
nicholasryanbradley@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Friday, March 22, 2019 1:34 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Naomi Nishihara  
San Francisco  
naominishihara@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Friday, March 22, 2019 12:50 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Dmitry Kislyuk  
San Francisco  
kislyuk.d@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Thursday, March 21, 2019 11:02 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Dan Federman  
San Francisco  
dfed+yimby@me.com



## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@www.400divisadero.com>  
**Sent:** Wednesday, January 30, 2019 2:36 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use community – offering new housing and neighborhood serving local retail. Enhancements to the public realm include wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Nicole Kippen  
San Francisco  
nicolkippen@hotmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@400divisadero.com>  
**Sent:** Friday, January 04, 2019 4:24 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use development – offering new housing, neighborhood serving local retail and public open space. Enhancements to the public realm include a mid-block public breezeway along the Divisadero frontage, wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

In response to the City's housing crisis, San Francisco's Board of Supervisors unanimously changed zoning along the Divisadero and Fillmore corridors. This allows more homes for families, without changing the height, building envelope or buildable square footage, so to preserve the visual neighborhood character. While the previous zoning limited the site to 50 large expensive condos, the new zoning will allow us to build up to 177 smaller family homes. These include both "affordable by design" market rate homes and on-site BMR homes. This more than triples both the total and BMR housing, while reducing prices of market rate homes, in a building of the same size and height.

The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Sophia Cao  
San Francisco  
sophia.c.duke@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@400divisadero.com>  
**Sent:** Tuesday, December 04, 2018 10:17 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use development – offering new housing, neighborhood serving local retail and public open space. Enhancements to the public realm include a mid-block public breezeway along the Divisadero frontage, wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

John Huang  
San Francisco  
johnqh@yahoo.com

## **Woods, Mary (CPC)**

---

**From:** Kate Traynor <katetray@gmail.com>  
**Sent:** Sunday, October 14, 2018 1:34 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Keeping up to date on 400-444 Divisadero

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Mary,

My information may be way out of date but per the "Permits in my neighborhood" planning page you are the planner assigned to the 400-444 Divisadero project--is that right? If not, could you point me in the right direction? I am working with a new neighborhood association (HAND) in support of the development and would like to be able to keep tabs on it going forward.

Regarding the status of the project, the most current information I found on the website was as of November 8, 2017: a conditional use authorization request was under review. Is that still the latest? If not can you correct me or direct me towards an update?

Thanks so much in advance for your help,  
Kate Traynor



## **Woods, Mary (CPC)**

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**From:** [your-name] <wordpress@400divisadero.com>  
**Sent:** Monday, September 24, 2018 2:16 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use development – offering new housing, neighborhood serving local retail and public open space. Enhancements to the public realm include a mid-block public breezeway along the Divisadero frontage, wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Luis Iglesias  
San Francisco  
louie248@yahoo.com

## **Woods, Mary (CPC)**

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**From:** [your-name] <wordpress@400divisadero.com>  
**Sent:** Sunday, September 09, 2018 11:20 AM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use development – offering new housing, neighborhood serving local retail and public open space. Enhancements to the public realm include a mid-block public breezeway along the Divisadero frontage, wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Luke Lewis  
San Francisco  
luke.e.lewis@gmail.com

## **Woods, Mary (CPC)**

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**From:** [your-name] <wordpress@400divisadero.com>  
**Sent:** Saturday, September 08, 2018 12:51 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use development – offering new housing, neighborhood serving local retail and public open space. Enhancements to the public realm include a mid-block public breezeway along the Divisadero frontage, wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Spencer Goodman  
San Francisco  
swgoodman33@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@400divisadero.com>  
**Sent:** Tuesday, September 04, 2018 2:58 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use development – offering new housing, neighborhood serving local retail and public open space. Enhancements to the public realm include a mid-block public breezeway along the Divisadero frontage, wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Austin Shea  
San Francisco  
austin.k.shea@gmail.com



## **Woods, Mary (CPC)**

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**From:** [your-name] <wordpress@400divisadero.com>  
**Sent:** Wednesday, June 20, 2018 3:26 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use development – offering new housing, neighborhood serving local retail and public open space. Enhancements to the public realm include a mid-block public breezeway along the Divisadero frontage, wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Jeff Bean  
San Francisco  
bean.jeffrey@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@400divisadero.com>  
**Sent:** Thursday, April 19, 2018 12:25 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use development – offering new housing, neighborhood serving local retail and public open space. Enhancements to the public realm include a mid-block public breezeway along the Divisadero frontage, wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Mike Allen  
San Francisco  
mikallen@mac.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@400divisadero.com>  
**Sent:** Monday, March 26, 2018 2:23 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use development – offering new housing, neighborhood serving local retail and public open space. Enhancements to the public realm include a mid-block public breezeway along the Divisadero frontage, wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Ashley Meyers  
San Francisco, CA  
ashleymmeyers@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@400divisadero.com>  
**Sent:** Monday, March 19, 2018 9:20 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use development – offering new housing, neighborhood serving local retail and public open space. Enhancements to the public realm include a mid-block public breezeway along the Divisadero frontage, wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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The combination of new housing, retail and public realm improvements will transform a key corner by bringing more families and local neighborhood-serving businesses into the community with active daylight and night time uses.

Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

James Hill  
San Francisco, CA  
augman85@gmail.com



## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@400divisadero.com>  
**Sent:** Monday, March 19, 2018 8:28 PM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use development – offering new housing, neighborhood serving local retail and public open space. Enhancements to the public realm include a mid-block public breezeway along the Divisadero frontage, wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Martin Strauss  
San Francisco  
martin@ockle.org

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@400divisadero.com>  
**Sent:** Wednesday, March 14, 2018 11:39 AM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use development – offering new housing, neighborhood serving local retail and public open space. Enhancements to the public realm include a mid-block public breezeway along the Divisadero frontage, wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Adam Wolinsky  
San Francisco  
adamwolinsky@gmail.com

## **Woods, Mary (CPC)**

---

**From:** [your-name] <wordpress@400divisadero.com>  
**Sent:** Wednesday, February 21, 2018 11:57 AM  
**To:** Woods, Mary (CPC)  
**Subject:** Please Support 400 Divisadero

Dear Supervisors and Planning Commissioners,

I am writing to support the 400 Divisadero project. Located on Divisadero and Oak Streets, the project intends to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly, mixed-use development – offering new housing, neighborhood serving local retail and public open space. Enhancements to the public realm include a mid-block public breezeway along the Divisadero frontage, wider sidewalks and expanded bulb outs to enhance public safety, and a public art component on the north side of the building.

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Thank you for including our support in your considerations, and we anticipate your agreement that this is going to be a positive addition to our neighborhood.

Sincerely,

Karolina Bufka  
San Francisco  
kbufka@gmail.com



April 26, 2019

Dear Planning Commissioners,

We are writing today to let you know that the Divisadero Merchants Association is endorsing the proposed development at 400 Divisadero.

We believe that our city needs more housing, and we think that this housing development is intentional in making use of as much as of the space as possible. We also appreciate that the developers have worked with the community and the city to include affordable housing.

We also like that the proposed retail spaces are geared towards small businesses. We believe that having diverse businesses is important for our neighborhood and is what makes the Divisadero commercial corridor unique and interesting.

David Kriozere, from Genesis Group, has been actively reaching out, creating relationships, and talking with the merchants and residents of our neighborhood. To us, this shows commitment and investment in our neighborhood and that they are aware of our needs and wants. Through these relationships and conversations, he has developed an Art Program called Art Trail SF -- Center City which has brought more public art on our streets. David and his team have also made modifications to their plan's design based on feedback from the neighborhood. We hope that these community conversations and projects continue, should this development get approved.

Please let us know if you have any questions about our neighborhood or this endorsement.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Gyalzen', written over a horizontal line.

Giselle Gyalzen

President of the Divisadero Merchants Association





***April 15, 2019***

Mary Woods  
mary.woods@sfgov.org  
SF Planning  
1650 Mission Street, Suite 400, San Francisco, CA 94103-2479

**Subject: Support for 400 Divisadero by Genesis Development**

Dear Mary Woods:

Lower Haight Merchants and Neighbors Association (LoHaMNA) cooperates to maintain the Lower Haight neighborhood as a safe, inclusive, and vibrant place to live and enjoy. We look for opportunities to increase these attributes.

We consider the 400 Divisadero development project site part of the Lower Haight neighborhood. Potential new and existing residents would be served by merchants in the Lower Haight commercial corridor.

The current experience around the project site is extremely bad. Its current suburban uses are inappropriate for an urban neighborhood. Not only do conditions create safety hazards to people walking and biking in the area, they create an unpleasant gap in the commercial corridor.

We see the 400 Divisadero project as a viable solution.

In 2015, Divisadero Neighborhood Commercial District (NCT) Zoning was implemented, allowing for higher housing density without increased height. We support increased density in our neighborhood, especially on commercial corridors well-served by transit. As precedent, LoHaMNA previously supported dense housing with a high share of affordable units at 55 Laguna.

We support the 186 housing units that 400 Divisadero proposes to bring to the neighborhood. We support building to the full 65 foot height limit on Divisadero and 40-45 feet on Oak Street to maximize the number of units. Our neighborhood's location has many opportunities and advantages, and we believe that many more people deserve to share them.

After a prolonged community process, the 2018 updated Divisadero Neighborhood Commercial District (NCT) Zoning requires 20% onsite affordable housing units. We support this percentage and the proposed 36 affordable units that the project would bring. Although we would have preferred increased height using density bonuses in order to gain additional affordable units, we understand that growth concerns result in opposition to more people sharing our neighborhood. Moving forward, we encourage more collaboration to make San Francisco more fair for everyone.

In addition, we encourage adding units that people with middle-incomes can afford, through good affordable design.

We also support the project's zoning limitation of no more than 0.5 automobile parking spaces per unit. Reduced automobile dependency is one of our neighborhood's benefits, and although zero parking is the most impactful way to encourage people walk, bike, take transit and/or car share, the project's 0.3 spaces per unit is acceptable.

We encourage new residents to take advantage of the Lower Haight's superior bicycle network to travel to shopping, workplaces, parks, schools, transit,,etc. The 170 bicycle parking spaces at the project, including spaces for family bicycles, will also help encourage this healthy, emission-free transportation choice.

LoHaMNA also notes that the developer, David Kriozere, has spent a long time actively and continuously engaging neighboring community groups since 2015. Not only has David listened to our community's comments to evolve his design, he has also become an active participant and leader in our community who holds an interest in

solving our collective challenges. David understands the different characteristics of the surrounding neighborhoods, and has designed a project we believe integrates well.

In particular, we support the project's commitment to streetscape improvements that would improve neighborhood circulation and character, including the commitment to public art, new trees, wider sidewalks and bulb-outs, as well as removal of all but one of the existing 6 curb cuts.

In conclusion, LoHaMNA welcomes the new residents and new businesses that the proposed 400 Divisadero project would add to our community, and we look forward to enjoying the incremental safety and public realm improvements the project will provide.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Patterson", with a stylized, flowing script.

Robert Patterson  
President  
LoHaMNA



February 22, 2019

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight community leader, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

A handwritten signature in dark ink, appearing to read "Vas Kiniris". The signature is fluid and cursive, with a long horizontal stroke at the end.

Thank you.

Vas Kiniris  
Fillmore Merchants Association





April 25, 20019

San Francisco Planning Commission  
1650 Mission St #400  
San Francisco, CA 94103

Dear Commission President Melgar and Commissioners,

I am writing to you on behalf of San Francisco Beautiful. Since 1947, San Francisco Beautiful, a non-profit 501c3 organization, has been the only organization to advocate for civic beauty, neighborhood character and accessible public art for all in San Francisco.

I am pleased to share how impressed I have been working with the 400 Divisadero developer, David Kriozere. Together and with members of the community, we created and organized our newest public art program, Art on Site SF. David started this as a community-focused initiative installing street art with local artists and representatives from the Alamo Square Neighborhood Association, Divisadero Merchants Association, Hayes Valley Neighborhood Association and Lower Haight Merchants and Neighbors Association.

Art On Site SF embraces a vision of creating community through public art in its many forms. As the sponsors of Art On Site SF, it is gratifying to see the founder's vision come to life with art installations at the Painted Gentlemen' site across from Alamo Square Park and the Touchless Car Wash, as well as Live Art Salons with Hayes Valley Art Works and The Center SF.

We are excited to further explore the potential of Art On Site SF, as we identify future public art opportunities. Please see the attached description.

I would like to take this opportunity to thank David Kriozere for his leadership and financial support of Art On Site SF.

Sincerely,

A handwritten signature in blue ink, appearing to read "Darcy Brown". The signature is fluid and cursive.

Darcy Brown  
Executive Director, SF Beautiful

# Hamilton Families

HOUSING FIRST. COMMUNITY STRONG.

Mr. Douglas Burnet  
Museum of Future Sports

Mr. David Kriozere  
Genesis Real Estate Group/400 Divisadero

Dear David and Douglas,

I hope your year is off to a great start.

Thank you very much for providing and sponsoring the drone workshop to the Shelter youth. I have heard great feedback from the kids and staff; the kids were so proud showing me their drones. I have attached some pictures of the event. Thanks again to you and your team for the support!

Best,  
Diana



Diana Petrova | Hamilton Families | 260 Golden Gate Ave. | San Francisco, CA 94102





April 2, 2019

Mr. Douglas Burnet  
Aerial Sports League

Mr. David Kriozere  
Genesis Real Estate Group/400 Divisadero

Dear David and Douglas,

Thank you to Aerial Sports League and 400 Divisadero for working with Collective Impact, the San Francisco Human Rights Commission and other CBO's to create Museum of Future Sports in support of our STEM for All initiative.

We appreciate your contribution with developing innovating STEM education workshops using drone technology for Collective Impact, MO Magic and other CBO's.

Please share this letter with the various City Departments and outside organizations whom you work with as a reference.

I look forward to continuing working with you.

Warm Regards,

A handwritten signature in black ink, appearing to read 'E'rika Chambers', with a large circular flourish at the end.

E'rika Chambers

**Collective Impact**

Executive Director

1050 McAllister Street

San Francisco, CA 94115

Office: (415) 567-0400

Cell: (510)415-7342

**PO BOX 156853 San Francisco, CA 94115**

Ella Hill Hutch Community Center (415) 567-0400 Hayes Valley Clubhouse (415) 771-7228

*Collective Impact, a 501c3 tax-exempt organization. FEIN: #20-8964069*



Thursday, February 7<sup>th</sup>, 2019

To Whom It May Concern:

I am writing in regard to the proposed development at 400 Divisadero Street and their desire to turn an underutilized space into housing units and additional retail space. As a business owner operating down the street at 531 Divisadero Street, and as a board member of The Golden Gate Restaurant Association and a nearby Hayes Valley resident, I, along with my entire organization fully support their efforts.

We know the developer to be very professional, with a proven track record of successful projects in the City and that their building will bring tremendous value to the neighborhood ecosystem that is NoPa.

We collectively were so delighted to hear that this project is continuing to gain momentum, especially at that specific site. The need for additional housing and retail along this dynamic, developing corridor is evident, and we feel strongly that this will be a viable, long-term benefit for the community.

I wish to place my personal support and the support of the entire Souvla organization behind their efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles S. Billies". The signature is stylized with large, sweeping loops and a prominent vertical stroke.

Charles S. Billies

FOUNDER & CEO  
SOUVLA





February 25, 2019

Mr. David Kriozere  
Vice President of Development  
Genesis Real Estate Group  
c/o BergDavis Public Affairs  
150 Post Street, Suite 740,  
San Francisco, CA 94108

Dear David,

On behalf of Live Fit Gym we want to express how super thrilled we are to be considered as tenants for your beautiful development on the Divisadero corridor. Since 2008 Live Fit Gym & Wellness Club has pursued providing easily accessible, affordable neighborhood gyms and wellness services. Our commitment to our brand is in building community services within San Francisco's residential neighborhoods for convenience, pedestrian access and encouragement of healthy options for exercise and optimal health.

We've been looking for the right fit for our services on Divisadero for many years and this development presents us with a perfect location, ground floor retail space and a chance to contribute in a vibrant and fun neighborhood. Divisadero residents can benefit greatly with additional new housing units coupled with needed and complimentary retail opportunities. Divisadero Corridor is "home" to a large, diverse population of residents and it has developed beautifully into a thriving, sustainable community with new businesses after years of neglect.

We are prepared to contribute our energies and ideas into bringing community workout and wellness into this project. Currently we have 6 locations in San Francisco. We are family owned and operated. As San Francisco natives, we are very grateful to provide services that meet the City's residential neighborhood needs. Live Fit Gym has 4.5 and 5 star reviews on Yelp which

help us understand what our members experience. Live Fit Gym does not strive to be a big box gym, our gyms are all under 8000 square feet. This model allows more flexibility to fit according to residential neighborhood retail lease spaces. Our larger gyms have close to 1000 members, and our smallest gym boasts 500 plus members. We expect this location will be very well received because the area lacks any gyms and wellness services such as Live Fit Gym.

We recently received this announcement from the Fairmont Hotel Management regarding our Live Fit Gym & Wellness Spa at the San Francisco Fairmont Hotel. **"I'm pleased to announce you scored a 93% from the Fairmont hotels secret shopper! This is the highest score the health club has ever received since the space has been operated by an independent group!"**.

We will be launching Live Fit Wellness Services through ClassPass starting in March! We will be starting/completing this integration next week. Services will include

- Massage
- Facials
- Acupuncture
- Chiropractic

In addition, we will be the FEATURED CLUB OF THE MONTH which will bring awareness to the thousands of ClassPass users.

David, we look forward to working with you and your collaborators on this development and are available anytime to share ideas. Thank you for your consideration of Live Fit Gym as a tenant, we will work to provide our best services to meet the needs of this project.

Sincerely,

Patrick O'Brien

A handwritten signature in black ink that reads "Patrick O'Brien". The signature is written in a cursive, flowing style with a large initial 'P'.

**From:** David Nelson yogidavid@yogagardensf.com

**Subject:** Support for 400 Divisadero Street

**Date:** April 25, 2019 at 4:18 PM

**To:** myrna.melgar@sfgov.org, joel.koppel@sfgov.org, planning@rodneyfong.com, richhillissf@gmail.com, milicent.johnson@sfgov.org, kathrin.moore@sfgov.org, dennis.richards@sfgov.org

DN

Dear President Melgar and Planning Commissioners,

I am writing in support of the proposed project at 400 Divisadero Street.

I have owned commercial property and operated my own business (within 1 block of the project site) for more than 15 years. I have met with David Kriozere several times and I've had the opportunity to review his project plans and participate in public meetings. I believe he has done an outstanding job of listening to the concerns of the community and is proposing a high-quality addition to our neighborhood that will help shape future development of the area.

The auto-centric uses at this location have created a barrier for the neighborhood to reach a better quality of development and have made the area undesirable for many business, for walking and bikes, and for the general quality of life. This development will heal this misuse. I believe this development will be good for the businesses, residents, and property owners of this neighborhood.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

**David J Nelson**

*Primus inter pares*

286 Divisadero Street • San Francisco, CA 94117

Yoga Garden SF (415) 552-9644

[YogaGardenSF.com](http://YogaGardenSF.com)

Connect with us on [Facebook](#) | [Instagram](#)



Support: 400 Divisadero

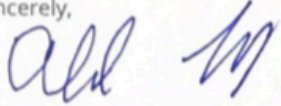
Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name:

Alex McCauley

Address:

1108 Page St, San Francisco,

Email:

alex.n.mccauley@gmail.com

Phone:

415-218-2984

Date:

3/6/19





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight <sup>neighbor</sup> resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

*A. Thapa*  
*Saffron Grill*

Name: *ASHOK THAPA*

Address: *1279 Fulton St.*

Email: *ashok.thapa@yahoo.com*

Phone: *415) 567 5100*

Date: *01/15/19*



Support: 400 Divisadero

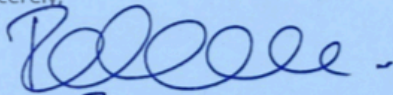
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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: ROBERT SABBATINI

Address: 283 ROOSEVELT WAY

Email: ROBERT @ SABBATINI - LOYD. COM

Phone: 415 828 1054

Date: 04 FEB 19



**Robert Sabbatini AICP FASLA**  
Planning and Design

283 Roosevelt Way  
San Francisco, CA 94114  
415-828-1054

robert\_sabbatini@sabbatini-loyd.com  
<http://www.sabbatini-loyd.com>

**Landscape Architecture**  
**Registration**  
California #2139

Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: Brandon Reim

Address: 25 Belvedere St

Email: BrandonAReim@gmail.com

Phone: 415 638-0803

Date: 2-23-19





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name:

Brett Gladstone

Address:

46 Divisadero St.

Email:

b-gladstone@comcast.net

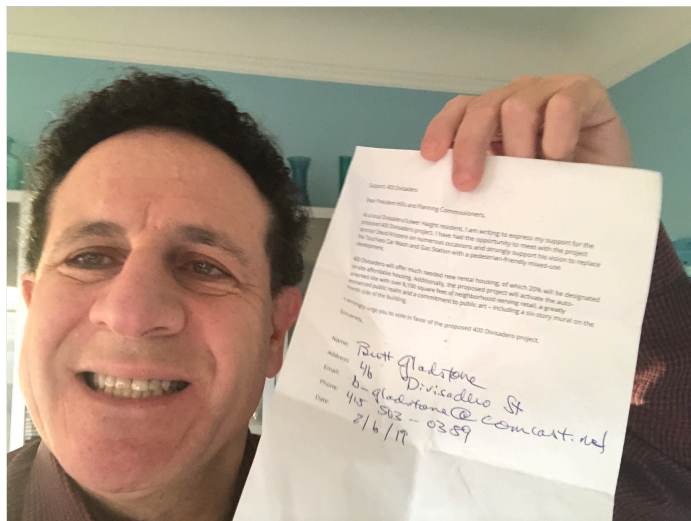
Phone:

415 503 0389

net

Date:

2/11/19





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name: Carl Haken

Address: 714 Central Ave

Email: carlhaken@gmail.com

Phone: 646 4287-6488

Date: 3/21/2019



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business , I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes. **AS A SMALL BUSINESS OWNER/MERCHANT, THE ADDITIONAL FOOT TRAFFIC IS NEEDED TO SUPPORT LOCAL BUSINESS AND DIVERSITY.** I strongly urge you to vote in favor of the proposed 400 Divisadero project. **THANK YOU**

Sincerely,

Name: **CHANEL CHANG**

Business Name: **TOPO DESIGNS SAN FRANCISCO**

Business Address: **645 DIVISADERO ST. SF, CA 94117**

Email: **CHANEL@TOPODESIGNS.COM**

Phone: **415-525-3749**

Date: **12.14.18**




Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business owner, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely, 

Name: Chris Totah

Business Name: Zaytoon

Business Address: 607 Divisadero Street

Email: Chris@zaytoonSF.com

Phone: 415-674-4115

Date: 2-19-19





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Cynthia Chapman

Name:

Cynthia Chapman

Address:

1488 Fulton Street, SF 94117

Email:

cynchap24@gmail.com

Phone:

214-733-4416

Date:

06 March 2019





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business owner, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

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Sincerely,

A handwritten signature in black ink, appearing to be 'DM', followed by a horizontal line extending to the right.

Name: Daniel Marks

Business Name: Emporium SF LLC

Business Address: 616 Divisadero St San Francisco, CA 94117

Email: danny@emporiumsf.com

Phone: 847 899 9880

Date: 3//4/19

Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business owner, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name:

DENNIS YEE

Business Name:

MARTINI CLEANING

Business Address:

345 DIVISADERO ST. S.F., CA 94117

Email:

DKY3451969@gmail.com

Phone:

(415) 251-0809

Date:

2/19/19



Support: 400 Divisadero

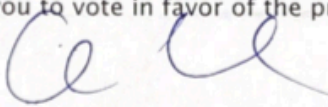
Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight community leader, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the community in the projects' development process.

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

  
Name: DORKA KEENAN  
Business Name: KEEHAN ON ART  
Business Address: 2821 BUSH ST SF CA 94115  
Email: dorka@isc.org  
Phone:  
Date: 3-12-19



(Dorka has signed this letter as an individual, not as a member of the SF Arts Commission. She has founded a community art project called "Sites Unseen," so is talking with us about the "Art On Site SF" we project we have started with ASNA, DMA, HVNA, LoHaMNA and SF Beautiful.)

Support: 400 Divisadero

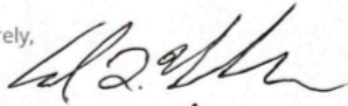
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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: Edward Marks

Address: 30 Palter St

Email: edward@edwardmarks.com

Phone: 314-378-2661

Date: Jan 31<sup>st</sup>, 2019

Local artist





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight merchant, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

*Emily Lund*  
Name: Emily Lund

Business Name: San Francisco Prosthetic Orthotic Service

Business Address: 330 Divisadero St, San Francisco, CA 94117

Email: emily@sfpos.com

Phone: 415-861-4146

Date: 2/20/19



Support: 400 Divisadero

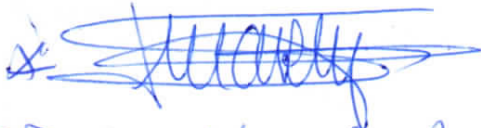
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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name:

ERIC Y MARTY

Address:

46 A Divisadero St.

Email:

EricBulgari@comcast.net

Phone:

415 806 - 5363

Date:

3/8/19

Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: Giovanni Acosta

Address: 106 #A Webster St. SF CA 94117

Email: gio.aco.1@gmail.com

Phone: 562-805-1046

Date: 2/21/19





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business owner, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name: Giselle Gyalzen

Business Name: Rare Device

Business Address: 600 Divisadero St.

Email: giselle@raredevice.net

Phone: 415 863 3469

Date: 2/28/19





Support: 400 Divisadero

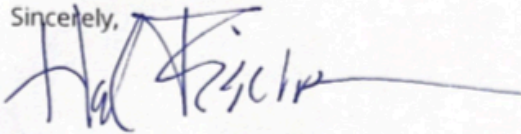
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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name:

HAL FISCHER

Address:

117 PIERCE ST.

Email:

HFA2901@GMAIL.COM

Phone:

415-431-9552

Date:

FEBRUARY 6, 2019



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business owner, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name:

Hudari Murray

Business Name:

New Bills Barber Shop

Business Address:

781 Divisadero St

Email:

Coachmurr-bd@yahoo.com

Phone:

415-606-6294

Date:

2-15-19



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

DocuSigned by:  
  
B6C26F6F80DC457...

Jeff and Stephanie Bean  
236 Ashbury Street  
San Francisco, CA 94117  
[bean.jeffrey@gmail.com](mailto:bean.jeffrey@gmail.com)  
3/23/19

Support: 400 Divisadero

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

*Jeremy Besmer*

Name: *Jeremy Besmer*

Address: *800 Duboce Ave*

Email: *jdbesmer@gmail.com*

Phone: *719-238-1515*

Date: *1/30/2019*





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business owner, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: John Dampe

Business Name: Fool's Errand

Business Address: 639A Divisadero St.

Email: john@foolserrand.com john.foolserrandst.com

Phone: 415-745-5928

Date: 3/12/19



Support: 400 Divisadero

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name: *John Rodriguez*  
Business Name: *Precision Auto Repair*  
Business Address: *717 Divisadero Street*  
Email: *rodriguezjohn1960@gmail.com*  
Phone: *415-921-3317*  
Date: *2-19-19*



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

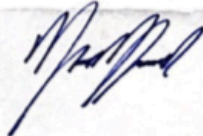
Name: Jonathan Sandlund

Address: 1717 Fulton St

Email: j@jsandlund.com

Phone: 646-457-9317

Date: 3/4/19





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

*Kathy Drasky*

Name:

KATHY DRASKY

Address:

228 BRODERICK ST., SAN FRANCISCO, CA 94117

Email:

ktasky@gmail.com

Phone:

415-606-2085

Date:

1-30-19





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business owner, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name:

Khalid Nasser

Business Name:

New star ell

Business Address:

501 Divisadero St

Email:

Taniapp40@SBCGlobal.net

Phone:

Date:

Feb 19 - 2019



Support: 400 Divisadero

Dear President Melgar and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had a pleasure to meet with the project sponsor David Kriozere and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

The local community can greatly benefit from art, holistic events and affordable housing in our beloved neighborhood.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art - including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name: Ksenia Shulzhenko

Address: 548 Fillmore st

Email: kseniashulzhenko88@gmail.com

Phone: 4156665739

Date: April 2 2019

Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: Lawrence Li

Address: 498 Waller Apt 9

Email: lawrence@bureausf.com

Phone: 415-683-6931

Date: 3/19/19



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: J. LEE STICKLES

Address: 978 HAYES ST

Email: jstickles@gmail.com

Phone: 415.596.2121

Date: 3.6.2019





**From:** Leela Gill leelagill1@gmail.com  
**Subject:** Support: 400 Divisadero  
**Date:** April 2, 2019 at 9:23 AM  
**To:** mary.woods@sfgov.org  
**Cc:** David Kriozere davidk@genesisliving.com

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LG

Dear Mary and the Planning Commissioners,

As a long time North of Panhandle neighborhood resident, I am writing to express my support for the proposed 400 Divisadero development project which will replace the Touchless Car Wash and Gas Station.

I support this project in its most recent design because it will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. In addition, I think this development will positively activate this block with pedestrian-friendly, mixed-use, and neighborhood-serving retail. I also support David's commitment to bringing beautiful public art to the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Leela Gill  
850 Baker Street  
[www.linkedin.com/in/leelagill](http://www.linkedin.com/in/leelagill)

Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

LS.

Name: LISA ZAHNER

Address: 348 SCOTT ST SF CA 94117

Email: LISAZAHNER@GMAIL.COM

Phone: 415 948 5717

Date: 2/27/19



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: LOU VASQUEZ

Address: 1250 FELL ST.

Email: lou@bldsf.com

Phone: 415. 748. 1855

Date: 2/20/19



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight <sup>business owner</sup> resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name: Mandy Harper - CEO @wholesomebakery

Address: 299 Divisadero St. SF, Ca 94117

Email: mandy@wholesomebakery.com

Phone: 415.343.5414

Date: 1-15-19





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight merchant, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name: MARTIN BARBOSA

Business Name: DIVISADERO 76

Business Address: 443 DIVISADERO 76

Email:

Phone: (415) 552-6665

Date: 3/11/2019



Support: 400 Divisadero

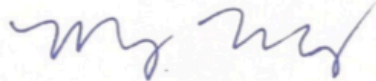
Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: Meghan Murphy

Address:

Email: meghan.a.murphy@gmail.com

Phone: 760-803-5607

Date: 3/21/19



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero business owner, and resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

In fact; David has gone above and beyond what is expected from a developer. He actually spent a few months in my business holding office hours and listening to the desires of the community and what they felt was needed in our neighborhood. He always been approachable and I believe in his sincerity that he would like to build a building that fits in well on Divisadero Street.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name: Michael Krouse

Business Name: Madrone Art Bar

Business Address: 502 Divisadero Street, SF CA

Email: [info@michaelkrouse.com](mailto:info@michaelkrouse.com)

Phone: 415-572-6062

Date: 1-19-19

  
1-19-19



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art - including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: Michael Dicken

Address: 1449 McAllister St

Email: mirado@mirado.com

Phone: 612 414 5809

Date: 3/21/14



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight community leader, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

*Michael Howerton - we met when I was ~~working~~ working in Supervisor ~~London Breed's~~ London Breed's office*

Name: *Michael Howerton*

Business Name: *Granite Media*

Business Address: *450 Townsend St., SF 94107*

Email: *mchowerton@gmail.com*

Phone: *646-599-4474*

Date: *2/26/19*



Support: 400 Divisadero

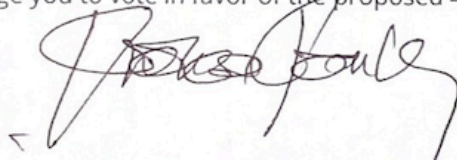
Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to repl. the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be design on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: MICHAEL MANLEY

Address: 332 STEINER ST.

Email: SF 94117

Phone: MAN64006road@yahoo.com

Date: Feb. 26 2019





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business owner, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: Mike Alzaghi

Business Name: Bean Bag Cafe

Business Address: 601 Divisadero

Email: mike@BeanBagCafe

Phone: 510-435-9290

Date: March-12-19



Support: 400 Divisadero

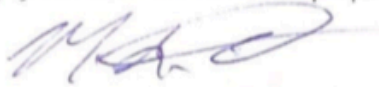
Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business owner, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: Moe S. Saber

Business Name: SENIORE'S PIZZA

Business Address: 559 DIVISADERO ST

Email: MoeSaber86@icloud.com

Phone: 347-901-2192

Date: 02/19/19





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business owner, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name:

*Boa*  
*My Anh Doan*

Business Name:

*Citi Beauty Skin Care*

Business Address:

*518 Divisadero St*

Email:

Phone: *(415) 865-0909*

Date: *2/13/2019*



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business owner, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name: *Nebiat Tesfaye*

Business Name: *club waziema*

Business Address: *543 Divisadero street.*

Email:

Phone: *(415) 346-6641 - or (415) 290-5115*

Date: *3/6/19.*



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business owner, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name: Nikki Cooper

Business Name: Two Jack's Nik's Place

Business Address: 401 Haight St. CA 94117

Email: enp764@gmail.com

Phone: (415) 786-4738

Date: 3/14/19



\* I strongly urge the Commission to suggest that businesses<sup>retail</sup> hire from a designated pool of applicants living in the 36 units of affordable housing on site.  
FO 3/14/19

(Nikki wants merchants within new mixed-use developments to hire employees from those receiving onsite inclusionary housing. This would set up a new BMR category, distinct from the general lottery and neighborhood preference program. It would be "Workforce Housing/BMR for Retail Employees." Nikki will discuss with the Supervisor's Office. I will participate.)



Support: 400 Divisadero

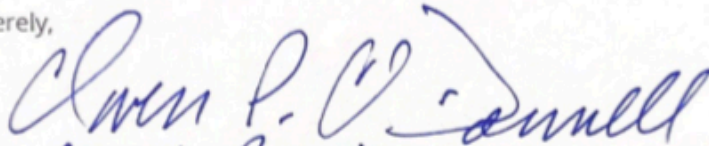
Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: OWEN P. O'DONNELL

Address: 705 SCOTT ST, SF, CA 94117

Email: [odonnellowen76@gmail.com](mailto:odonnellowen76@gmail.com)

Phone: 415 922 7485

Date: March 6, 2019





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name:

ph: 11:ip kobernick

Address:

401 Cole

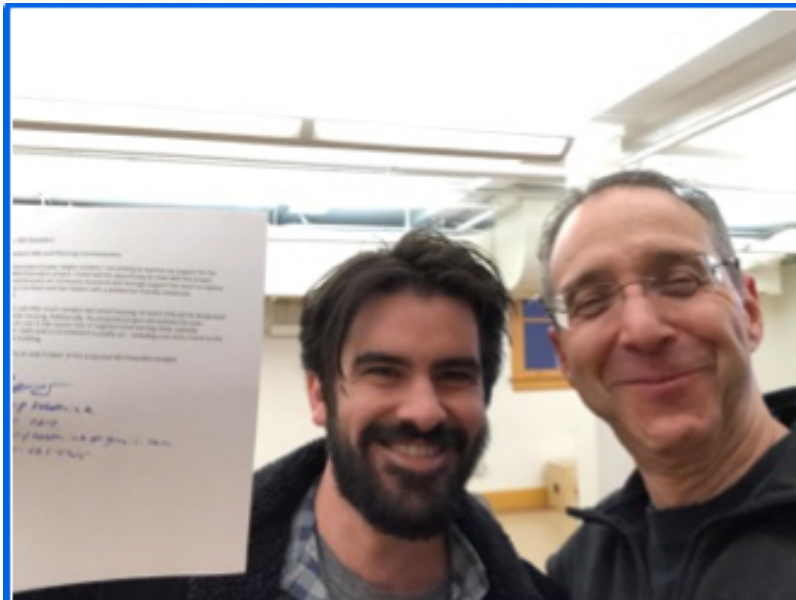
Email:

ph: 11:ip kobernick@gmail.com

Phone:

281-685-6926

Date:



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Rachel Fishman

Name: Rachel Fishman

Address: 1160 Fulton Street  
San Francisco, CA 94117

Email: Rachel.FFishman@gmail.com

Phone: 410.463.1338

Date: 1/31/19



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business owner, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name:

RICHARD VIVIAN

Business Name:

ROCKY RICARDO'S RECORDS

Business Address:

419 HAIGHT STREET

Email:

RICHARDVIVIAN@SRC-GLOBAL.NET

Phone:

415 864-7526 (12.6)

Date:

2/21/19





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: RICHARD J. WOODRUFF

Address: 1200 FULTON ST., SE, CA 94117

Email: richjwood@yahoo.com

Phone: 415-601-8036

Date: Feb 27, 2019





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: ROBIN KUTNER

Address: 800 DUBOCE AVE (@DIVIS)

Email: ROBINKUTNER@GMAIL.COM

Phone: 215 595 7189

Date: 3/19/19

Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight merchant, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

Name: SAAD BENCHORRA.

Business Name: Mythic Pizza.

Business Address: 551 Haight St

Email: Saadtrade@msm.com

Phone: 415 724-6769

Date: 3/11/19



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of neighborhood-serving retail, a greatly enhanced public realm and a commitment to public art – including a six-story mural on the north side of the building.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name:

SARAH AKKOUSH

Address:

1717 Fulton Street #1

Email:

sarah.akkoush@gmail.com

Phone:

301-412-1578

Date:

2/25/19





Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight resident, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and strongly support his vision to replace the Touchless Car Wash and Gas Station with a pedestrian-friendly mixed-use development.

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name: Steve Nuzzo

Address: 1358 Grove ST

Email: nuzzo@mindspring.com

Phone: 415 502-9222

Date: 21 March 2019





Support: 400 Divisadero

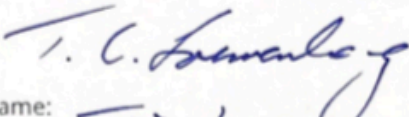
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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

  
Name: TED LOEWENBERG  
Address: 1562 WALLER ST 94117  
Email: TEDLSF@SBCGLOBAL.NET  
Phone: 415 522-1560  
Date: 3/5/2019



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

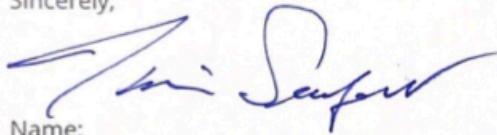
*for over two decades*

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I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,



Name:

*TIM SEUFERT*

Address:

*1947 GOLDEN GATE AV. 94115*

Email:

*TIM SEUFERT@SBCGLOBAL.NET*

Phone:

Date:

*3/5/2019*



Support: 400 Divisadero

Dear President Hillis and Planning Commissioners,

As a local Divisadero/Lower Haight business owner, I am writing to express my support for the proposed 400 Divisadero project. I have had the opportunity to meet with the project sponsor David Kriozere on numerous occasions and appreciate his efforts to engage the merchant community in the projects' development process.

400 Divisadero will offer much needed new rental housing, of which 20% will be designated on-site affordable housing. Additionally, the proposed project will activate the auto-oriented site with over 8,100 square feet of ground floor retail intended to accommodate a variety of neighborhood-serving retail uses and sizes.

I strongly urge you to vote in favor of the proposed 400 Divisadero project.

Sincerely,

*Walter C. Bell Jr.*

Name: *WALTER C. BELL JR.*

Business Name: *BLACK NOSE TRADING CO.*

Business Address: *342 DIVISADERO ST.*

Email: *WALT@WALTBELL.COM*

Phone: *(415) 503 1004*

Date: *1/28/19*



May 10, 2019

Hon. Myrna Melgar, President  
San Francisco Planning Commission  
1650 Mission Street, 4th Floor  
San Francisco, CA 94103

Re: 400 Divisadero Street  
Case No. 2015-007816CUA (Conditional Use/PUD Authorization)  
Hearing Date: May 23, 2019

Dear President Melgar and Commissioners:

I am writing on behalf of Genesis CA Development and Genesis's local representative David Kriozere, the project sponsor of the 400 Divisadero Street project (the "Project"). The Project site is on the northeast corner of Divisadero and Oak Streets and is currently occupied by a car wash, gas station and three small residential buildings containing a total of five dwelling units. There are two other gas stations on the subject block of Divisadero Street that together with this property cause a major gap in the continuity of the Divisadero Street commercial corridor. The three gas stations' curb cuts, over a dozen in number, create a significant hazard to pedestrians and bicyclists.

The City rezoned most of the site in 2015 to the Divisadero Street NCT zoning district that enacted form-based zoning in which density is regulated by the height limit and setback requirements only. In 2018, the Board of Supervisors, upon your recommendation, enacted Planning Code Section 428, setting the inclusionary affordable housing percentage in the Divisadero Street NCT at 20%, considerably higher than the required percentage for rental projects in other zoning districts (ranging from 14.5% to 18% depending on the date of project application), but one that was determined feasible. The remainder of the site is zoned RH-3. The site is also within two height and bulk districts, 65-A along Divisadero Street and 40-X along Oak Street. These height limits predate the 2015 rezoning.

Project Description. Genesis submitted its applications in 2015 and, with the enactment of Planning Section 428 last year and completion of CEQA review this year, is now pleased to be before the Commission for your consideration of the Project. The Project will demolish the car wash, gas station, and two of the three existing residential building, containing three units. The third residential building at 1060-1062 Oak Street, the only historic resource on the site, will be retained, moved 49 feet to the east along Oak Street and rehabilitated as two 3-bedroom units.



Hon. Myrna Melgar, President  
May 10, 2019  
Page 2

A new 3- to 6-story building will then be constructed on the remainder of the site that will contain 184 new dwelling units (including 37 on-site inclusionary units) and three additional rent controlled units to replace the three demolished units. The Project includes 8,100 square feet of ground floor commercial/retail space occupying the entire Divisadero Street frontage, reuniting the commercial corridor south of Oak Street with the corridor north of Fell Street. The Project includes just 56 residential parking space, plus one car share space and 170 Class 1 and 16 Class 2 bicycle parking spaces, especially appropriate for a Project located right on the heavily used “Wiggle” bike route linking the west side of the City to downtown.

The Project will replace six existing curb cuts with a single garage entrance on Oak Street. In addition, generous sidewalk bulb-outs will be provided at the corner of Divisadero and Oak Streets, significantly improving comfort and safety for pedestrians and bicyclists.

WDG and BDE Architecture are the project architects, and your Commission packet contains the Project plans, elevations, sections, renderings and unit plans. We have worked diligently over the last two years with Planning staff and community members to arrive at the current design. It acknowledges three conditions: Divisadero Street, Oak Street, and the corner where these merge. The Divisadero Street architecture, while contemporary, references neighborhood commercial block buildings of similar height, type, and scale through the use of punched windows, a consistent rhythm of vertical window bays, and a clear base, middle, and top. The Oak Street architecture maintains a lower scale and reflects the materiality and bay rhythm that characterizes the adjacent residential structures. The prominent corner element bridges the Divisadero and Oak conditions and stands in contrast to the existing contextually derived architecture. The corner is composed of two abstracted bays that intersect and bring a new architectural expression to the neighborhood.

The Project team also sculpted the rear of the building to be sensitive to the adjacent residential buildings and the pattern of rear yard open spaces on the block.

Relocation of Existing Tenants On-Site. The three to be demolished dwelling units will be replaced on-site with three rent-controlled units, in addition to the 37 inclusionary units, per Planning Code Section 415.6(a)(9). The current tenants of these units have been offered tenancy in the significantly larger replacement rent-controlled units at their current rents, plus temporary rental assistance during the construction period. All of the tenants are represented by counsel from the Tenderloin Housing Clinic, and the sponsor is currently negotiating final relocation agreements with each of them.

Environmental Review. All technical reports, including a Transportation Impact Study, have been completed, and the Planning Department will issue the Project a Class 32 in-fill exemption from CEQA prior to May 23. The Department has determined that the Project will have no significant transportation, air quality, noise, cultural resource, hazardous materials or other impacts, that no mitigation measures are necessary, and accordingly qualifies for the infill exemption.

Hon. Myrna Melgar, President  
May 10, 2019  
Page 3

Conditional Use/PUD. Conditional use approval is required to (1) authorize the removal of a gas station, (2) authorize the demolition and replacement of three dwelling units, (3) for development of a lot over 9,999 square feet in the NCT district, and (4) to authorize a bulk exception in the 65-A portion of the site. The Project also requests approval as a PUD with modifications for the (1) configuration of the rear yard, (2) density of one market rate unit per 800 square feet of lot area in the RH-3 portion of the site, less one unit, and (3) for the dimension of the bay windows on the prominent corner element of the building. The Planning Department is in support of these exceptions, and we request your approval as well.

Community Engagement and Support. Genesis CA Development and Mr. Kriozere initiated early discussions with community leaders, neighborhood groups and individual residents and merchants in June 2015 to ensure that the final proposal reflects the community's vision for this prominent site. A pre-application meeting was held in October 2017 and was well attended by representatives from all the key neighborhood groups and over 70 nearby neighbors. Additionally, the team has hosted and attended dozens of small groups meetings and presentations and maintained ongoing communications with neighborhood groups, residents and other interested stakeholders.

In May 2018, the development team held a retail workshop to encourage the community to participate in the development process and share their vision for linking the retail corridors. The keynote speaker was Amy Cohen with the San Francisco Office of Economic and Workforce Development, who presented the City's then recently released Retail Study and discussed resources for small businesses. Additionally, a panel discussion was led by local Lower Haight and Divisadero merchants.

Discussions at the retail workshop on how to raise the profile of merchant corridors resulted in the formation of a coalition of local merchants and representatives from key neighborhood associations banding together to create ArtOnSiteSF – an art trail showcasing local street art from the Divisadero to Lower Haight and Hayes Valley merchant corridors.

To further ensure that neighbors had regular access to the project sponsor, a weekly “Meet the Developer” event was held at Madrone Art Bar to encourage neighbors to meet with David Kriozere for a beer and answers to their questions. Additionally, David hosted a quarterly salon - D5 Council “Dinner, Drinks, Discussion, Development and Divisadero.”

The project sponsor has worked extensively with local non-profits, neighborhood groups and neighbors to create programs that foster community. For instance, Genesis co-founded the Build, Fly & Keep! Drone Program that enables students from all economic backgrounds to learn the basics by building their own micro-drone from scratch, with hands-on help and guidance from professional pilot instructors. Students then learn to fly with one-on-one training, starting with basic hover-and-land skills to more advanced techniques. In addition, Genesis produced original content videos promoting participating merchants in its “Faces of Divisadero” series.

Hon. Myrna Melgar, President  
May 10, 2019  
Page 4

This unprecedented community engagement has resulted in overwhelming support for the removal of the car wash and gas station and for development the proposed Project, including endorsements from the Alamo Square Neighborhood Association, Lower Haight Merchant and Neighbor Association, Divisadero Merchants Association and dozens of individual merchants, neighbors and community organizations. Your Commission packet includes over 85 letters expressing support for the Project.

We look forward to the May 23 hearing. Please contact me or Jessica Berg (788-1000) prior to the hearing if we can provide any additional information or if you would like to meet prior to the hearing.

Very truly yours,



Steven L. Vettel

cc: Mary Woods, Planner  
David Kriozere, Genesis CA Development  
Jessica Berg and Luis Cuadra

**AFFIDAVIT****COMPLIANCE WITH THE  
INCLUSIONARY AFFORDABLE  
HOUSING PROGRAM**

PLANNING CODE SECTION 415, 417 &amp; 419

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

12/14/18

Date

I, David Kriozere

do hereby declare as follows:

**A** The subject property is located at (address and block/lot):400 Divisadero, 1048-1062 Oak St.

Address

1216/4, 5, 17, 18, 19

Block / Lot

The subject property is located within the following Zoning District:

Divisadero NCT, RH-3

Zoning District

65-A, 40-X

Height and Bulk District

Special Use District, if applicable

Is the subject property located in the SOMA NCT, North of Market Residential SUD, or Mission Area Plan?

☐ Yes ☒ No**B** The proposed project at the above address is subject to the *Inclusionary Affordable Housing Program*, Planning Code Section 415 and 419 et seq.

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

2015-007816 CUA

Planning Case Number

Building Permit Number

This project requires the following approval:

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

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

Mary Woods

Planner Name

A complete Environmental Evaluation Application or Project Application was accepted on:

11/21/16

Date

The project contains 184 total dwelling units and/or group housing rooms.This project is exempt from the *Inclusionary Affordable Housing Program* because:

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

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

☐ Yes ☒ No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

☐ Yes ☒ No

(If yes, please indicate HOME-SF Tier)

Is this project an Analyzed or Individually Requested State Density Bonus Project?

☐ Yes ☒ No**EXHIBIT H**



**C** Please indicate the tenure of the project.

☐ **Ownership.** If affordable housing units are provided on-site or off-site, all affordable units will be sold as ownership units and will remain as ownership units for the life of the project. The applicable fee rate is the ownership fee rate.

☒ **Rental.** If affordable housing units are provided on-site or off-site, all affordable units will be rental units and will remain rental units for the life of the project. The applicable fee rate is the rental fee rate.

**D** 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)

☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)

☐ Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)

☐ Land Dedication (Planning Code Section 419)

The applicable inclusionary rate is:

20% per PC Section 428.3  
On-site, off-site or fee rate as a percentage

If the method of compliance is the payment of the Affordable Housing Fee pursuant to Planning Code Section 415.5, please indicate the total residential gross floor area in the project.

Residential Gross Floor Area

**E** The Project Sponsor acknowledges that any change which results in the reduction of the number of on-site affordable units following the project approval shall require public notice for a hearing and approval by the Planning Commission.

**F** The Project Sponsor acknowledges that failure to sell or rent the affordable units or to eliminate the on-site or off-site affordable units at any time will require the Project Sponsor to:

- (1) Inform the Planning Department and the Mayor's Office of Housing and Community Development 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.

**G** The Project Sponsor acknowledges that in the event that one or more rental units in the principal project become ownership units, the Project Sponsor shall notify the Planning Department of the conversion, and shall either reimburse the City the proportional amount of the Inclusionary Affordable Housing Fee equivalent to the then-current requirement for ownership units, or provide additional on-site or off-site affordable units equivalent to the then-current requirements for ownership units.

**H** For projects with over 25 units and with EEA's accepted between January 1, 2013 and January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project before December 7, 2018, rental projects will be subject to the on-site rate in effect for the Zoning District in 2017, generally 18% or 20%.

**J** For projects with EEA's/PRJ's accepted on or after January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project within 30 months of the Project's approval, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor is issued a site or building permit.

**K** If a Project Sponsor elects to completely or partially satisfy their Inclusionary Housing requirement by paying the Affordable Housing Fee, the Sponsor must pay the 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.

# UNIT MIX TABLES

## Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS: 184	SRO / Group Housing:	Studios: 89	One-Bedroom Units: 21	Two-Bedroom Units: 74	Three (or more) Bedroom Units:
---------------------	----------------------	----------------	--------------------------	--------------------------	--------------------------------

If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.4. State Density Bonus Projects that have submitted an Environmental Evaluation Application prior to January 12, 2016 must select the On-Site Affordable Housing Alternative. State Density Bonus Projects that have submitted an Environmental Evaluation Application on or after to January 12, 2016 must select the Combination Affordable Housing Alternative to record the required fee on the density bonus pursuant to Planning Code Section 415.3. If the Project includes the demolition, conversion, or removal of any qualifying affordable units, please complete the Affordable Unit Replacement Section.

☒ **On-site Affordable Housing Alternative** (Planning Code Section 415.6, 419.3, or 206.4): 428 20 % of the unit total.

## Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS: 37	SRO / Group Housing:	Studios: 18	One-Bedroom Units: 4	Two-Bedroom Units: 15	Three (or more) Bedroom Units:
--------------------	----------------------	----------------	-------------------------	--------------------------	--------------------------------

LOW-INCOME	Number of Affordable Units 23	% of Total Units 127%	AMI Level 55%
MODERATE-INCOME	Number of Affordable Units 7	% of Total Units 47%	AMI Level 80%
MIDDLE-INCOME	Number of Affordable Units 7	% of Total Units 47%	AMI Level 110%

☐ **Off-site Affordable Housing Alternative** (Planning Code Section 415.7 or 419.3):          % 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:	

AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
	Number of Affordable Units	% of Total Units	AMI Level
	Number of Affordable Units	% of Total Units	AMI Level

## UNIT MIX TABLES: CONTINUED

☐ **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. On-Site  % of affordable housing requirement.

If the project is a State Density Bonus Project, please enter "100%" for the on-site requirement field and complete the Density Bonus section below.

### 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:

2. 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):		Mortgage No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:	

### Income Levels for On-Site or Off-Site Units in Combination Projects:

AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

3. Fee  % of affordable housing requirement.

Is this Project a State Density Bonus Project? ☐ Yes ☒ No

If yes, please indicate the bonus percentage, up to 35% \_\_\_\_\_, and the number of bonus units and the bonus amount of residential gross floor area (if applicable) \_\_\_\_\_

I acknowledge that Planning Code Section 415.4 requires that the Inclusionary Fee be charged on the bonus units or the bonus residential floor area.

### Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
3			2	1	

This project will replace the affordable units to be demolished, converted, or removed using the following method:

☒ On-site Affordable Housing Alternative

☐ Payment of the Affordable Housing Fee prior to the first construction document issuance

☐ Off-site Affordable Housing Alternative (Section 415.7)

☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Section 415.5)

**Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT**

Genesis CA Development LLC

Company Name

David Kriozere

Name (Print) of Contact Person

Genesis CA Development LLC, 2083 N Collins Blvd

Richardson, TX 75080

Address

415-963-2369

City, State, Zip

davidk@genesisliving.com

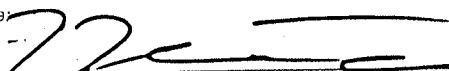
Phone / Fax

Email

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. 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:

David Kriozere, Authorized Representative

Executed on this day in:

Location:

San Francisco, CA

Date:

12/14/18

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

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

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

**Sign Here**

Signature:

Name (Print), Title:





# SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Roy & Patty Shimek	
PROPERTY OWNER'S ADDRESS: 444 Divisadero Street, San Francisco, CA 94117	TELEPHONE: ( 415 ) 626-8112
	EMAIL: Patty@Touchlesscw.com

APPLICANT'S NAME: Genesis CA Development LLC		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 2083 N. Collins Blvd, Ste 100, Richardson, TX 75080	TELEPHONE: ( 972 ) 404-8288	
	EMAIL: Davidk@genesisliving.com	

CONTACT FOR PROJECT INFORMATION: David Kriozere		Same as Above <input type="checkbox"/>
ADDRESS: c/o BergDavis Public Affairs, 150 Post Street, Ste 740, San Francisco, CA 94108	TELEPHONE: ( 415 ) 963-236	
	EMAIL: Davidk@genesisliving.com	

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: 400-444 DIVISADERO ST and 1048-1064 OAK STREET		ZIP CODE: 94117
CROSS STREETS: Divisadero and Oak		
ASSESSORS BLOCK/LOT: 1216	ZONING DISTRICT: 004/005, 017, 018, 019 NCT & RH3	HEIGHT/BULK DISTRICT: 65A & 40x
PROJECT TYPE: (Please check all that apply) <input checked="" type="checkbox"/> New Construction <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Alteration <input type="checkbox"/> Other: _____	EXISTING DWELLING UNITS: 4	PROPOSED DWELLING UNITS: 186
		NET INCREASE: 182

**EXHIBIT I**

## 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? Texas

- 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.*

See attached

Human Rights Commission contact information  
[hrc.info@sfgov.org](mailto: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: 

Date: 4/15/19

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

David Kriozere, Authorized Representative

Owner / Authorized Agent (circle one)



4/15/19

To Whom It May Concern,

Here is our Anti-Discrimination Housing Policy:

**FAIR HOUSING STATEMENT**

Genesis is committed to compliance with all federal, state, and local fair housing laws. Genesis will not discriminate against any person because of race, color, religion, national origin, sex, familial status, disability, sexual orientation, gender identity or any other specific classes protected by applicable laws. Genesis will allow any reasonable accommodation or reasonable modification based upon a disability-related need. The person requesting any reasonable modification may be responsible for the related expenses.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gloria Karmele", written in a cursive style.

Gloria Karmele  
Controller



## 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:

*To be filed*

### RECORD NUMBER:

### DATE FILED:

*2015-007816 CUA*

*11/8/2017*

### VERIFIED BY PLANNER:

Signature: \_\_\_\_\_

Date: *5/13/2019*

Printed Name: \_\_\_\_\_

Phone: *(415) 558-6315*

### ROUTED TO HRC:

### DATE:

☒ Emailed to: *mullane.ahern@sfgov.org*

*5/13/2019*



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)	
400-444 Divisadero St and 1048-1064 Oak Street		1216/004, 005, 017, 018, 019	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
	2015-007916CUA		
PROJECT SPONSOR	MAIN CONTACT	PHONE	
Genesis CA Development LLC	David Kriozere	415-963-2369	
ADDRESS			
2083 N. Collins Blvd, Ste 100			
CITY, STATE, ZIP		EMAIL	
Richardson, TX 75080		davidk@genesisliving.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
186	8,100	65 feet, 6 floors	\$39,632,736
ANTICIPATED START DATE			
5/16/20			

#### Section 2: First Source Hiring Program Verification

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

Continued...

**EXHIBIT J**

### 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	TBD		6	Laborer	TBD		25
Boilermaker				Operating Engineer	TBD	1	3
Bricklayer				Painter	TBD	1	6
Carpenter	TBD	4	19	Pile Driver	TBD		
Cement Mason	TBD	1	3	Plasterer	TBD	1	4
Drywall/Latherer	TBD	2	12	Plumber and Pipefitter	TBD	2	9
Electrician	TBD	2	12	Roofer/Water proofer	TBD	1	6
Elevator Constructor	TBD	1	4	Sheet Metal Worker	TBD	1	4
Floor Coverer	TBD	1	6	Sprinkler Fitter	TBD	1	2
Glazier	TBD	2	12	Taper	TBD	1	6
Heat & Frost Insulator	TBD	1	2	Tile Layer/ Finisher	TBD	1	6
Ironworker	TBD	1	6	Other:			
<b>TOTAL:</b>			82	<b>TOTAL:</b>			71

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

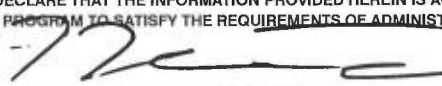
☐ TBD ☐

☐ TBD ☐

☐ TBD ☐

TBD

### Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
David Kriozere	davidk@genesisliving.com	415-963-2369
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.		
		4/15/19
(SIGNATURE OF AUTHORIZED REPRESENTATIVE)		(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](mailto: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](http://www.workforcedevelopmentsf.org) Email: [CityBuild@sfgov.org](mailto:CityBuild@sfgov.org)

## TENDERLOIN HOUSING CLINIC

RANDALL M. SHAW  
STEPHEN L. COLLIER  
RAQUEL FOX  
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Fax. (415) 771-1287

Contact:  
(415) 771-9850, ext.  
@thclinic.org

May 14, 2019

**Via Email to:**

Commission Secretary Jonas P. Ionin: [Commissions.Secretary@sfgov.org](mailto:Commissions.Secretary@sfgov.org)  
Senior CCSF Planner Christopher May: [Christopher.May@sfgov.org](mailto:Christopher.May@sfgov.org)

**Via Mail to:**

Planning Commission  
City & County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: 400 Divisadero / 1048-152 Oak Street Development Project**

Dear Commissioners:

I am a lawyer at the Tenderloin Housing Clinic (THC). I represent the long-term residents at the 400 Divisadero Project site. My clients comprise five households, which have enjoyed rent-controlled tenancies for many years, and are part of the unique fabric of the community. The current site has small buildings that provide four apartment units. Under the proposed plans one building (1048-1050-1052 Oak Street) will be demolished, and the other building (1060 Oak) will be relocated on the site and renovated.

The residents of these units are being asked to temporarily re-locate in order for the 400 Divisadero Project to move forward. We intend to ensure that these long-term households receive all of the benefits they are entitled to under the applicable laws, including the San Francisco Rent Ordinance and that their temporary relocation and return occurs in the least disruptive and equitable manner.

I understand that the 400 Divisadero Project will benefit from the city's option to rezone this parcel to ultimately provide 186 units of housing. It is also my understanding that the 400 Divisadero Project is planned to satisfy the City's 20% requirement for below market rate units.

**EXHIBIT K**



May 14, 2019

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Supervisor Vallie Brown requested that THC work with the residents who live at the 400 Divisadero Project site to negotiate and ensure fair replacement housing agreements for them. David Kriozere at Genesis Development and his team are offering the tenants newly built, rent-controlled units to replace the units that are being demolished and rent-controlled renovated units in the building that is being renovated.

I understand that Genesis intends to place the residents into their new or renovated units on the project site as soon as possible. I know that David Kriozere has personally met with my clients in an effort to prepare offers that meet the residents' needs for stable, affordable, and permanent housing. We do appreciate that, at the threshold, Genesis is actively seeking to meet the needs of the long-term tenants in moving this proposed development forward.

I am reviewing proposed offers, and my clients and I are working with the Genesis team to reach agreements that are in the best interests of these long-term residents.

We will continue to keep in close contact with Supervisor Brown's office in order to bring this Project to a good outcome for the community.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Stephen Booth". The signature is stylized with a large, sweeping "S" and "B".

Stephen Booth

Tenderloin Housing Clinic

cc: Supervisor Vallie Brown  
Paul F. Utrecht, Esq.