



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Adoption of CEQA Findings Conditional Use Authorization

HEARING DATE: JULY 11, 2019

*Date:* July 3, 2019  
*Record No.:* 2015-011274ENVCUAVAR  
*Project Address:* 150 Eureka Street  
*Zoning:* Residential-House, Two- Family (RH-2) Zoning District  
40-X Height and Bulk  
*Block/Lot:* 2692/007  
*Project Sponsor:* Andrew Junius  
One Bush Street, Suite 600  
San Francisco, CA 94103  
*Property Owner:* 150 Eureka Street LLC  
San Francisco, CA 94114  
*Staff Contact:* Gabriela Pantoja – (415) 575-8741  
[Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is for the conversion and alteration of an existing two-story church, formerly occupied by the Metropolitan Community Church (MCC), into a four-story, approximately 13,866 square foot, 40-feet tall, four-unit residential building. The proposed residential building will contain four off-street parking spaces, four Class 1 bicycle parking space, and three independent storage areas. The three independent storage areas will be converted into at minimum three Accessory Dwelling Units at a later date. The proposal will provide approximately 570 square feet of common useable open space and an additional 757 square feet of outdoor area in the form of a newly created outer court yard at the ground level. This Project is described as the "Partial Preservation Alternative" in the certified FEIR.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 207 and 303 to allow a dwelling unit density at a ratio of one dwelling unit per 1,500 square feet of lot area within the RH-2 Zoning District.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Project Sponsor completed a Pre-Application Meeting on July 16, 2015 prior to the submittal of the listed Conditional Use Authorization Application. Twenty-one members of the public attended the Pre-Application Meeting. Additionally, a second Pre-Application Meeting was completed on June 20, 2019. Five members of the public attended the Pre-Application Meeting. To date, the Department has received two correspondences in opposition of the Project. Members of the public expressing opposition of the Project states concerns with regards

to the proposed density and the proposed building's impacts on the mid-block's open space. To date, the Department has received one correspondence in support of the Project.

- **Tenant History:** Since the departure of the previous tenant, the Metropolitan Community Church (MCC), in 2015, the subject building has remained vacant. Prior to their departure, the MCC served the community and occupied the subject building for more than 46 years.
- **Accessory Dwelling Units.** The proposal does include the construction of three new independent storage areas within the existing building envelope of the subject building. The identified storage areas are to be developed at a later date with at minimum three Accessory Dwelling Units pursuant to Planning Code Section 207 (c)(4). Pursuant to Planning Code Section 207 (c)(4)(C), the existence of one or more dwelling units are required on a lot prior to the development of Accessory Dwelling Unit(s). However, the proposed Accessory Dwelling Units, as illustrated, have been reviewed for compliance with Section 207 (c)(4). The proposed Accessory Dwelling Units will need to request waivers from the rear yard (Section 134), exposure (Section 140), and density (Section 207) requirements, as administered by the Zoning Administrator pursuant to Sections 207(c)(4) and 307(l).
- **Rear Yard Variance.** The Project will seek a Variance from the rear yard requirement pursuant to Planning Code Section 134. Based on the location of the respective adjacent buildings' rear walls, the subject property is required to maintain a rear yard equal to 54 feet 11 inches. The subject building currently projects 52 feet 2 inches into the required rear yard, and therefore is legal non-conforming with respect to the rear yard requirement. However, the Project will intensify the subject building's compliance with the rear yard requirement. The Project will construct a two-story vertical addition that will encroach approximately 16 feet into the required rear yard of the subject property, thus a rear yard Variance is required. The Project is seeking a rear yard Variance under Case No. 2015-011274VAR.
- **Dwelling Unit Exposure Variance.** The Project will seek a Variance from the dwelling unit exposure requirement pursuant to Planning Code Section 140. Two of the proposed four dwelling units will contain a room measuring at minimum 120 square feet in area with required windows facing onto Eureka Street (a public street), and therefore comply with this requirement. However, two of the proposed four dwelling units will contain a room measuring at minimum 120 square feet in area with required windows that do not face a conforming rear yard or a public street. Therefore, an exposure Variance is required for two of the proposed four dwelling units. The Project is seeking an exposure Variance under Case No. 2015-011274VAR.
- **Previous Project Proposal.** Prior to the listed Project, the Project Sponsors sought to demolish the existing two-story building located at the subject property and construct two new four-story, two-unit residential buildings. As a part of the previous Project's review process, the Project was evaluated for compliance with the California Environmental Quality Act (CEQA). The Department determined that an Environmental Impact Report (EIR) was required. On July 26, 2018, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and certified the Final EIR, Motion No. 20254. In particular, the FEIR identified the building on the project site appears individually eligible for inclusion in the California Register Historical Resources (CRHR) under Criterion 1 within the context of the Citywide Historic Context Statement for LGBTQ History in San Francisco (Citywide LGBTQ Historic Context Statement). Therefore, the subject building qualifies as a "historical resource" under CEQA. The Project Sponsor has elected to pursue the "Partial Preservation Alternative" described in the FEIR.

## **ENVIRONMENTAL REVIEW**

The Department published a Draft EIR for review (2015-011274ENV). The Draft EIR was available for public comment until January 23, 2018. On January 18, 2019, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the Draft EIR. On June 28, 2018, the Department published a Response to Comments document, responding to comments made regarding the Draft EIR. Together, the Response to Comments document and Draft EIR composed the Final EIR (FEIR). On July 26, 2018, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting and certified the Final EIR, Motion No. 20254. An appeal of the certification of the FEIR was not filed to the Board of Supervisors within 30 days of the FEIR certification date.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and meets all applicable requirements of the Planning Code. The Project will maximize the use of a currently underutilized building and will provide four additional dwelling units to the City's housing stock, with the potential of three additional units to be developed at a later date via the City's Accessory Dwelling Unit program. Furthermore, the Project will provide a land- use that is compatible with the RH-2 Zoning District and a building that is compatible with the immediate neighborhood's characteristics in terms of size, density, height, and design. 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.

## **ATTACHMENTS:**

Draft Motion and Attachments- CEQA Findings  
Draft Motion – Conditional Use Authorization  
Exhibit A – Conditions of Approval  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination and Mitigation Monitoring and Reporting Program  
Exhibit D – Maps and Context Photos  
Exhibit E – Public Correspondence  
Exhibit F – Application  
Exhibit G – Project Sponsor Brief



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: JULY 11, 2019

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Record No.:* 2015-011274ENVCUAVAR  
*Project Address:* 150 EUREKA STREET  
*Zoning:* RH-2 (Residential-House, Two-Family) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 2692/007  
*Project Sponsor:* Andrew Junius  
One Bust Street, Suite 600  
San Francisco, CA 94104  
*Property Owner:* 150 Eureka Street LLC  
San Francisco, CA 94114  
*Staff Contact:* Gabriela Pantoja – (415) 575-8741  
[Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org)

ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING FINDINGS OF FACT, FINDINGS REGARDING SIGNIFICANT IMPACTS AND SIGNIFICANT AND UNAVOIDABLE IMPACTS, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, AND A STATEMENT OF OVERRIDING CONSIDERATIONS RELATED TO APPROVALS FOR THE PROJECT TO CONVERT AND EXPAND AN EXISTING TWO-STORY BUILDING, FORMERLY UTILIZED AS THE METROPOLITAN COMMUNITY CHURCH (MCC), INTO A FOUR-STORY, FOUR-UNIT RESIDENTIAL BUILDING LOCATED WITHIN THE RESIDENTIAL-HOUSE, TWO FAMILY (RH-2) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On October 12, 2015, Andrew Junius of Reuben, Junius, and Rose, LLP (hereinafter "Project Sponsor") filed an Environmental Evaluation Application No. 2015-011274ENV with the with the Planning Department (hereinafter "Department") for a Project at 150 Eureka Street (hereinafter "Project Site"), Block 2692 Lot 007.

On January 18, 2018, the San Francisco Planning Commission (hereinafter "Commission") held a duly noticed public hearing on the Draft Environmental Impact Report ("DEIR"), at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the DEIR ended on January 23, 2018. The Department prepared responses to comments on environmental issues received during the 45-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period and corrected clerical errors in the DEIR.

On June 28, 2018, the Planning Department published a Response to Comments ("RTC") on the DEIR. A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting



of the DEIR, any consultations and comments received during the public review process, any additional information that became available, and the RTC document, all as required by law.

On July 12, 2018, the Commission reviewed and considered the information contained in the FEIR and requested revisions be made to include two additional alternatives with more units than proposed and continued this item to July 26, 2018. The Department issued a Revised Chapter 4.

On July 26, 2018, the Commission reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA"), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), Section 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The FEIR was certified by the Commission on September 27, 2018 by adoption of its Motion No. 20254.

On October 1, 2018, Andrew Junius of Reuben, Junius, and Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2015-011274CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to convert and expand an existing two-story building, formerly utilized as the Metropolitan Community Church (MCC), into a four-story, four-unit residential building (hereinafter "Project") at 150 Eureka Street, Block 2692 Lot 007, referred in the FEIR as the "Partial Preservation Alternative".

On February 1, 2019, the Project Sponsor filed Application No. 2015-011274VAR with the Planning Department for a Variance from the Rear Yard (Planning Code Section 134) and Dwelling Unit Exposure (Planning Code Section 140).

On July 11, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization and Variance Applications No. 2015-011274ENVCUAVAR.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2015-011274ENVCUAVAR is located at 1650 Mission Street, Suite 400, San Francisco, California.

This Commission has reviewed the entire record of this proceeding, the Environmental Findings, attached to this Motion as Attachment A, regarding the alternatives, mitigation measures, environmental impacts analyzed in the FEIR and overriding considerations for approving the Project, and the proposed MMRP attached as Attachment B, which material was made available to the public.

**MOVED**, that the Planning Commission hereby adopts findings under the California Environmental Quality Act, including rejecting alternatives as infeasible and adopting a Statement of Overriding Considerations, and adopts the MMRP attached as Attachment B, based on the findings attached to this

Motion as Attachment A as though fully set forth in this Motion, and based on substantial evidence in the entire record of this proceeding.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 11, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 11, 2019

ACTION: Adoption of CEQA Findings

## SUMMARY

### INTRODUCTION

This document is a draft environmental impact report (EIR) for the proposed 150 Eureka Street Project (proposed project). This chapter of the EIR provides a summary of the project, a summary of anticipated environmental impacts of the project and identified mitigation measures; areas of controversy to be resolved; a summary of alternatives; and an identification of the environmentally superior alternative. The project sponsor, 150 Eureka Street LLC, proposes to redevelop an approximately 6,246-square-foot parcel located at 150 Eureka Street in San Francisco's Castro/Upper Market neighborhood.

### PROJECT SUMMARY

The proposed project would demolish the existing building on the site, split the existing lot into two lots, and construct two, four-story buildings with a total of four residential units and eight off-street parking spaces within a total building area of approximately 14,441 gross square feet (gsf). Each building would be a maximum of 40 feet tall. Landscaping is proposed along the building frontage on Eureka Street. In addition, an approximately 1,116-gsf rear yard and an approximately 263-gsf penthouse deck would provide on-site open space for use by project residents. Chapter II, Project Description, pp. 13–32, provides a detailed description of the proposed project.

### PROJECT SPONSOR'S OBJECTIVES

1. Re-develop a large underutilized site with high-quality, sustainable, and economically feasible family-sized three- and four-bedroom residential dwellings, including off-street parking, within the existing density designation for the site, in order to help meet projected City housing needs and also introduce new midblock open space where none currently exists at the rear of the site.

2. Develop a project that achieves high-quality urban design and sustainability standards, is sensitive to and compatible with its surroundings, and enhances the existing urban design character of the area.
3. Build residential units on the site to contribute to the City's General Plan Housing Element goals and the Association of Bay Area Governments (ABAG) Regional Housing Needs Allocation for the City and County of San Francisco.
4. Provide a new midblock open space that will enhance the quality of life for the project's residents and neighbors.
5. Construct a high-quality project that will produce a reasonable return on investment for the project sponsor and its investors and will be able to attract investment capital and construction financing.

## **SUMMARY OF IMPACTS AND MITIGATION MEASURES**

This EIR analyzes the potential environmental effects of the proposed project, as identified in the Notice of Preparation (NOP) of an EIR, issued May 24, 2017 (Appendix A of this EIR). The Initial Study (IS) attached to the NOP (also included in Appendix A) found that the proposed project could have potentially significant environmental effects related to historic architectural resources. Impacts in the following areas would be less than significant (some with the mitigation measures identified in the NOP/IS) and are not further evaluated in this EIR: land use and land use planning; population and housing; archeological and tribal resources; transportation and circulation; noise; air quality; greenhouse gas emissions; wind and shadow; recreation; utilities and service systems; public services; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral and energy resources; and agriculture and forest resources.

This summary provides an overview of the analysis contained in Chapter IV, Environmental Setting, Impacts and Mitigation Measures, pp. 41–92. Impacts are categorized by type of impact as follows:

- *No Impact.* No adverse physical changes (or impacts) to the environment are expected.
- *Less-Than-Significant Impact.* An impact that does not exceed the defined significance criteria or would be eliminated or reduced to a less-than-significant level through compliance with existing local, state, and federal laws and regulations.
- *Less-Than-Significant Impact with Mitigation.* An impact that is reduced to a less-than-significant level through implementation of the identified mitigation measure.
- *Significant and Unavoidable Impact with Mitigation.* An adverse physical environmental impact that exceeds the defined significance criteria and can be reduced through compliance with existing local, state, and federal laws and regulations and/or implementation of all feasible mitigation measures, but cannot be reduced to a less-than-significant level.
- *Significant and Unavoidable Impact.* An adverse physical environmental impact that exceeds the defined significance criteria and cannot be eliminated or reduced to a less-than-significant level through compliance with existing local, state, and federal laws and regulations and for which there are no feasible mitigation measures.

As identified in Section IV.A, Historic Architectural Resources, pp. 49–90, under **Impact CP-1**, demolition of the 150 Eureka Street building under the proposed project would result in a significant and unavoidable impact to the individual historic architectural resource at 150 Eureka Street, which is identified as a historical resource under the California Environmental Quality Act (CEQA).

Implementation of **Mitigation Measures M-CR-1a: Documentation** and **M-CR-1b: Interpretive Program** would reduce this adverse impact on the historical resource, but not to a less-than-significant level. There is no feasible mitigation measure that could avoid this project-related historic architectural resource impact. Therefore, the impact to the historic resource on the project site would remain significant and unavoidable. As stated in **Impact C-CR-1**, implementation of the proposed project would not result in significant cumulative impacts to historic architectural resources.

**Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
<b>Historic Architectural Resources</b>			
<b>CR-1:</b> The demolition of the Metropolitan Community Church Building located at 150 Eureka Street would result in a substantial adverse change to the significance of an individual historical architectural resource as defined by CEQA Guidelines section 15064.5(b).	Significant	<p><b>M-CR-1a: Documentation.</b> Prior to the issuance of demolition or site permits, the project sponsor shall undertake Historic American Building Survey (HABS) documentation of the subject property, structures, objects, materials, and landscaping. The documentation shall be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's <i>Professional Qualification Standards</i> (36 CFR, Part 61). The documentation shall consist of the following:</p> <ul style="list-style-type: none"> <li>• <i>Measured Drawings:</i> A set of measured drawings that depict the existing size, scale, and dimension of the subject property. The planning department preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.). The planning department preservation staff will assist the consultant in determining the appropriate level of measured drawings;</li> <li>• <i>HABS-Level Photography:</i> Digital photographs of the interior and the exterior of subject property. Large format negatives are not required. The scope of the digital photographs shall be reviewed by planning department preservation staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service Standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography; and</li> </ul>	Significant and Unavoidable

**Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
M-CR-1a: Documentation <i>Continued</i>		<ul style="list-style-type: none"> <li>• <i>HABS Historical Report</i>: A written historical narrative and report, per HABS Historical Report Guidelines.</li> </ul> <p>The professional shall prepare the documentation and the planning department shall monitor its preparation. The professional shall submit the completed documentation for review and approval by a planning department preservation specialist before issuance of building permits. The documentation shall be disseminated to the planning department, San Francisco Main Library History Room, the Environmental Design Library at the University of California, Berkeley, the GLBT Historical Society's Archives &amp; Research Center, and San Francisco Architectural Heritage.</p>	

**Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
		<p><b>M-CR-1b: Interpretive Program.</b> The project sponsor shall develop an interpretive program to commemorate the LGBTQ use at the 150 Eureka Street building and its significant association with LGBTQ history of the neighborhood and city. Development of this interpretive program shall include outreach to the LGBTQ and Castro communities in order to involve these communities and to create a broader, more authentic interpretive approach for the project site and neighborhood. This outreach process should include identification of the most appropriate theme(s), as identified in the HRER and <i>Citywide LGBTQ Historic Context Statement</i>, on which to focus the interpretation program for this site. The interpretive program shall result, at minimum, in the preparation of a publicly-accessible walking tour guide to memorialize the building and its significance within the identified theme(s) associated with the neighborhood. The interpretive program should create a narrative, outline the significance of other buildings identified in the <i>Citywide LGBTQ Historic Context Statement</i>, namely their association with the similar theme(s), and develop a plaque or identifying system for properties as part of this walking tour guide.</p>	



**Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
M-CR-1b: Interpretive Program <i>Continued</i>		Interpretation of the site's history shall be supervised by a qualified consultant meeting the Secretary of the Interior's Professional Qualification Standards for Architectural Historian or Historian. The interpretive materials for use in the guide may include, but are not limited to: photographs, news articles, oral histories, memorabilia, and video. Historic information contained in the <i>Citywide LGBTQ Historic Context Statement</i> and HRE and HRER for the project may be used for content. A proposal prepared by the qualified consultant, with input from the outreach conducted in the LGBTQ and Castro communities, describing the general parameters of the interpretive program shall be approved by planning department preservation staff prior to issuance of a Site Permit. The detailed content, media and other characteristics of such interpretive program, and/or any alternative approach to interpretation identified by the project team, shall be approved by planning department preservation staff prior to issuance of a Temporary Certificate of Occupancy.	
<u>CR-2</u> : The construction of the proposed new building on the project site would not have a substantial adverse effect on any identified or potential off-site historical resources as defined in CEQA Guidelines section 15064.5 in the vicinity of the project site.	Less Than Significant	None required	N/A
<u>C-CR-1</u> : The proposed project, in combination with other past, present and reasonably foreseeable future projects in the project vicinity, would not result in a cumulatively considerable contribution to a significant cumulative impact on a historical architectural resource.	Less Than Significant	None required	N/A

Source: LSA, 2017.

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
<b>Land Use and Land Use Planning</b>			
LU-1: The proposed project would not physically divide an established community.	Less Than Significant	None required	N/A
LU-2: The proposed project would not conflict with applicable land use plans, policies or regulations of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Less Than Significant	None required	N/A
C-LU-1: The proposed project would not create a considerable contribution to cumulative significant land use impacts.	Less Than Significant	None required	N/A
<b>Population and Housing</b>			
PH-1: The proposed project would not directly or indirectly induce substantial population growth in San Francisco.	Less Than Significant	None required	N/A
PH-2: The proposed project would not displace substantial numbers of existing housing units or people and would not create demand for additional housing elsewhere.	Less Than Significant	None required	N/A
C-PH-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to population and housing.	Less Than Significant	None required	N/A
<b>Cultural Resources</b>			
CP-1: Implementation of the proposed project would result in the demolition of the 150 Eureka Street building, a historical resource for the purposes of CEQA.	Potentially Significant Impact	See Table S-1	Significant

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
<p>CP-2: The proposed project could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.</p>	Significant	<p><i>Mitigation Measure M-CP-2: Accidental Discovery of Archeological Resources</i></p> <p>The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, supervisory personnel, etc. The project sponsor shall provide the ERO with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p> <p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken. If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant, based on standards developed by the Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance.</p>	Less Than Significant

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
Mitigation Measure M-CP-2 <i>Continued</i>		<p>If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p> <p>Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p> <p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p>	

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
Mitigation Measure M-CP-2 <i>Continued</i>		Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound copy, one unbound copy and one unlocked, searchable PDF copy on CD three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historic Places. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.	

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
CP-3: Construction activities for the proposed project could result in the disturbance of human remains, including those interred outside of formal cemeteries, should such remains exist beneath the project site.	Significant	<p><i>Mitigation Measure M-CP-3: Human Remains and Associated or Unassociated Funerary Objects</i></p> <p>The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days after the discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO.</p>	Less Than Significant

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
<p>CP-4: Construction activities for the proposed project could result in the disturbance of tribal resources, should such resources exist beneath the project site.</p>	Significant	<p><i>Mitigation Measure M-CP-4: Tribal Cultural Resources Interpretive Program</i></p> <p>If the ERO determines that a significant archeological resource is present, and if in consultation with the affiliated Native American tribal representatives, the ERO determines that the resource constitutes a tribal cultural resource (TCR) and that the resource could be adversely affected by the proposed project, the proposed project shall be redesigned so as to avoid any adverse effect on the significant tribal cultural resource, if feasible.</p> <p>If the ERO, in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall implement an interpretive program of the TCR in consultation with affiliated tribal representatives. An interpretive plan produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.</p>	Less Than Significant

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
C-CP-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity could result in cumulative impacts to historic architectural resources.	Potentially Significant Impact	See Table S-1	Significant
C-CP-2: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity could result in a substantial adverse change in the significance of previously undiscovered archaeological resources, human remains, including those interred outside of formal cemeteries; and tribal resources should such resources exist on or beneath the project site.	Significant	Implement <i>Mitigation Measure M-CP-2: Accidental Discovery of Archeological Resources</i> ; <i>Mitigation Measure M-CP-3: Human Remains and Associated or Unassociated Funerary Objects</i> ; and <i>Mitigation Measure M-CP-4: Tribal Cultural Resources Interpretive Program</i>	Less Than Significant
<b>Transportation and Circulation</b>			
TR-1: The proposed project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	Less Than Significant	None required	N/A
TR-2: The proposed project would not result in substantially increased hazards due to particular design features (e.g., sharp curves or dangerous intersections) or incompatible uses.	Less Than Significant	None required	N/A
TR-3: The proposed project would not result in inadequate emergency access.	Less Than Significant	None required	N/A
TR-4: The proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities, or cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity or alternative travel modes.	Less Than Significant	None required	N/A



**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
C-TR-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in substantial cumulative transportation impacts.	Less Than Significant	None required	N/A
<b>Noise</b>			
NO-1: The proposed project would not result in exposure of persons to or generation of noise levels in excess of standards established in San Francisco's Noise Ordinance, nor would the proposed project result in a substantial permanent increase in ambient noise levels above levels existing without the project.	Less Than Significant	None required.	N/A
NO-2: Project demolition and construction would result in a temporary and periodic increase in ambient noise levels in the project vicinity above existing conditions.	Significant	<p><b><i>Mitigation Measure M-NO-2: Construction Noise Reduction</i></b></p> <p>The project contractor shall implement the following measures during construction of the project:</p> <ul style="list-style-type: none"> <li>• Conduct noise monitoring at the beginning of major construction phases (e.g., demolition, excavation) to determine the need and the effectiveness of noise-attenuation measures.</li> <li>• Erect temporary plywood noise barriers around the construction site where the site adjoins noise-sensitive receivers.</li> <li>• Utilize noise control blankets on the building structures adjacent to the proposed project - and possibly other noise-sensitive receivers - as the building is erected to reduce noise emission from the site.</li> <li>• Post signs on-site pertaining to permitted construction days and hours, complaint procedures, and who to notify in the event of a problem, with telephone numbers listed.</li> <li>• Notify the Department of Building Inspection (DBI) and neighbors in advance of the schedule for each major phase of construction and expected loud activities.</li> </ul>	Less Than Significant

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
Mitigation Measure M-NO-2 <i>Continued</i>		<ul style="list-style-type: none"> <li>When feasible, select "quiet" construction methods and equipment (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds).</li> <li>Require that all construction equipment be in good working order and that mufflers are inspected to be functioning properly. Avoid unnecessary idling of equipment and engines.</li> <li>Mobile noise-generating equipment (e.g., dozers, backhoes, and excavators) shall be required to prepare the entire site. However, the developer will endeavor to avoid placing stationary noise generating equipment (e.g., generators, compressors) within noise-sensitive buffer areas (measured at linear 20 feet) between immediately adjacent neighbors.</li> <li>The project sponsor shall require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools.</li> <li>Ensure that all general construction related activities are restricted to between 7:00 a.m. and 8:00 p.m. per San Francisco Police Code Article 29.</li> </ul>	
NO-3: The proposed project would not expose people to excessive groundborne vibration or groundborne noise levels.	Less Than Significant	None required	N/A
NO-4: The proposed project would not be substantially affected by existing noise levels.	Less Than Significant	None required	N/A

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
C-NO-1: The proposed project in combination with past, present, and reasonably foreseeable future projects would not create a significant cumulative noise or vibration impact.	Significant	None required	Less Than Significant
<b>Air Quality</b>			
AQ-1: Implementation of the proposed project would not conflict with or obstruct implementation of the local applicable air quality plan.	Less Than Significant	None required	N/A
AQ-2: Implementation of the proposed project would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.	Less Than Significant	None required	N/A
AQ-3: Implementation of the proposed project would not result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment under an applicable federal, State, or regional ambient air quality standard.	Less Than Significant	None required	N/A
AQ-4: Implementation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations.	Less Than Significant	None required	N/A
AQ-5: Implementation of the proposed project would not create objectionable odors affecting a substantial number of people.	Less Than Significant	None required	N/A
C-AQ-1: The proposed project, in combination with past, present, and reasonably foreseeable future development in the project area would not contribute to a cumulative air quality impact.	Less Than Significant	None required	N/A
<b>Greenhouse Gas Emissions</b>			
C-GG-1: The proposed project would generate greenhouse gas emissions, but not at levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions.	Less Than Significant	None required	N/A

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
C-GG-1: The proposed project would generate greenhouse gas emissions, but not at levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions.	Less Than Significant	None required	N/A
<b>Wind and Shadow</b>			
WS-1: The proposed project would not alter wind in a manner that substantially affects public areas within the vicinity of the project area.	Less Than Significant	None required	N/A
WS-2: The proposed project would not create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas.	Less Than Significant	None required	N/A
C-WS-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative wind or shadow impacts.	Less Than Significant	None required	N/A
<b>Recreation</b>			
RE-1: The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated.	Less Than Significant	None required	N/A
RE-2: The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.	Less Than Significant	None required	N/A
RE-3: The proposed project would not physically degrade existing recreational resources.	Less Than Significant	None required	N/A
C-RE-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact on recreational facilities or open space resources.	Less Than Significant	None required	N/A

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
<b>Utilities and Service Systems</b>			
UT-1: Implementation of the proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, would not exceed the capacity of the wastewater treatment provider that would serve the project, and would not require the construction of new or expansion of existing wastewater treatment or stormwater drainage facilities.	Less Than Significant	None required	N/A
UT-2: The proposed project would not require expansion or construction of new water supply or treatment facilities.	Less Than Significant	None required	N/A
UT-3: The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	Less Than Significant	None required	N/A
UT-4: Construction and operation of the proposed project would comply with all applicable statutes and regulations related to solid waste.	Less Than Significant	None required	N/A
C-UT-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to utilities or service systems.	Less Than Significant	None required	N/A
<b>Public Services</b>			
PS-1: The proposed project would not result in a substantial adverse physical impact associated with the provision of police services.	Less Than Significant	None required	N/A
PS-2: The proposed project would not result in a substantial adverse physical impact associated with the provision of fire services.	Less Than Significant	None required	N/A
PS-3: The proposed project would not result in a substantial adverse physical impact associated with the provision of school services.	Less Than Significant	None required	N/A

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
PS-4: The proposed project would not result in a substantial adverse physical impact associated with the provision of other public services, such as libraries.	Less Than Significant	None required	N/A
C-PS-1: The proposed project, in combination with past, present, and reasonably foreseeable projects, would not result in a cumulative impact on public services.	Less Than Significant	None required	N/A
<b>Biological Resources</b>			
BI-1: The proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species, riparian habitat or sensitive natural communities, and would not interfere substantially with any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Less Than Significant	None required	N/A
BI-2: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Less Than Significant	None required	N/A
C-BI-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to biological resources.	Less Than Significant	None required	N/A
<b>Geology and Soils</b>			
GE-1: The proposed project would not increase the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic groundshaking, liquefaction, lateral spreading, or landslides.	Less Than Significant	None required	N/A
GE-2: The proposed project would not result in substantial loss of topsoil or erosion.	Less Than Significant	None required	N/A

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
GE-3: The proposed project would not be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	Less Than Significant	None required	N/A
GE-4: The proposed project could be located on expansive soil, as defined in the California Building Code, creating substantial risk to life or property.	Less Than Significant	None required	N/A
GE-5: The proposed project would not substantially change the topography of the site or any unique geologic or physical features of the site.	Less Than Significant	None required	N/A
GE-6: The proposed project would not indirectly destroy a unique paleontological resource or site or unique geologic feature.	Less Than Significant	None required	N/A
C-GE-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to geology and soils.	Less Than Significant	None required	N/A
<b>Hydrology and Water Quality</b>			
HY-1: The proposed project would not violate water quality standards or otherwise substantially degrade water quality.	Less Than Significant	None required	N/A
HY-2: The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.	Less Than Significant	None required	N/A
HY-3: The proposed project would not result in altered drainage patterns that would cause substantial erosion or flooding.	Less Than Significant	None required	N/A

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
HY-4: The proposed project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Less Than Significant	None required	N/A
C-HY-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the site vicinity, would result in less-than-significant cumulative impacts to hydrology and water quality.	Less Than Significant	None required	N/A
<b>Hazards and Hazardous Materials</b>			
HZ-1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Less Than Significant	None required	N/A
HZ-2: The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment.	Less Than Significant	None required	N/A
HZ-3: The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing school.	Less Than Significant	None required	N/A
HZ-4: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and the proposed project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Less Than Significant	None required	N/A



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<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
HZ-5: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and would not expose people or structures to a significant risk of loss, injury, or death involving fires.	Less Than Significant	None required	N/A
C-HZ-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the site vicinity, would result in less-than-significant cumulative impacts related to hazards and hazardous materials.	Less Than Significant	None required	N/A
<b>Mineral and Energy Resources</b>			
ME-1: The proposed project would not encourage activities which would result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner.	Less Than Significant	None required	N/A
C-ME-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the site vicinity, would result in less-than-significant cumulative impacts to minerals and energy.	Less Than Significant	None required	N/A

Source: LSA, 2017, *150 Eureka Street Notice of Preparation/Initial Study*.



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: JULY 11, 2019

*Record No.:* 2015-011274ENVCUAVAR  
*Project Address:* 150 EUREKA STREET  
*Zoning:* RH-2 (Residential-House, Two-Family) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 2692/007  
*Project Sponsor:* Andrew Junius  
One Bust Street, Suite 600  
San Francisco, CA 94104  
*Property Owner:* 150 Eureka Street LLC  
San Francisco, CA 94114  
*Staff Contact:* Gabriela Pantoja – (415) 575-8741  
[Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 207 AND 303 FOR THE CONVERSION AND EXPANSION OF AN EXISTING TWO-STORY BUILDING, FORMERLY UTILIZED AS THE METROPOLITAN COMMUNITY CHURCH (MCC), INTO A FOUR-STORY, FOUR-UNIT RESIDENTIAL BUILDING LOCATED WITHIN THE RESIDENTIAL-HOUSE, TWO FAMILY (RH-2) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On October 12, 2015, Andrew Junius of Reuben, Junius, and Rose, LLP (hereinafter "Project Sponsor") filed an Environmental Evaluation Application No. 2015-011274ENV with the with the Planning Department (hereinafter "Department") for a Project at 150 Eureka Street (hereinafter "Project Site"), Block 2692 Lot 007.

On January 18, 2018, the San Francisco Planning Commission (hereinafter "Commission") held a duly noticed public hearing on the Draft Environmental Impact Report ("DEIR"), at which opportunity for public comment was given, and public comment was received on the DEIR. The period for commenting on the DEIR ended on January 23, 2018. The Department prepared responses to comments on environmental issues received during the 45-day public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period and corrected clerical errors in the DEIR.

On June 28, 2018, the Planning Department published a Response to Comments ("RTC") on the DEIR. A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the public review process, any additional information that became available, and the RTC document, all as required by law.

On July 12, 2018, the Commission reviewed and considered the information contained in the FEIR and requested revisions be made to include two additional alternatives with more units than proposed and continued this item to July 26, 2018. The Department issued a Revised Chapter 4.

On July 26, 2018, the Commission reviewed and considered the FEIR and found that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of the California Environmental Quality Act, California Public Resources Code Section 21000 et seq. ("CEQA"), particularly Section 21081 and 21081.5, the Guidelines for Implementation of CEQA, 14 California Code of Regulations Section 15000 et seq. ("CEQA Guidelines"), Section 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The FEIR was certified by the Commission on September 27, 2018 by adoption of its Motion No. 20254.

On October 1, 2018, Andrew Junius of Reuben, Junius, and Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2015-011274CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to convert and expand an existing two-story building, formerly utilized as the Metropolitan Community Church (MCC), into a four-story, four-unit residential building (hereinafter "Project") at 150 Eureka Street, Block 2692 Lot 007, referred in the FEIR as the "Partial Preservation Alternative".

On February 1, 2019, the Project Sponsor filed Application No. 2015-011274VAR with the Planning Department for a Variance from the Rear Yard (Planning Code Section 134) and Dwelling Unit Exposure (Planning Code Section 140).

On July 11, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization and Variance Applications No. 2015-011274ENVCUAVAR.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2015-011274ENVCUAVAR 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. 2015-011274ENVCUAVAR, 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 proposal is for the conversion and alteration of an existing two-story church, formerly occupied by the Metropolitan Community Church (MCC), into a four-story, approximately 13,866 square foot, 40-feet tall, four-unit residential building. The proposed residential building will contain four off-street parking spaces, four Class 1 bicycle parking space, and three independent storage areas. The three independent storage areas will be converted into at minimum three Accessory Dwelling Units at a later date. The proposal will provide approximately 570 square feet of common useable open space and an additional 757 square feet of open area in the form of a newly created outer court yard at the ground level. The Project is described in the FEIR as the "Partial Preservation Alternative".
3. **Site Description and Present Use.** The 6,250 square foot lot is located on the west side of Eureka Street, between 18<sup>th</sup> and 19<sup>th</sup> Streets; Lot 007 of Assessor's Block 2692. The property is developed with a two-story church which measures approximately 122.25 feet in length and 50 feet in width. Since February of 2015, the subject building has remained vacant. Prior to becoming vacant in 2015, the subject building was occupied by the Metropolitan Community Church (MCC) for more than 46 years. The approximately 8,737 square foot church building spans the length and width of the subject property and occupies approximately 91 percent of the subject property's total area. The subject building, constructed in 1909, is considered a Historical Resource, Class "A," pursuant to the California Environmental Quality Act (CEQA). A certified Final Environmental Impact Report (EIR) found the subject building to be an individually eligible for listing on the California Register of Historic Places due to its association with the City's Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) community.
4. **Surrounding Properties and Neighborhood.** The subject property is located within the RH-2 (Residential-House, Two-Family) Zoning District, the 40-X Height and Bulk District, and the Castro/Upper Market neighborhood, adjacent to the Twin Peaks and Noe Valley neighborhoods. The RH-2 (Residential-House, Two-Family) Zoning District is located immediately to the north, south, east, and west of the subject property. The immediate neighborhood includes one-to-four story residential buildings. Directly to the north and west of the subject property are multi-unit buildings, and directly to the south and east of the subject property are single-family residences.
5. **Public Outreach and Comments.** The Project Sponsor completed a Pre-Application Meeting on July 16, 2015 prior to the submittal of the listed Conditional Use Authorization Application. Twenty-one members of the public attended the Pre-Application Meeting. Additionally, a second Pre-Application Meeting was completed on June 20, 2019. Five members of the public attended the Pre-Application Meeting. To date, the Department has received two correspondences in opposition of the Project. Members of the public expressing opposition of the Project states concerns with regards to the proposed density and the proposed building's impacts on the mid-block's open space. To date, the Department has received one correspondence in support of the Project.

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

- A. **Residential Use and Density.** Planning Code Section 209.1 states that properties within the RH-2 Zoning District are principally permitted to contain two dwelling units per lot. However, a Conditional Use Authorization may be granted pursuant to Planning Code Section 303 for the construction of one dwelling unit per 1,500 square feet of lot area.

*The Project includes the conversion and alteration of an existing church into a four-unit residential building on an approximately 6,250 square foot lot. Therefore, the Project requires the issuance of the listed Conditional Use Authorization pursuant to Planning Code Section 303.*

- B. **Rear Yard.** Planning Code Section 134 requires the subject lot to maintain a minimum rear yard equal to 45 percent of the total lot depth. However, the rear yard may be reduced to a line representing the average between the buildings' depths on adjacent lots, but in no case shall the required rear yard be less than 25 percent of the subject lot's depth or 15 feet, whichever is greater.

*Based on the location of the respective adjacent buildings' rear walls, the subject property is required to maintain a rear yard equal to 54 feet 11 inches. The subject building currently projects 52 feet 2 inches into the required rear yard, and therefore is legal non-conforming with respect to the rear yard requirement. However, the Project will intensify the subject building's compliance with the rear yard requirement. The Project will construct a two-story vertical addition. The proposed addition will encroach approximately 16 feet into the required rear yard of the subject property, thus a rear yard Variance is required. The Project is seeking a rear yard Variance under Case No. 2015-011274VAR.*

- C. **Front Setback.** Planning Code Section 132 requires that properties within the RH-2 Zoning District maintain a front setback equal to the average of adjacent properties' front setbacks, but in no case shall the required setback be greater than 15 feet. Furthermore, Section 132 requires that at minimum 20 percent of such required front setback remain unpaved and devoted to plan material and at minimum 50 percent of such required front setback be composed of a permeable surface so as to increase the stormwater infiltration.

*Based on the adjacent properties' front setbacks, the subject property is required to maintain a front setback equal to 1.125 feet. The subject building is currently setback approximately 9 inches from the front property, and therefore is legal non-complying with respect to the front setback requirement. Additionally, the Project will not intensify the subject building's compliance with the front setback requirement. The proposed vertical addition to the subject building will not be located within the subject property's required front setback.*

- D. **Useable Open Space.** Planning Code Section 135 requires that each dwelling unit within the RH-2 Zoning District contain access to at minimum 125 square feet of private useable open space or at minimum 166 square feet of common useable open space.

*The Project will comply with this requirement. Each dwelling unit will contain access to at minimum 166 square feet of common useable open space.*

- E. **Dwelling Unit Exposure.** Pursuant to Planning Code Section 140, each dwelling unit shall contain a room measuring at minimum 120 square feet in area with required windows (as defined by the Section 504 of the San Francisco Housing Code) that face directly onto one of the following open areas: a public street; a public alley of at least 20 feet in width; a side yard of at least 25 feet in width; or a rear yard meeting the requirements of the Planning Code.

*Two of the proposed four dwelling units will contain a room measuring at minimum 120 square feet in area with required windows facing onto Eureka Street (a public street), and therefore comply with this requirement. However, two of the proposed four dwelling units will contain a room measuring at minimum 120 square feet in area with required windows that do not face a conforming rear yard or a public street. Therefore, an exposure Variance is required for two of the proposed four dwelling units. The Project is seeking an exposure Variance under Case No. 2015-011274VAR.*

- F. **Off-Street Parking.** Pursuant to Planning Code Section 151, no off-street parking spaces are required per dwelling unit. However, each dwelling unit is principally permitted to contain at maximum two off-street parking spaces.

*The Project will comply with this requirement. The subject building will contain a maximum of four off-street parking spaces, each dwelling unit will have access to one off-street parking space.*

- G. **Bicycle Parking.** Planning Code Section 155.2 requires that one Class 1 bicycle parking space be provided for each dwelling unit. The Class 1 bicycle parking space shall be located in a secure and weather protected location meeting dimensions set in Zoning Administrator Bulletin No. 9 and shall be easily accessible to its residents and not otherwise used for automobile parking or other purposes.

*The subject building will contain a maximum of four Class 1 bicycle parking spaces, each dwelling unit will have access to one bicycle parking space. Therefore, the Project complies with this requirement.*

7. **Conditional Use Findings.** Planning Code Section 303 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 will provide a development that is necessary, desirable, and compatible with the immediate neighborhood. The Project will maximize the use of a currently underutilized building and will provide four additional dwelling units to the City's housing stock, with the potential of at minimum three additional Accessory Dwelling Units to be developed at a later date, while preserving a historically significant building. Furthermore, the Project will provide a use compatible with the RH-2 Zoning District and construct a building that is compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. Most of surrounding buildings are modest in sized single to multi-family buildings under 40 feet in height, similar to the proposed dwelling units in the listed Project.*

- 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 Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. The proposed conversion and alteration of an existing two-story church into a four-unit residential building will be compatible to the development pattern, density, and height of the immediate neighborhood. The existing building will have features similar to that of other residential buildings on the subject block and the immediate neighborhood. In particular, the buildings will contain a ground-level main entrance and a garage door at the front of the subject building, with living space on the upper floor(s). These building elements are consistent with the prevailing residential pattern of nearby neighborhood.*

- (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;

*The Project is not expected to affect the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of off-street parking spaces and loading spaces. The Project will construct one new standard curb cut along Eureka Street and provide four new off-street parking spaces, one for each new single-family dwelling unit. The number of available on-street parking spaces is not expected to be altered significantly. Additionally, the Project site is well served by public transit. The subject property is located approximately half a mile from the Castro Street Muni station and one block from 18<sup>th</sup> Street which is served by the 33 and 35-bus lines.*

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

*The Project will comply with the City's requirements to minimize noise, glare, dust, odors, or other harmful emissions.*

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

*The proposed Project will provide adequate useable open space, landscaping, and bicycle parking spaces for each dwelling unit. Additionally, the Project will preserve the walkability of the sidewalk directly adjacent to the subject property.*

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

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Use District.

*The Project is consistent with the stated purpose of the RH-2 (Residential-House, Two Family) Zoning District in that the intended use will be a compatible residential use and the proposed dwelling units will be consistent with the characteristics of the listed Zoning District.*

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

## **HOUSING ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

#### **Policy 1.1**

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

#### **Policy 1.10**

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 2.4**

Promote improvements and continued maintenance to existing units to ensure long term habitation and safety.

**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 4.6**

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

**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 13:**

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

**Policy 13.1**

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

**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.

**OBJECTIVE 2:**

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

**Policy 2.4**

Preserve notable landmarks and areas of historic, architectural or aesthetic value and promote the preservation of other buildings and features that provide continuity with past development.

**Policy 2.6**

Respect the character of older development nearby in the design of buildings.

*The Project will convert and alter an existing two-story church into a four-story four-unit residential building within a close proximity to public transportation, commercial corridors, and jobs. Additionally, the Project will increase the City's housing stock by providing four additional dwelling units while simultaneously enhancing and preserving an existing historically significant and underutilized building. The proposal will also present an opportunity to further increase the City's housing stock by developing at minimum three additional Accessory Dwelling Units within the existing building at a later date.*

*Furthermore, the proposed dwelling units will be developed to meet the needs and necessities of families; each dwelling unit is developed to contain at minimum three bedrooms. The Project will also provide a use compatible with the RH-2 Zoning District and neighborhood in that the proposed building will be compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. Most of surrounding buildings are modest in sized single to multi-family dwelling units under 40 feet in height, similar to the proposed building in the listed Project.*

9. **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 proposal will not remove or displace an existing neighborhood serving retail uses. The Project site does not contain an existing neighborhood serving retail use, rather the site is currently vacant. Furthermore, the Project site was formerly occupied by an institutional use (i.e. church), not a neighborhood serving retail use.*

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

*The Project will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will preserve and repurpose an existing two-story, historically significant building for the creation of four new dwelling units. In particular, the former home of the Metropolitan Community Church (MCC) will be altered in an appropriate manner so as to preserve the existing building's front façade and identified characteristics (i.e. front-facing gable roof, fenestration pattern primarily consisting of the large, multi-paned, arched window, stucco cladding with brick water table, and main entrance). Furthermore, the proposed residential addition will be designed in a compatible manner with the existing historical building and immediate neighborhood.*

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

*The Project will not affect the City's supply of affordable housing; no affordable housing will be removed. The Project site is currently occupied by an existing building which was formerly utilized as a church.*

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

*The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street availability; the Project site is well served by public transit. The subject property is located approximately half a mile from the Castro Muni Station and half a block from 18<sup>th</sup> Street which*

*is served by the 33 and 35- bus lines. Additionally, the Project will construct one new standard curb cut along Eureka Street and provide four new off-street parking spaces, one for each new single-family dwelling unit, and four Class 1 bicycle parking spaces.*

- 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 will not displace any service or industry sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector.*

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

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

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does contain a Historical Resource, Class "A," pursuant to the California Environmental Quality Act (CEQA). A certified Final Environmental Impact Report (EIR) found the subject building to be an individually eligible for listing on the California Register of Historic Places due to its association with the City's Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) community. The subject building will be preserved as outlined in the certified FEIR, Partial Preservation Alternative.*

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

*The Project will not have impacts on existing parks and opens spaces and their access to sunlight and vistas.*

10. The Commission made and adopted environmental findings by its Motion No. \_\_\_\_\_, which are incorporated by reference as though fully set forth herein, regarding the Project description and objectives, significant impacts, significant and unavoidable impacts, mitigation measures and alternatives, a statement of overriding considerations and a mitigation and monitoring reporting program, based on substantial evidence in the whole record of this proceeding and pursuant to the California Environmental Quality Act, Section 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code ("Chapter 31"). The Commission adopted these findings as required by CEQA, separate and apart from the Commission's certification of the Project's Final EIR, which the Commission certified prior to adopting the CEQA findings.

11. 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.
12. 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. 2015-011274ENVCUAVAR** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated June 17, 2019, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

The Planning Commission has reviewed and considered the FEIR and the record as a whole and incorporates by reference herein the CEQA Findings contained in Motion No. 20254 and MMRP, included as “EXHIBIT C”. All required mitigation and improvement measures identified in “EXHIBIT C” of Motion No. 20254 are included as conditions of approval.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. 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 July 11, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 11, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the conversion and alteration of an existing two-story church (formerly "Metropolitan Community Church (MCC)") into a four-story, four-unit residential building located at 150 Eureka Street, Block 2692 and Lot 007 pursuant to Planning Code Sections 207 and 303 within the RH-2 (Residential-House, Two Family) District and the 40-X Height and Bulk District; in general conformance with plans, dated June 17, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2015-011274CUA and subject to conditions of approval reviewed and approved by the Commission on July 11, 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 July 11, 2019 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)*

6. **Improvement and Mitigation Measures.** Improvement and Mitigation measures described in the MMRP attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

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

## 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. **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)*

## PARKING AND TRAFFIC

11. **Bicycle Parking.** The Project shall provide no fewer than four Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
12. **Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than four 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)*
13. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

14. **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)*

## MONITORING - AFTER ENTITLEMENT

15. **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)*
16. **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

17. **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>*

18. **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)*





150 EUREKA STREET

## VICINITY MAP



150  
Eureka  
Street

## A Condominiums Project

San Francisco • California

GARY  
GEE  
AIA

**GARY GEE ARCHITECTS, INC.**  
98 Brady Street, #8  
San Francisco, CA 94103  
Tel 415/863-8881  
Fax 415/863-8879

THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF GARY GEE ARCHITECTS, INC.

## SCOPE OF WORK

CONVERT EXISTING TWO STORY CHURCH BUILDING INTO FOUR RESIDENTIAL CONDOMINIUM UNITS. ADD TWO STORIES TO THE EXISTING BUILDING. THREE STORAGE AREAS AT REAR IN EXISTING BUILDING.

## PROJECT INFORMATION

PROJECT ADDRESS:	150 EUREKA STREET, SAN FRANCISCO, CA		
BLOCK / LOT:	BLOCK 2692 / LOT 007		
ZONING:	RH-2 40-X HEIGHT AND BULK DISTRICT		
PROJECT DESCRIPTION:	CONVERT EXISTING TWO STORY CHURCH TO RESIDENTIAL USE, ADD TWO STORIES, PROVIDING FOUR RESIDENTIAL CONDOMINIUM UNITS, FOUR PRIVATE PARKING STALLS, FOUR CLASS I BICYCLE LOCKERS AND THREE RESIDENTIAL STORAGE AREAS.		
HEIGHT:	EXISTING: 29'-4"    PROPOSED: 40'-0"		
SETBACK:	FRONT - EXISTING VARIES REAR - EXISTING VARIES		
DENSITY:	4 UNITS ALLOWED WITH CONDITIONAL USE. PROPOSED: 4 RESIDENTIAL UNITS		
PARKING:	REQUIRED: 1 PARKING SPACE / UNIT    4 SPACES REQUIRED PROPOSED: 4 PARKING SPACES		
BICYCLE PARKING:	REQUIRED: 1 PARKING SPACE / UNIT    4 SPACES REQUIRED PROPOSED: 4 CLASS I BICYCLE LOCKERS		
OPEN SPACE:	REQUIRED: 125 S.F. / UNIT REQUIRED IF PRIVATE 125 S.F. / UNIT X 1.33 REQUIRED IF COMMON PROPOSED: 75 S.F. PRIVATE DECK AT SECOND LEVEL, 570 S.F. COMMON OPEN SPACE AT ROOF NOTE: ADDITIONAL 1,225 S.F. OPEN SPACE PROVIDE AT FIRST LEVEL COURTS IS NOT COUNTED TOWARD OPEN SPACE REQUIREMENT.		
BUILDING GROSS AREAS: (PER PLANNING CODE DEFINITION)	RESIDENTIAL UNITS:	8,066 SQ.FT.	
	PRIVATE GARAGE:	1,275 SQ.FT.	
	BUILDING COMMON:	2,628 SQ.FT.	
	RESIDENT STORAGE:	1,897 SQ.FT.	
	<hr/>		
	TOTAL GROSS AREA:	13,866 SQ.FT.	

## DRAWING INDEX

A0.0	VICINITY MAP, PROJECT INFORMATION, SCOPE OF WORK, DRAWING INDEX
A1.0	SITE PLAN SURVEY
A1.1	SITE PLAN - EXISTING BUILDING COVERAGE AND PROPOSED COVERAGE
A2.1	FLOOR PLAN
A2.2	FLOOR PLANS
A2.3	FLOOR PLANS
A3.1	ELEVATIONS
A3.1.1	ELEVATIONS
A4.1	ELEVATIONS AND SECTIONS
A5.1	WINDOW AND DOOR SCHEDULES, DETAILS
AX-101	AS-BUILT DRAWINGS
AX-102	AS-BUILT DRAWINGS
AX-201	AS-BUILT DRAWINGS
A6.1	DEMOLITION PLANS
A6.2	EXISTING ROOF PLAN AND ROOF DEMOLITION PLAN

# Project Information, Drawing Index

Scale: NO SCALE

# A0.0

150  
Eureka  
Street

A Condominiums Project

San Francisco • California



GARY GEE ARCHITECTS, INC.  
98 Brady Street, #8  
San Francisco, CA 94103  
Tel 415/863-8881  
Fax 415/863-8879

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Project No.	Date
15-015	03.27.15

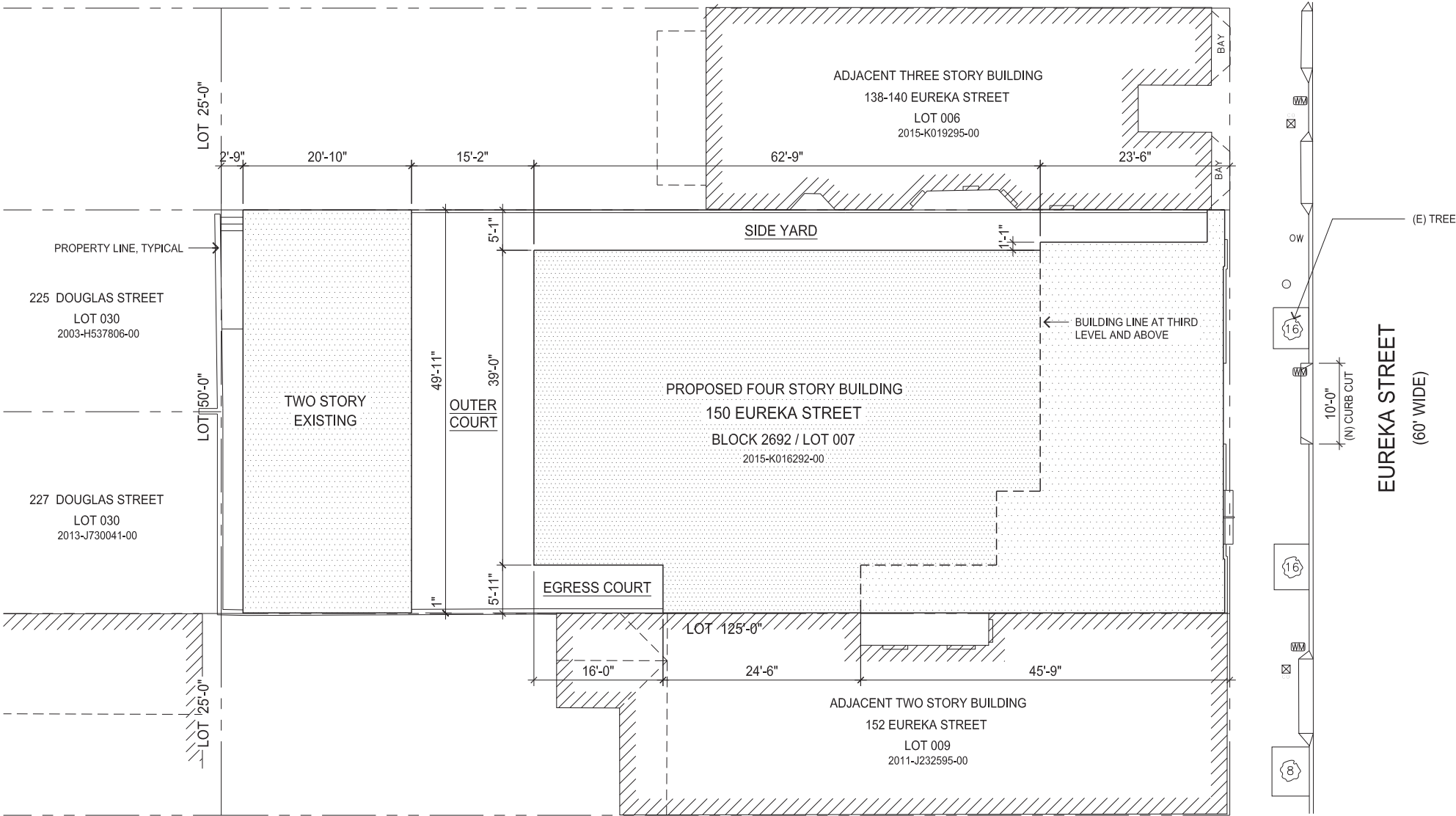
Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 11.07.18
	ISSUED FOR REVIEW 11.16.18
	ISSUED FOR REVIEW 11.29.18
	ISSUED FOR REVIEW 12.02.18
	ISSUED FOR REVIEW 12.04.18
	ISSUED FOR REVIEW 12.05.18
	ISSUED FOR REVIEW 12.12.18
	ISSUED FOR REVIEW 12.15.18
	C.J.J. APPLICATION 12.20.18
	C.J.J. APPLICATION 04.16.19
	C.J.J. APPLICATION 06.17.19

Site Plan

Scale: 1/8" = 1'-0"

A1.0



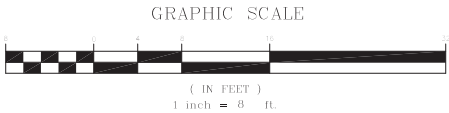
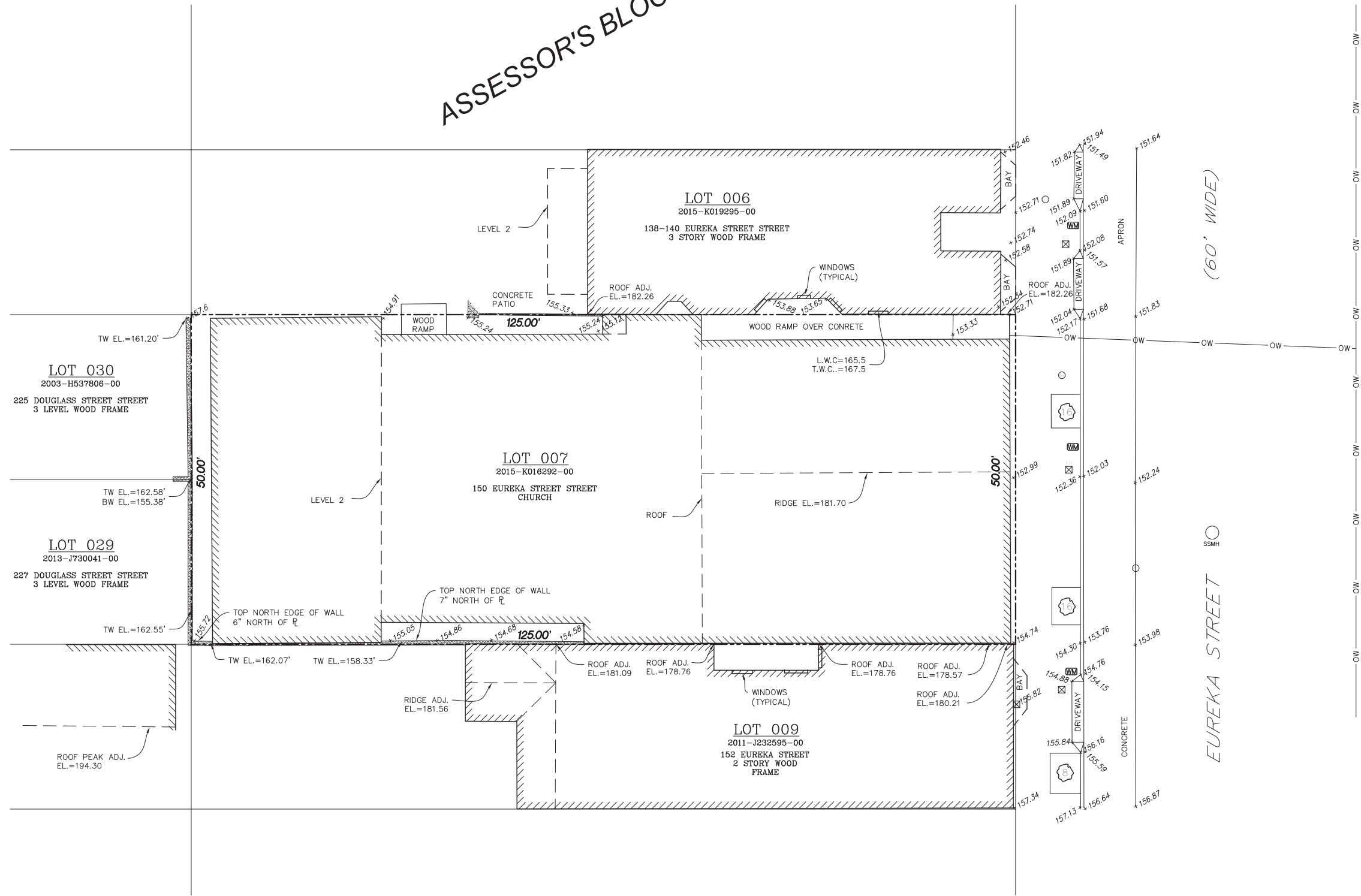
SITE PLAN

SCALE: 1/8" = 1'-0"





ASSESSOR'S BLOCK 2692



- LEGEND**
- PROPERTY LINE
  - WM WATER METER
  - JOINT UTILITY POLE
  - SEWER CLEAN OUT
  - GAS VALVE
  - WATER VALVE
  - BUILDING FOOTPRINT
  - OW OVERHEAD WIRES
  - TREE WITH DIA.
  - CONCRETE FOOTING
  - T.W.C TOP WINDOW CASING
  - TW TOP OF WALL
  - BW BOTTOM OF WALL

- GENERAL NOTES**
- All distances are in decimal feet unless otherwise noted.
  - All angles are at 90° unless otherwise noted.
  - This map represents the site conditions on date of field survey. February 18, 2015.
  - Elevations are based upon San Francisco City Datum.

**SURVEYOR'S STATEMENT**  
This map correctly represents a survey made by me at the request of the David Papale in February of 2015.

*Daniel J. Westover*  
Daniel J. Westover, P.L.S. 7779  
License expiration: 12/31/15

Date: 3/5/2015



336 CLAREMONT BLVD. STE 2  
SAN FRANCISCO, CA 94127  
(415) 292-5400  
www.westoversurveying.com

**WS**  
WESTOVER  
SURVEYING

NO.	DATE	COMMENTS	JOB NO.
			15010

DRAWN BY: SA	CHECKED BY: DJW
DATE: 02/18/15	SCALE: 1"=8'

**SITE SURVEY**

150 EUREKA STREET  
LOT 007 OF ASSESSOR'S BLOCK 2692  
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

**SHEET**

1 OF 1

150  
Eureka  
Street

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Project No.	Date
15-015	03.27.15

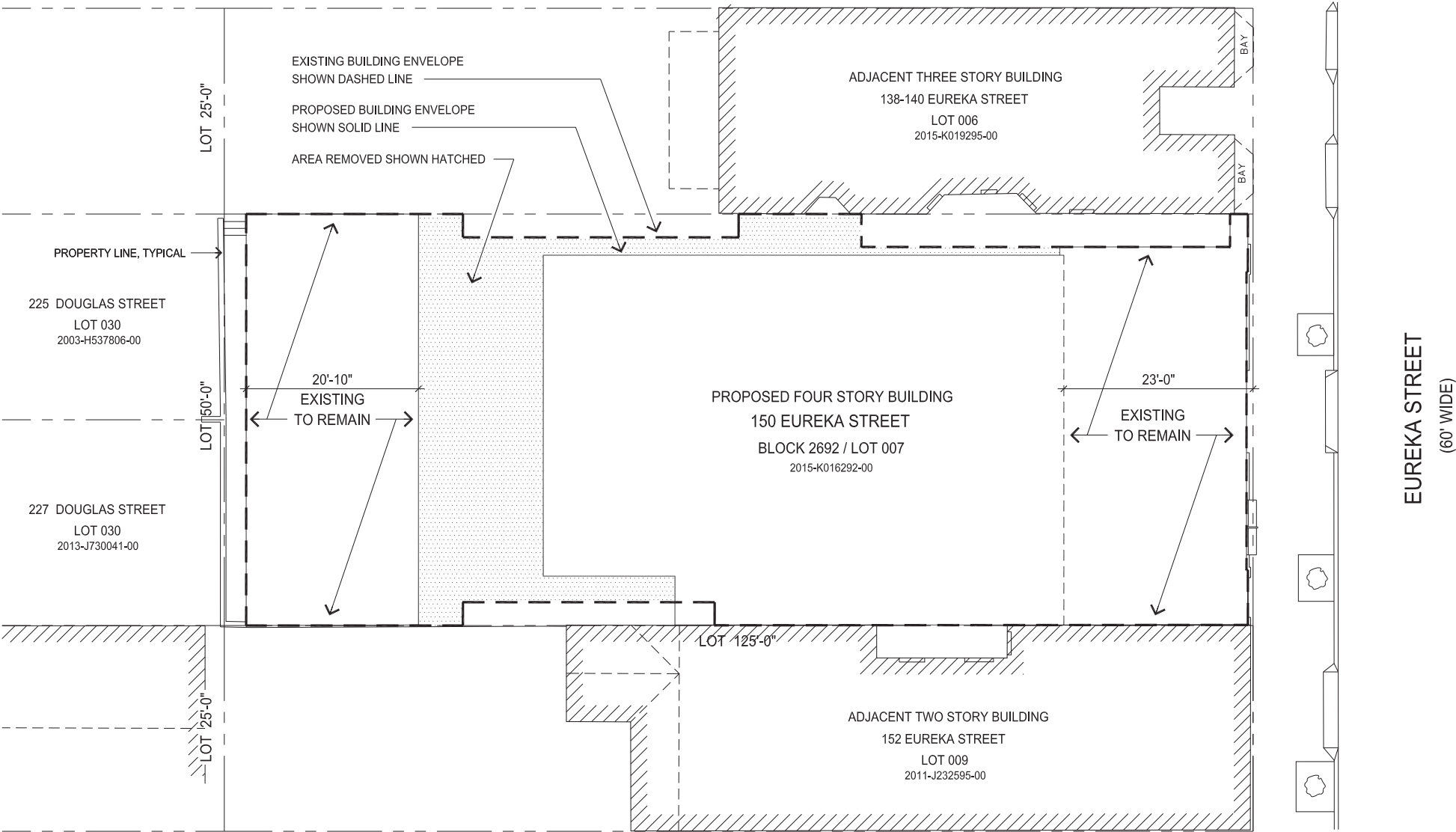
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	ISSUED FOR REVIEW 12.15.18
	C.J.J. APPLICATION 12.20.18
	C.J.J. APPLICATION 04.16.19
	C.J.J. APPLICATION 06.17.19

Site Plan -  
Existing Building  
Coverage &  
Proposed  
Coverage

Scale: 1/8" = 1'-0"

A1.1



SITE PLAN EXISTING AND PROPOSED BUILDING COVERAGE

SCALE: 1/8" = 1'-0"





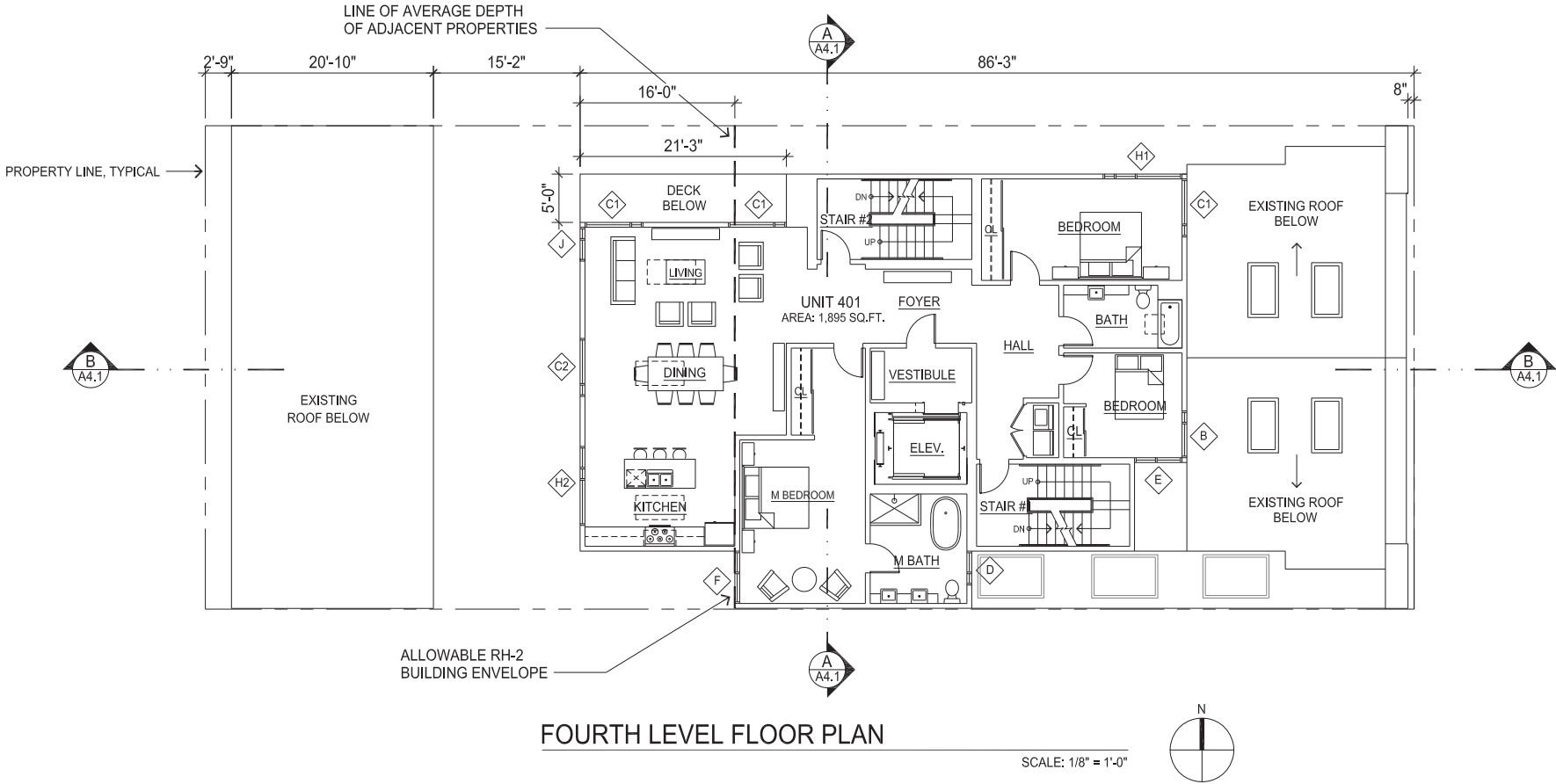
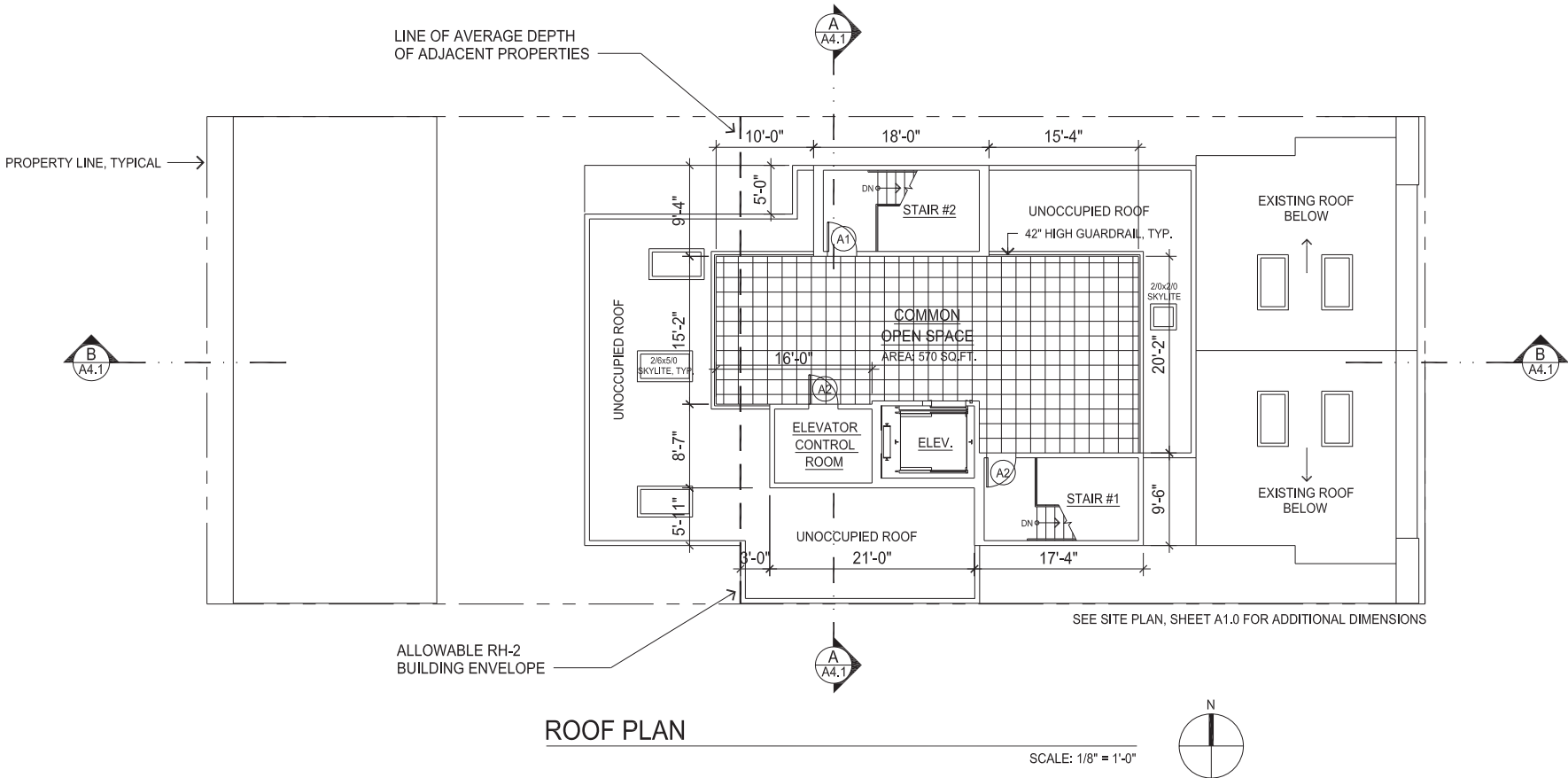
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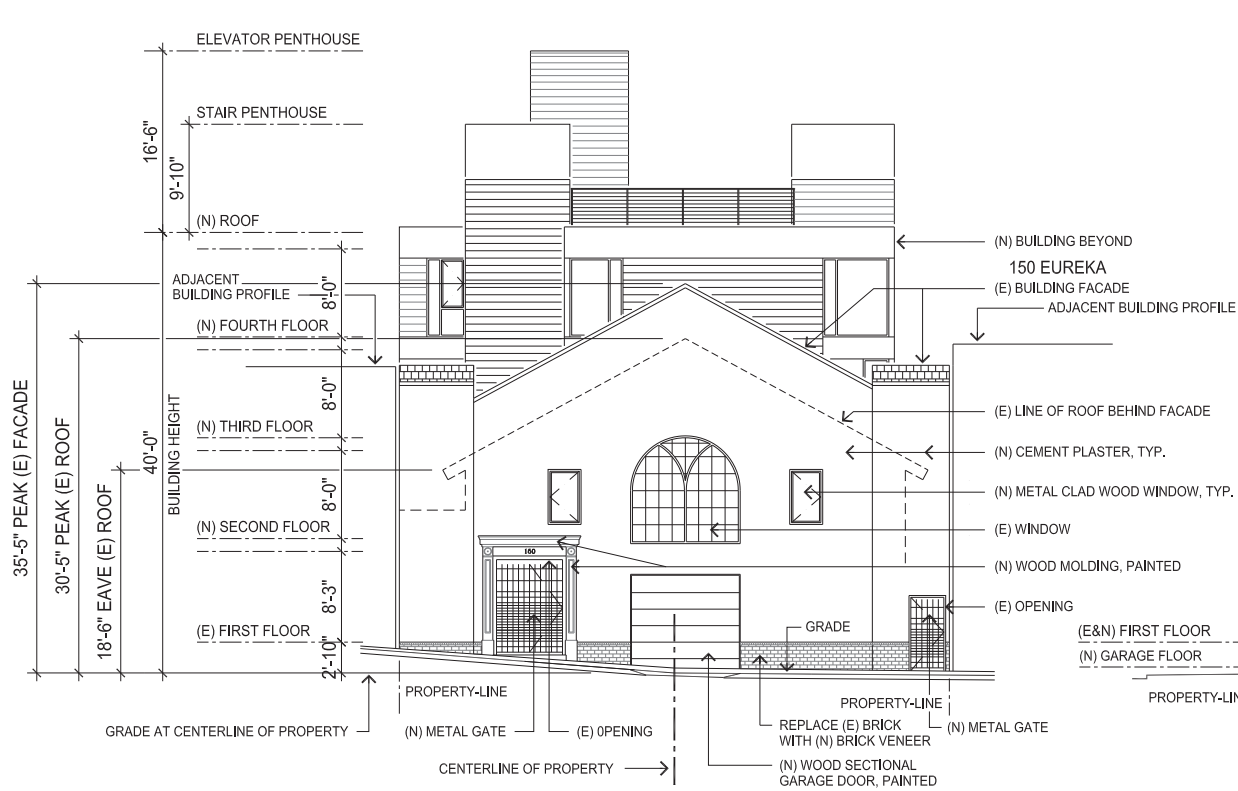
Project No. 15-015	Date 03.27.15
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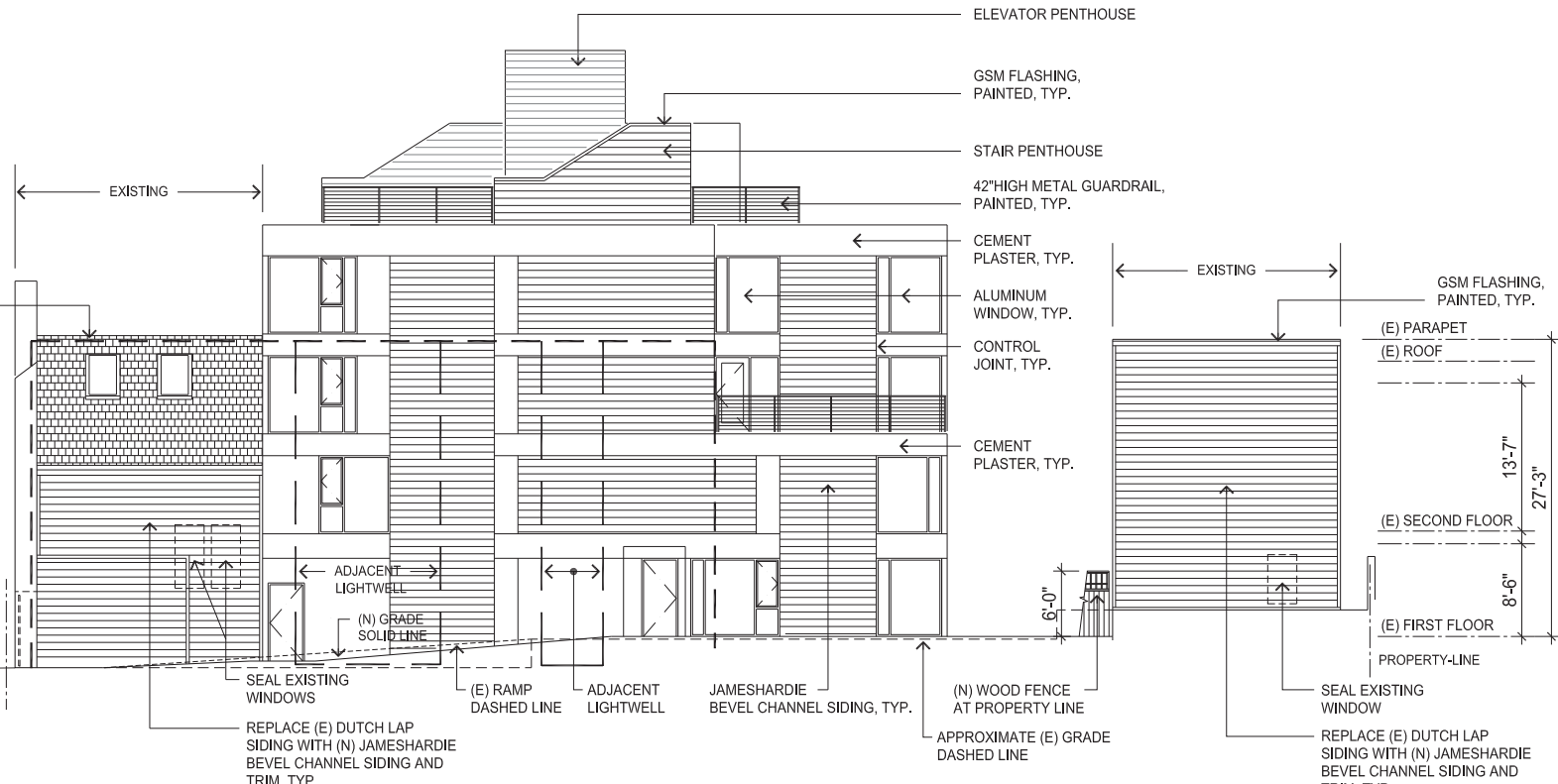
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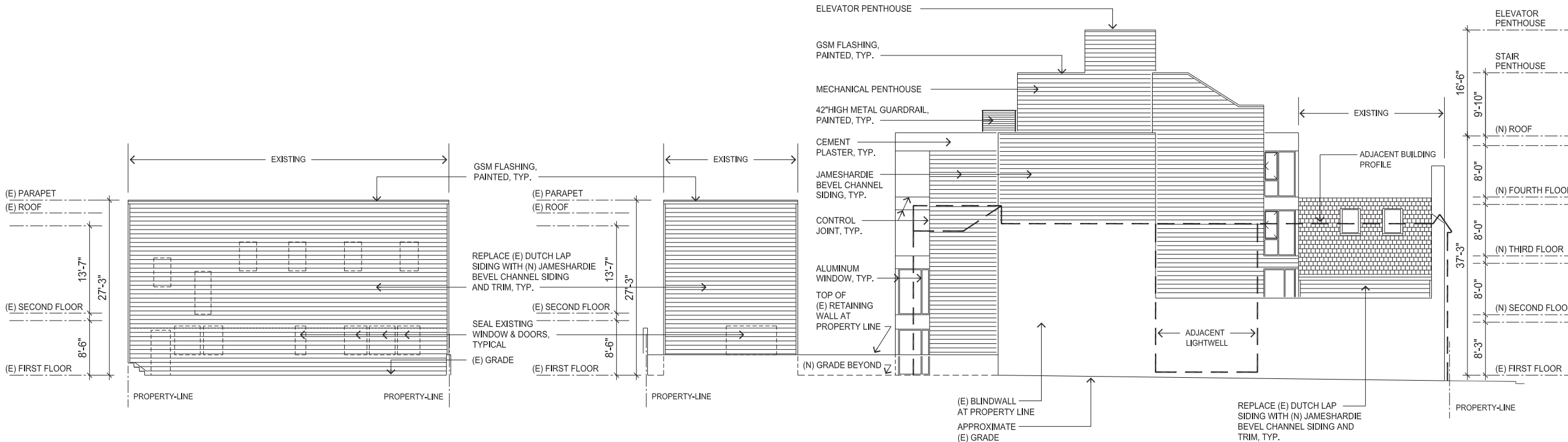
PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

150  
Eureka  
Street

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GEE  
ARCHITECTS, INC.

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Elevations

Scale: 1/8" = 1'-0"

A3.1



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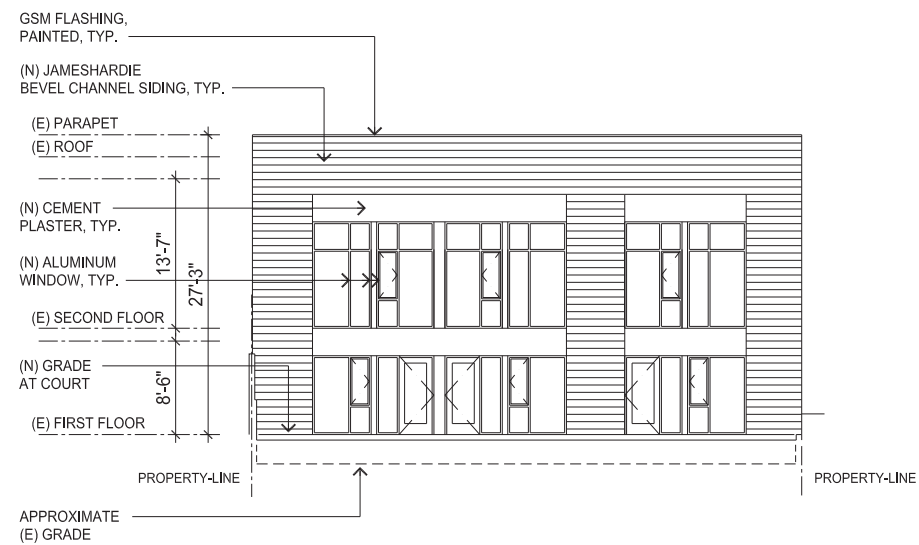
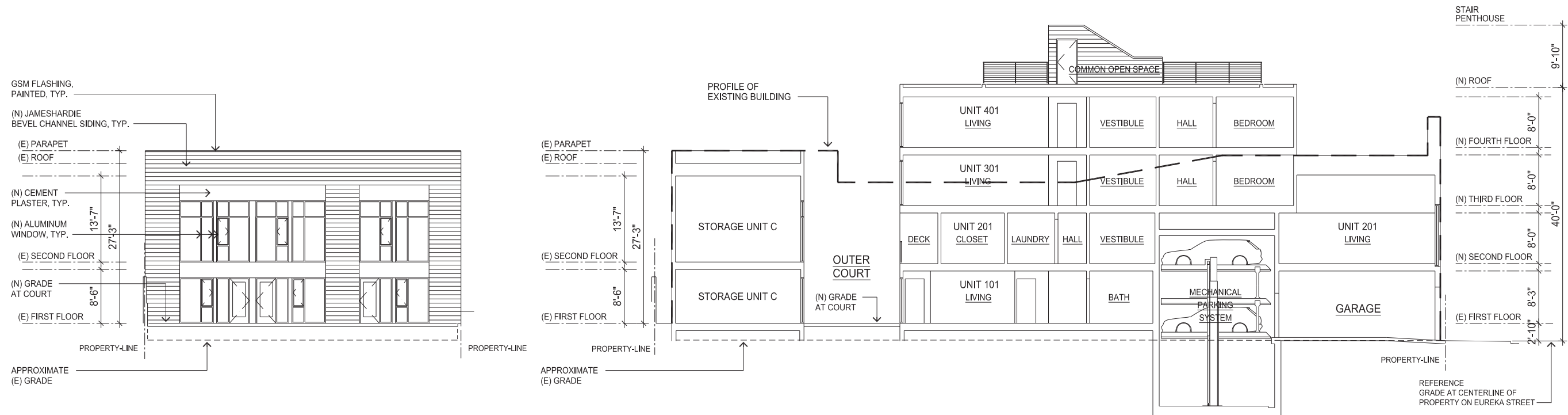
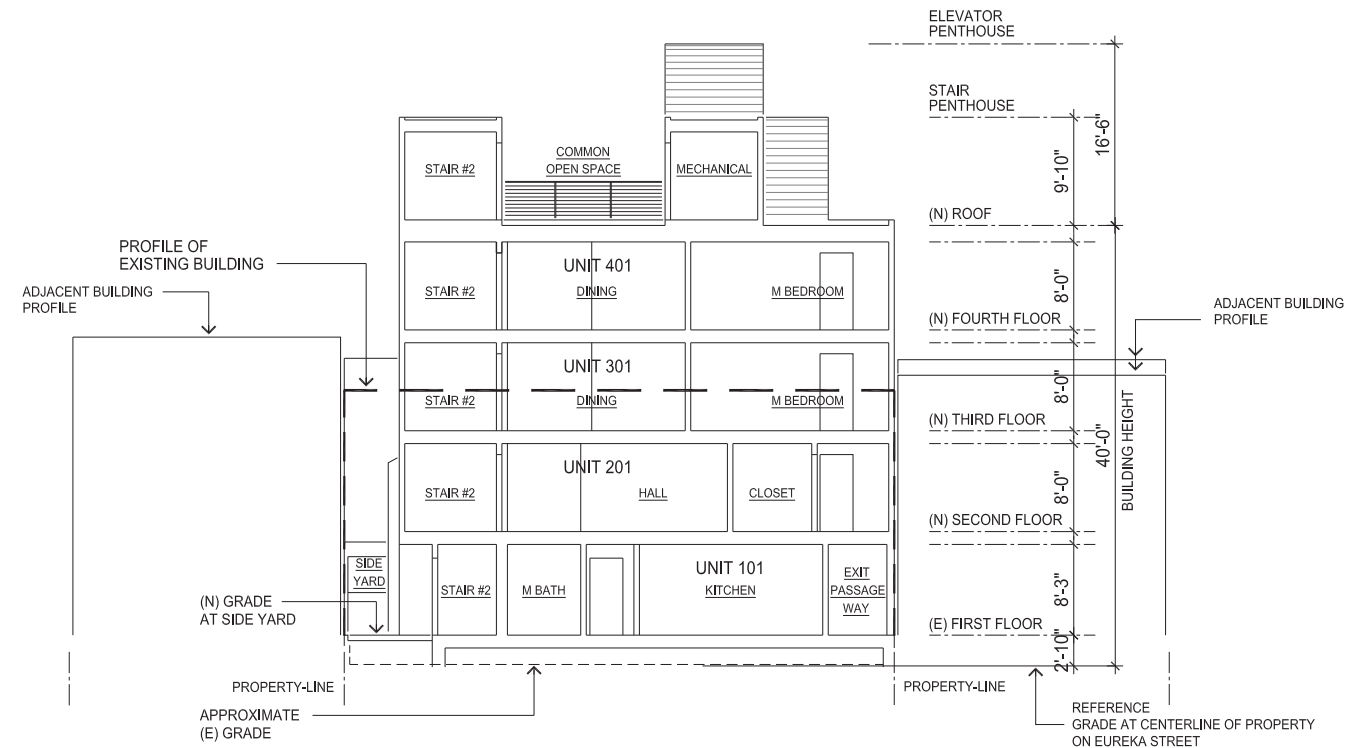
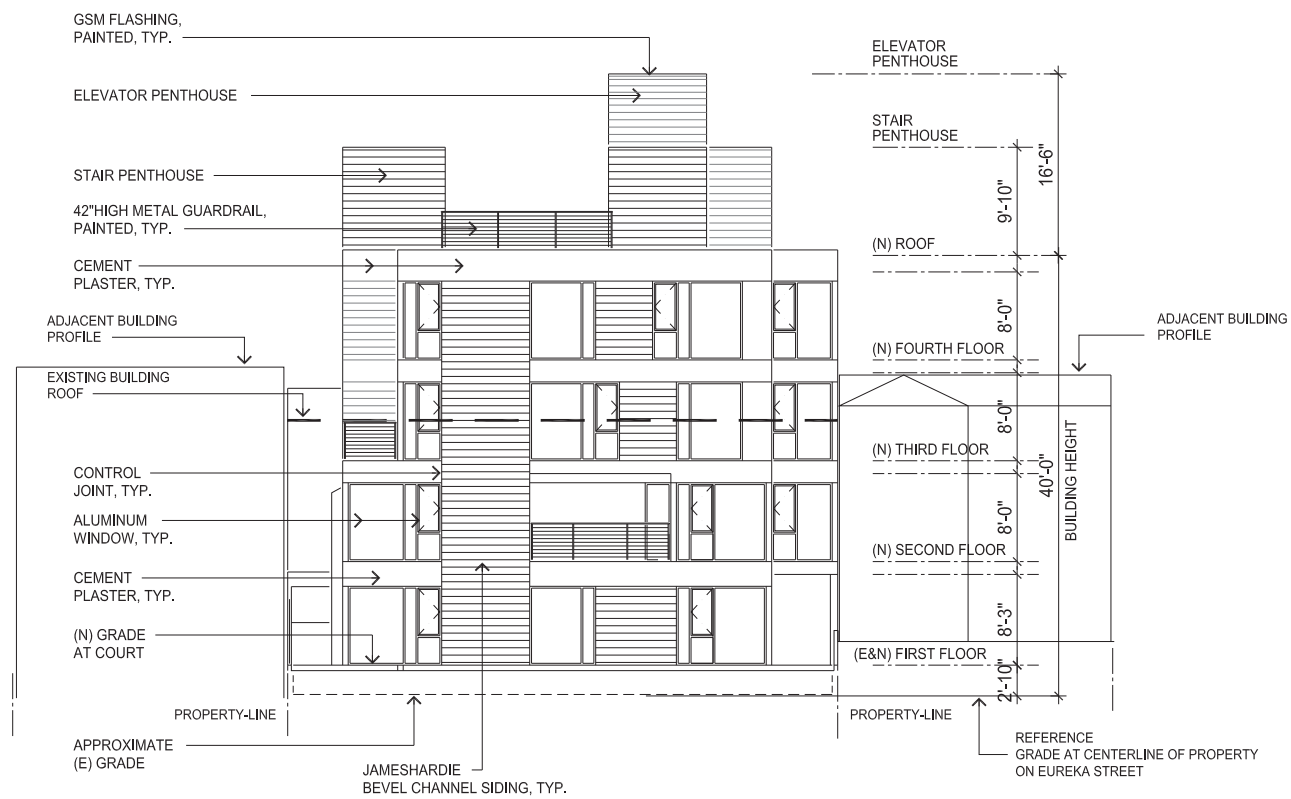
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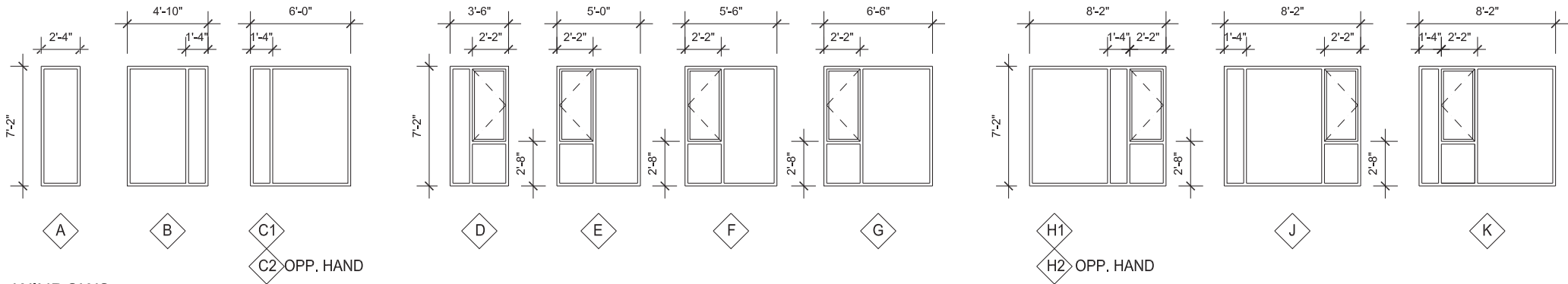
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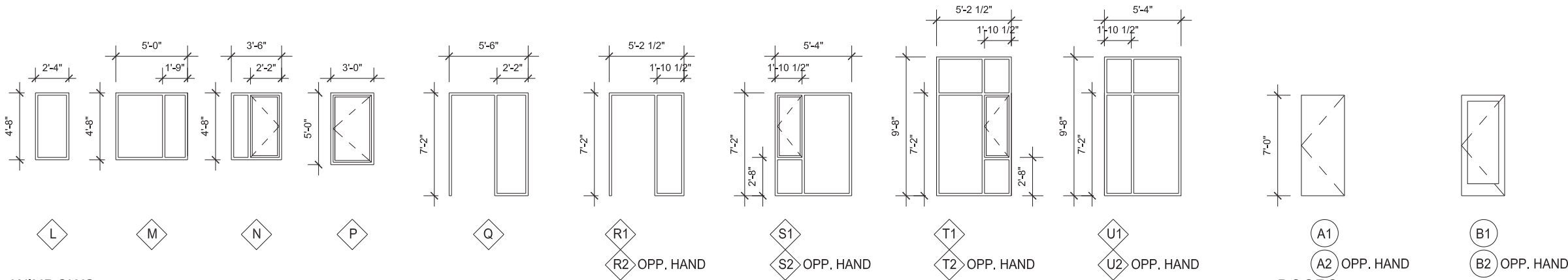
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WINDOWS



WINDOWS

WINDOW SCHEDULE

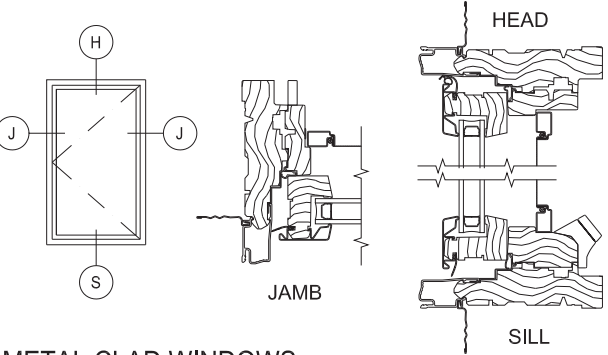
WINDOW TYPE/NO.	OPENING		WINDOW		
	Width	Height	Material	Finish	Glazing
A	2'-4"	7'-2"	Alum	Black anod	See Notes
B	4'-10"	7'-2"	Alum	Black anod	See Notes
C1 / C2	6'-0"	7'-2"	Alum	Black anod	See Notes
D	3'-6"	7'-2"	Alum	Black anod	See Notes
E	5'-0"	7'-2"	Alum	Black anod	See Notes
F	5'-6"	7'-2"	Alum	Black anod	See Notes
G	6'-6"	7'-2"	Alum	Black anod	See Notes
H1 / H2	8'-2"	7'-2"	Alum	Black anod	See Notes
J	8'-2"	7'-2"	Alum	Black anod	See Notes
K	8'-2"	7'-2"	Alum	Black anod	See Notes
L	2'-4"	7'-2"	Alum	Black anod	See Notes
M	5'-0"	7'-2"	Alum	Black anod	See Notes
N	3'-6"	7'-2"	Alum	Black anod	See Notes
P	3'-0"	7'-2"	Metal Clad	Powder Ct	See Notes
Q	5'-6"	7'-2"	Alum	Black anod	See Notes
R1 / R2	5'-2 1/2"	7'-2"	Alum	Black anod	See Notes
S1 / S2	5'-4"	7'-2"	Alum	Black anod	See Notes
T1 / T2	5'-2 1/2"	10'-8"	Alum	Black anod	See Notes
U1 / U2	5'-4"	10'-8"	Alum	Black anod	See Notes

DOOR SCHEDULE

DOOR TYPE/NO.	OPENING		DOOR		
	Width	Height	Material	Finish	Glazing
A1 / A2	3'-0"	7'-0"	Metal	Paint	-
B1 / B2	3'-0"	7'-0"	Alum	Black anod	See Notes

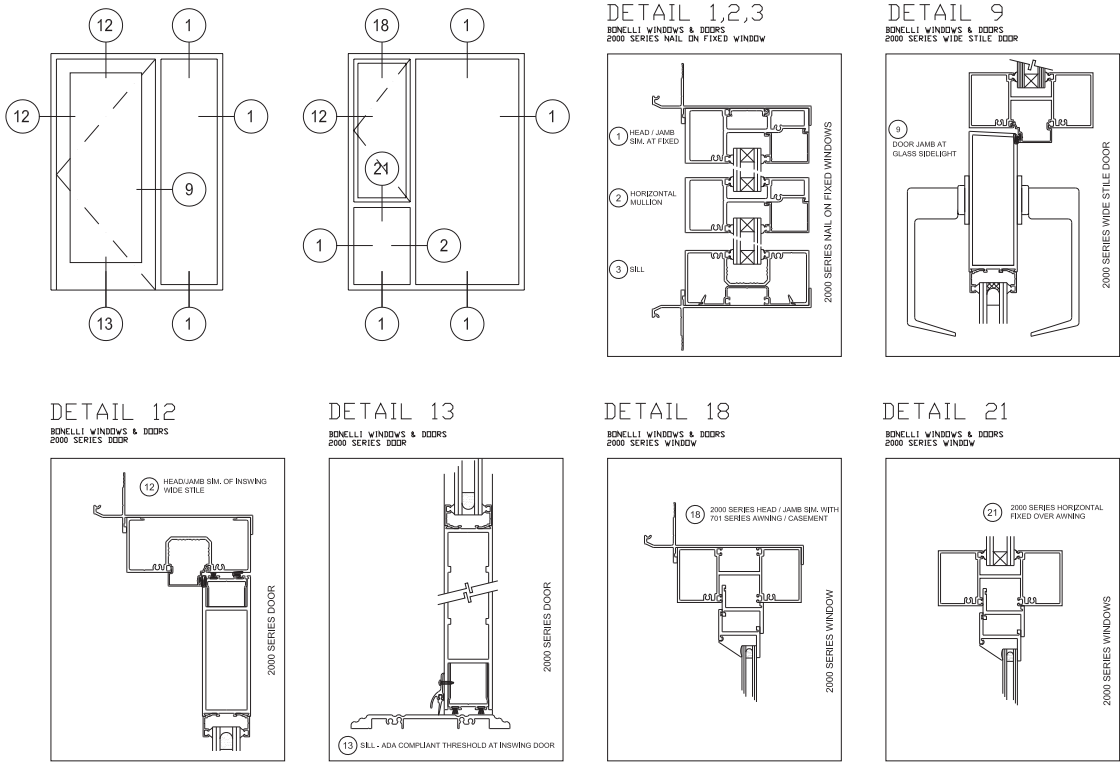
NOTES:

- REFER TO PLANS AND ELEVATIONS FOR LOCATIONS AND ADDITIONAL INFORMATION.
- VERIFY ALL DIMENSIONS AND REQUIREMENTS PRIOR TO FABRICATION AND INSTALLATION.
- PROVIDE TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS AS DEFINED AND REQUIRED BY 2016 CBC SECTION 2406.4. VERIFY FOR ALL CONDITIONS AND LOCATIONS.
- DOORS AT ROOF LEVEL STAIRS RATED 90 MIN. WITH GASKETS AND CLOSERS.



METAL CLAD WINDOWS

PELLA ARCHITECTS CONTEMPORARY SERIES



ALUMINUM WINDOWS & DOORS

BONELLI 2000 SERIES

150 Eureka Street

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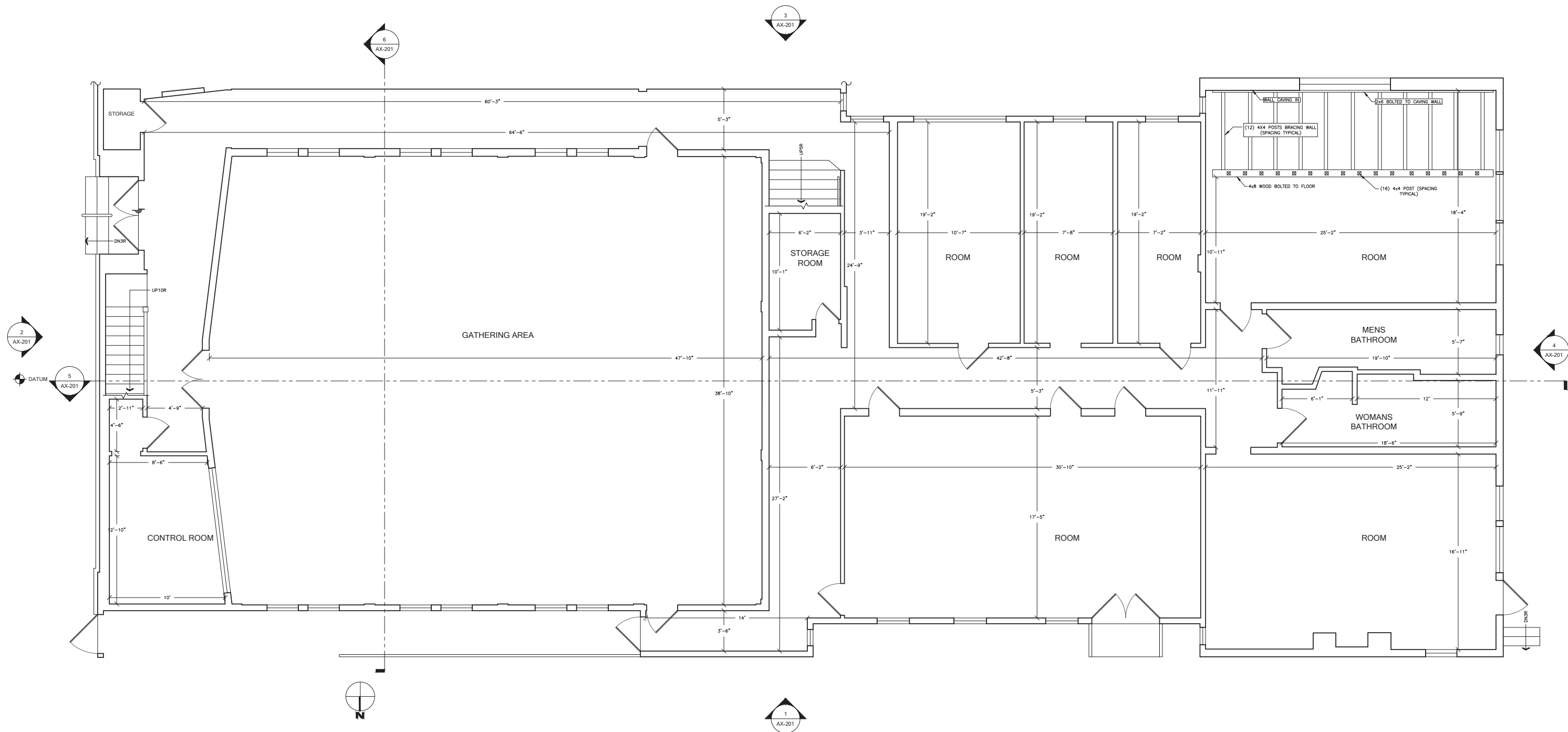
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3	ISSUED FOR REVIEW 11.29.18
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6	ISSUED FOR REVIEW 12.05.18
7	ISSUED FOR REVIEW 12.12.18
8	ISSUED FOR REVIEW 12.15.18
9	C.U. APPLICATION 12.20.18
10	C.U. APPLICATION 04.16.19
11	C.U. APPLICATION 06.17.19

Window and Door Schedules

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

A5.1

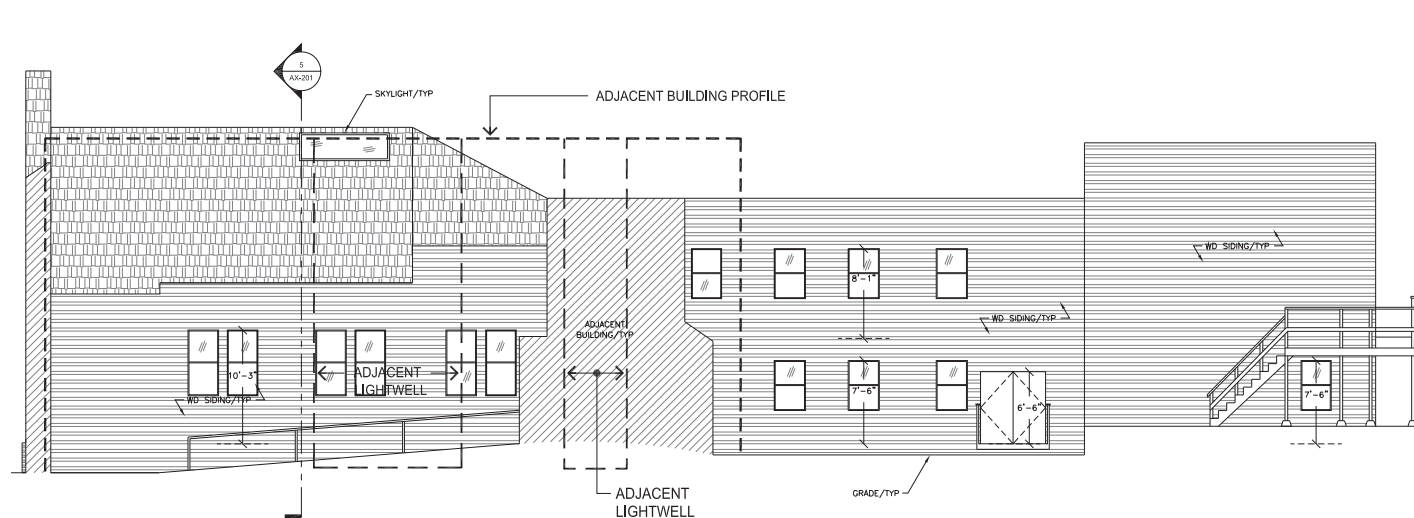


**1 EXISTING FIRST LEVEL FLOOR PLAN**  
5,660 SQFT GROSS MEASURED AREA  
280 SQFT MEASURED EXTERIOR SURFACES

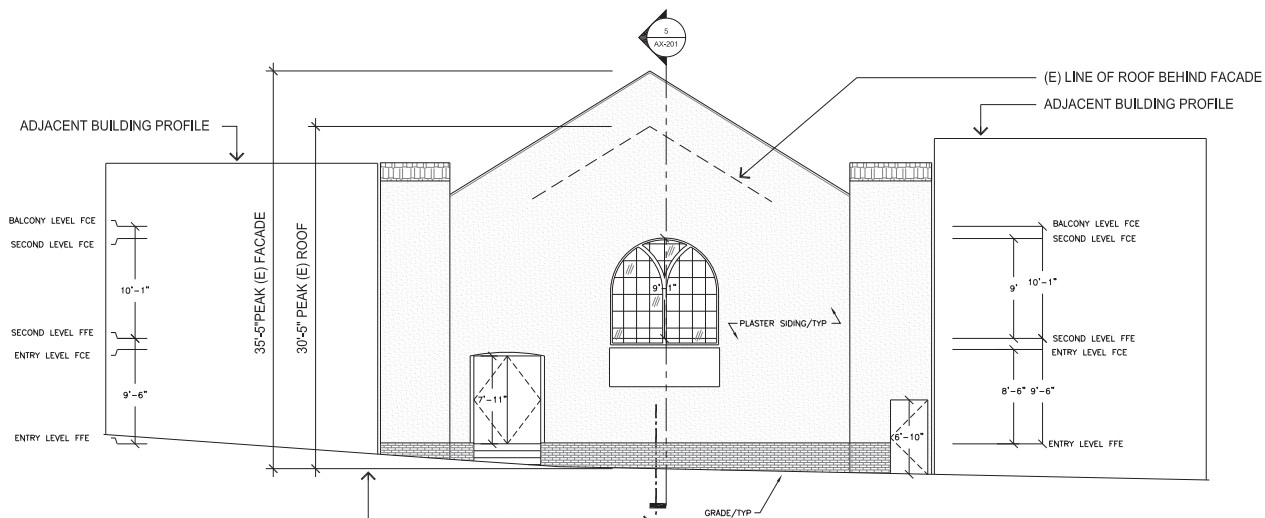
150 EUREKA STREET SAN FRANCISCO, CA 94114		
<small>THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE. EXTERIOR ELEMENTS HAVE BEEN MEASURED AND DRAFTED FOR REFERENCE ONLY - THIS IS NOT A SURVEY.</small>	 <b>ASBUILT SERVICES</b> <small>FOR THE RECORD SINCE 1990 1-800-318-0099 WWW.ASBUILTSERVICES.COM</small>	
<b>EXISTING FLOOR PLAN</b>		
<small>REF: 150-1st_City_Church REV: 0 DRAWN BY: RG AUDITED BY: CB</small>	<small>SHEET SIZE: 24x36 SCALE: 1/4"=1'-0" FIELD MEASURE: 10/26/2015</small>	<b>AX-101</b> <small>1 OF 3</small>



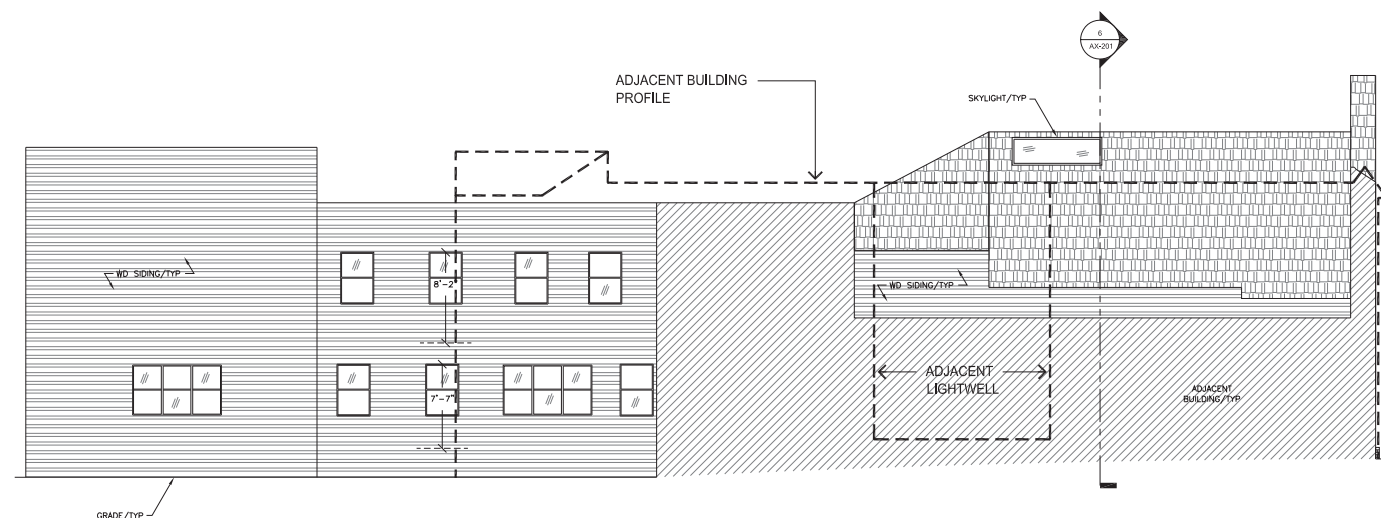




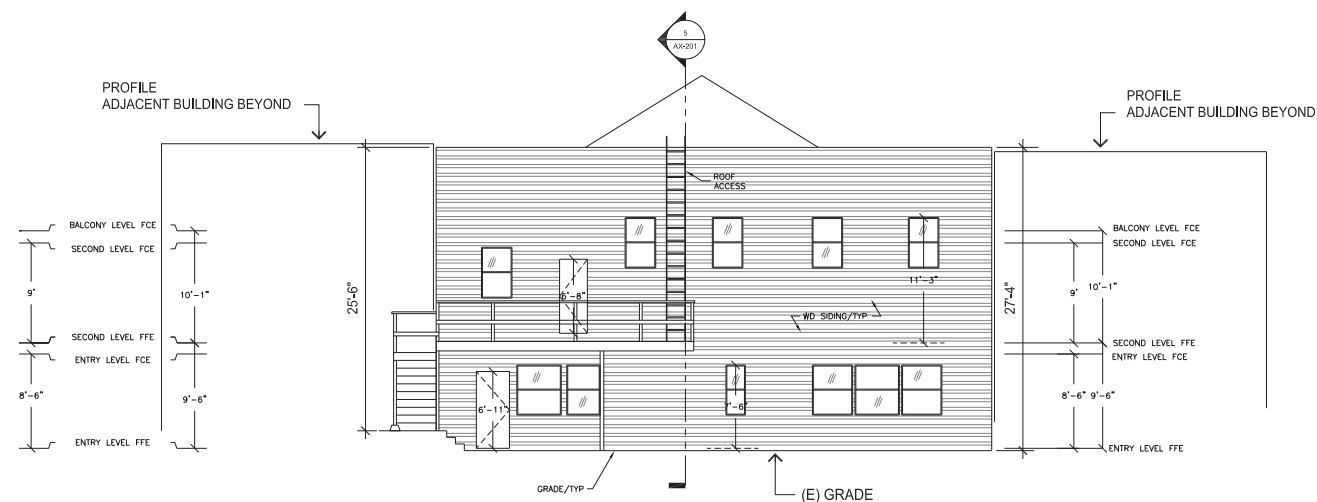
1 EXISTING NORTH ELEVATION



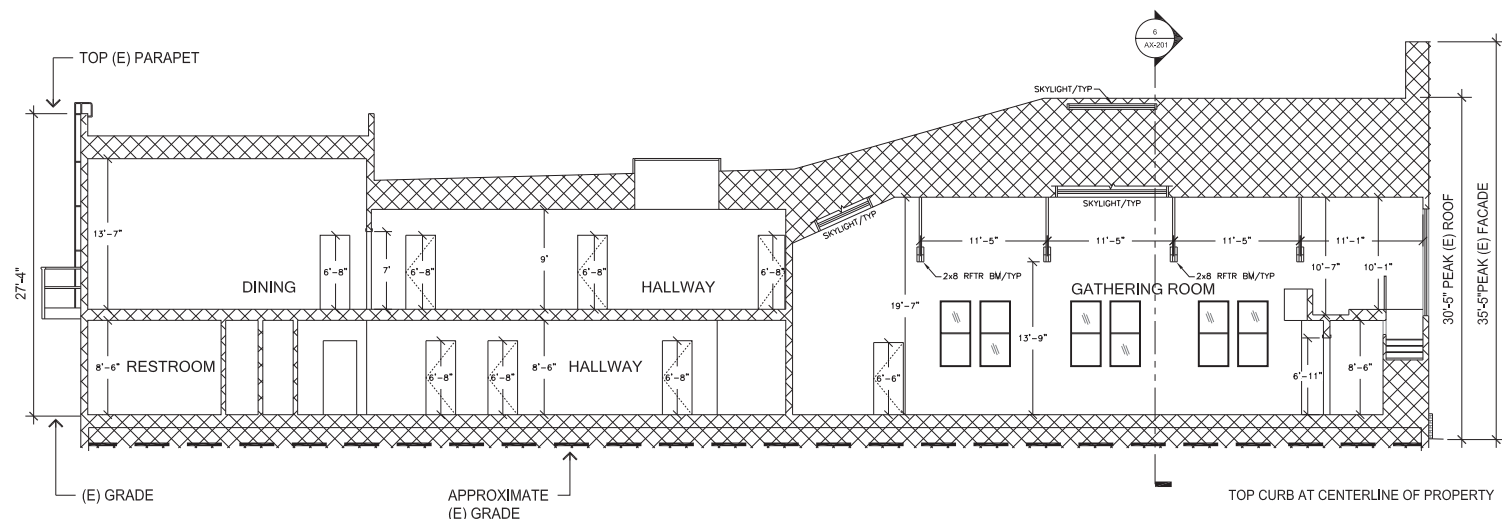
2 EXISTING EAST ELEVATION



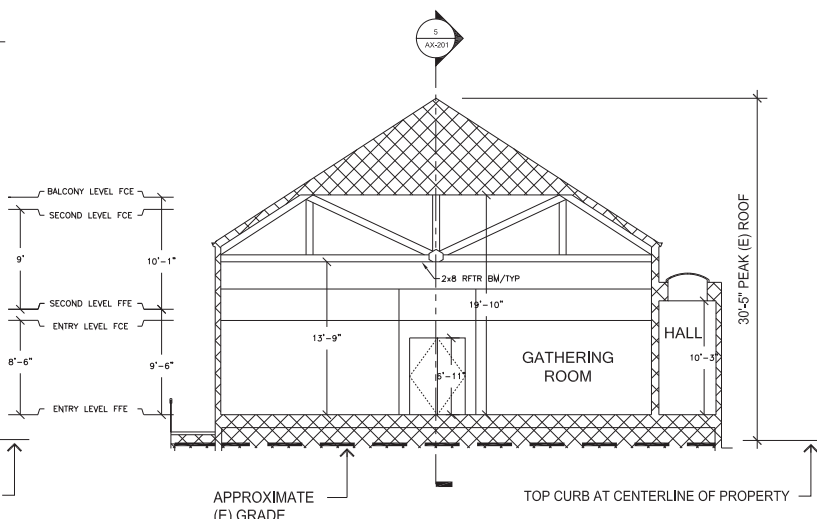
3 EXISTING SOUTH ELEVATION



4 EXISTING WEST ELEVATION



5 EXISTING LONGITUDINAL SECTION



6 EXISTING CROSS SECTION

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SAN FRANCISCO, CA 94114

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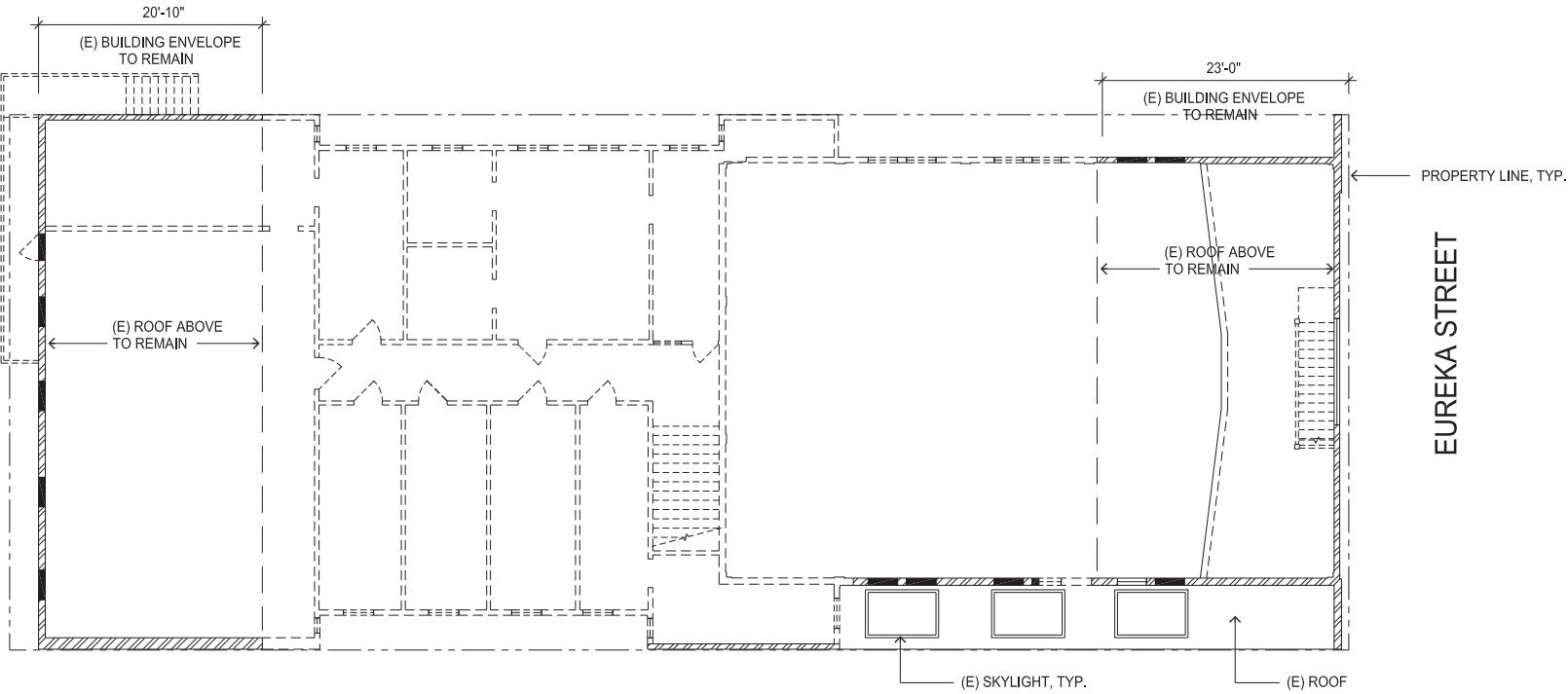
**AS BUILT SERVICES**  
FOR THE RECORD SINCE 1990  
1-800-318-0099  
WWW.ASBUILTSERVICES.COM

EXISTING BUILDING SECTIONS

REF: 150-1st\_City\_Church  
REV: 0  
DRAWN BY: RG  
AUDITED BY: CB

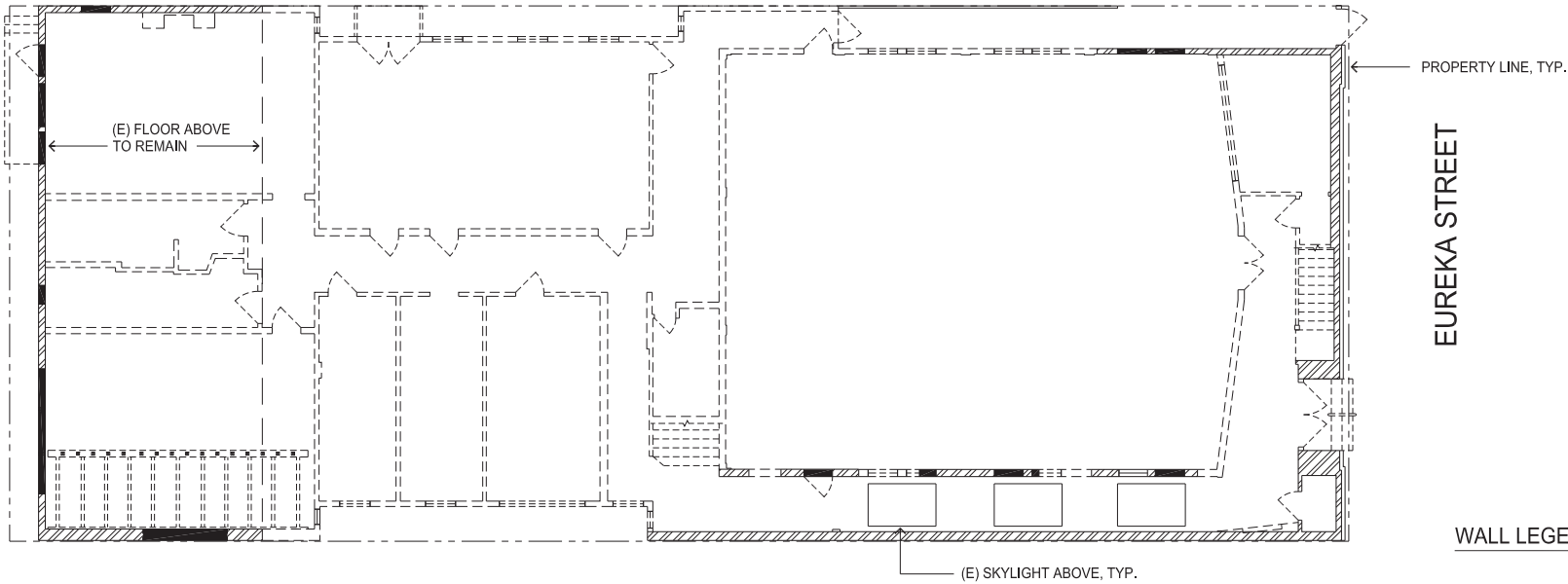
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SCALE: 1/8"=1'0"  
FIELD MEASURE:  
10/26/2015

**AX-201**  
3 OF 3



SECOND LEVEL DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



FIRST LEVEL DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



WALL LEGEND

- EXISTING WALL OR PARTITION
- REMOVE EXISTING WALL, PARTITION OR ITEM
- SEAL OPENING IN EXISTING WALL OR PARTITION

150 Eureka Street

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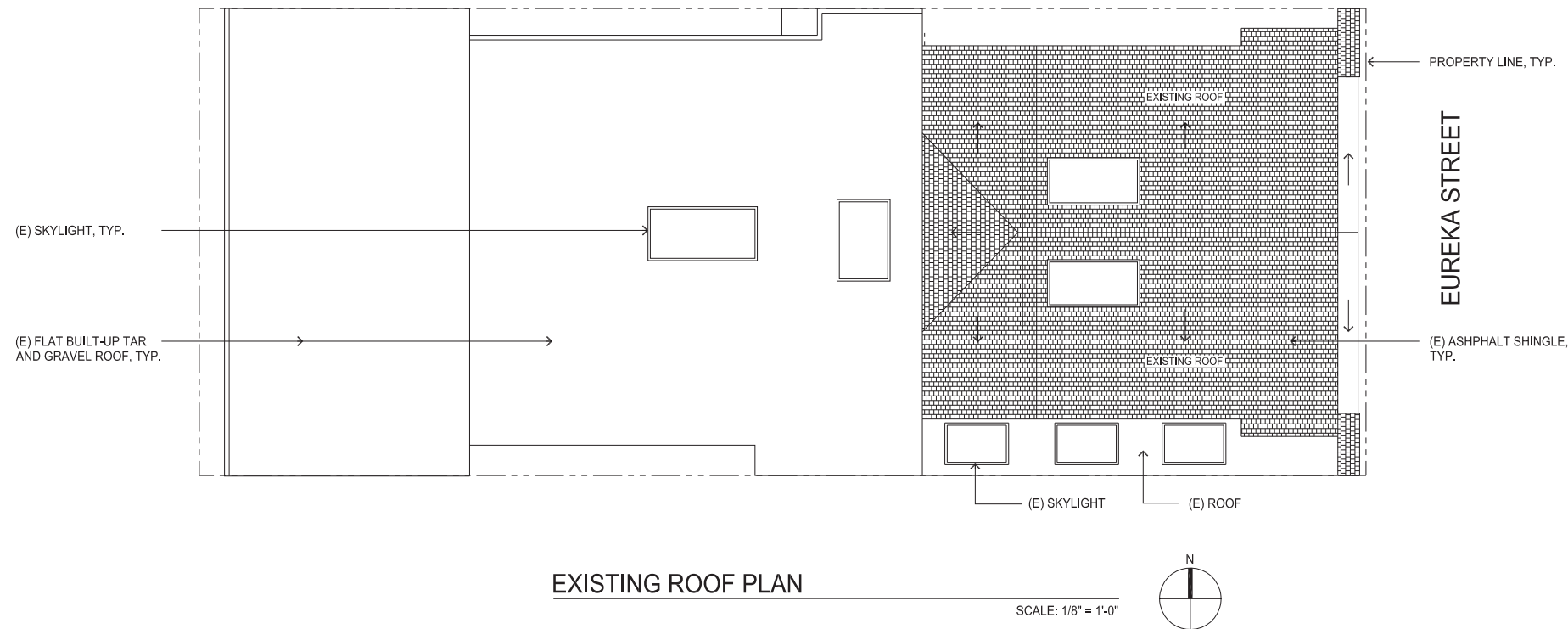
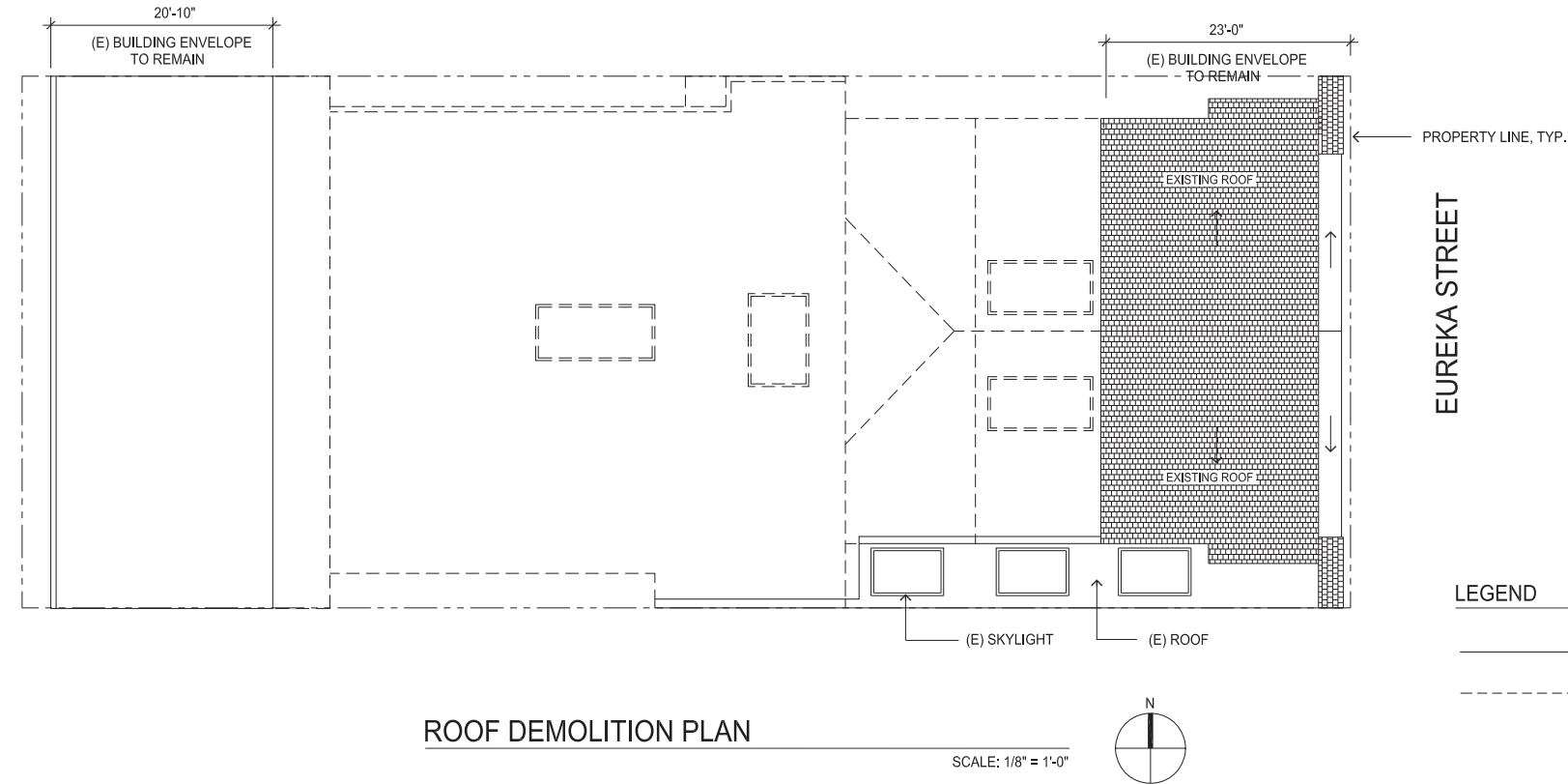
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Demolition Plans

Scale: 1/8" = 1'-0"



150  
Eureka  
Street

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Existing Roof  
Plan and Roof  
Demolition Plan

Scale: 1/8" = 1'-0"

A6.2

## SUMMARY

### INTRODUCTION

This document is a draft environmental impact report (EIR) for the proposed 150 Eureka Street Project (proposed project). This chapter of the EIR provides a summary of the project, a summary of anticipated environmental impacts of the project and identified mitigation measures; areas of controversy to be resolved; a summary of alternatives; and an identification of the environmentally superior alternative. The project sponsor, 150 Eureka Street LLC, proposes to redevelop an approximately 6,246-square-foot parcel located at 150 Eureka Street in San Francisco's Castro/Upper Market neighborhood.

### PROJECT SUMMARY

The proposed project would demolish the existing building on the site, split the existing lot into two lots, and construct two, four-story buildings with a total of four residential units and eight off-street parking spaces within a total building area of approximately 14,441 gross square feet (gsf). Each building would be a maximum of 40 feet tall. Landscaping is proposed along the building frontage on Eureka Street. In addition, an approximately 1,116-gsf rear yard and an approximately 263-gsf penthouse deck would provide on-site open space for use by project residents. Chapter II, Project Description, pp. 13–32, provides a detailed description of the proposed project.

### PROJECT SPONSOR'S OBJECTIVES

1. Re-develop a large underutilized site with high-quality, sustainable, and economically feasible family-sized three- and four-bedroom residential dwellings, including off-street parking, within the existing density designation for the site, in order to help meet projected City housing needs and also introduce new midblock open space where none currently exists at the rear of the site.

2. Develop a project that achieves high-quality urban design and sustainability standards, is sensitive to and compatible with its surroundings, and enhances the existing urban design character of the area.
3. Build residential units on the site to contribute to the City's General Plan Housing Element goals and the Association of Bay Area Governments (ABAG) Regional Housing Needs Allocation for the City and County of San Francisco.
4. Provide a new midblock open space that will enhance the quality of life for the project's residents and neighbors.
5. Construct a high-quality project that will produce a reasonable return on investment for the project sponsor and its investors and will be able to attract investment capital and construction financing.

## **SUMMARY OF IMPACTS AND MITIGATION MEASURES**

This EIR analyzes the potential environmental effects of the proposed project, as identified in the Notice of Preparation (NOP) of an EIR, issued May 24, 2017 (Appendix A of this EIR). The Initial Study (IS) attached to the NOP (also included in Appendix A) found that the proposed project could have potentially significant environmental effects related to historic architectural resources. Impacts in the following areas would be less than significant (some with the mitigation measures identified in the NOP/IS) and are not further evaluated in this EIR: land use and land use planning; population and housing; archeological and tribal resources; transportation and circulation; noise; air quality; greenhouse gas emissions; wind and shadow; recreation; utilities and service systems; public services; biological resources; geology and soils; hydrology and water quality; hazards and hazardous materials; mineral and energy resources; and agriculture and forest resources.

This summary provides an overview of the analysis contained in Chapter IV, Environmental Setting, Impacts and Mitigation Measures, pp. 41–92. Impacts are categorized by type of impact as follows:

- *No Impact.* No adverse physical changes (or impacts) to the environment are expected.
- *Less-Than-Significant Impact.* An impact that does not exceed the defined significance criteria or would be eliminated or reduced to a less-than-significant level through compliance with existing local, state, and federal laws and regulations.
- *Less-Than-Significant Impact with Mitigation.* An impact that is reduced to a less-than-significant level through implementation of the identified mitigation measure.
- *Significant and Unavoidable Impact with Mitigation.* An adverse physical environmental impact that exceeds the defined significance criteria and can be reduced through compliance with existing local, state, and federal laws and regulations and/or implementation of all feasible mitigation measures, but cannot be reduced to a less-than-significant level.
- *Significant and Unavoidable Impact.* An adverse physical environmental impact that exceeds the defined significance criteria and cannot be eliminated or reduced to a less-than-significant level through compliance with existing local, state, and federal laws and regulations and for which there are no feasible mitigation measures.

As identified in Section IV.A, Historic Architectural Resources, pp. 49–90, under **Impact CP-1**, demolition of the 150 Eureka Street building under the proposed project would result in a significant and unavoidable impact to the individual historic architectural resource at 150 Eureka Street, which is identified as a historical resource under the California Environmental Quality Act (CEQA).

Implementation of **Mitigation Measures M-CR-1a: Documentation** and **M-CR-1b: Interpretive Program** would reduce this adverse impact on the historical resource, but not to a less-than-significant level. There is no feasible mitigation measure that could avoid this project-related historic architectural resource impact. Therefore, the impact to the historic resource on the project site would remain significant and unavoidable. As stated in **Impact C-CR-1**, implementation of the proposed project would not result in significant cumulative impacts to historic architectural resources.

**Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
<b>Historic Architectural Resources</b>			
<u>CR-1</u> : The demolition of the Metropolitan Community Church Building located at 150 Eureka Street would result in a substantial adverse change to the significance of an individual historical architectural resource as defined by CEQA Guidelines section 15064.5(b).	Significant	<p><b>M-CR-1a: Documentation.</b> Prior to the issuance of demolition or site permits, the project sponsor shall undertake Historic American Building Survey (HABS) documentation of the subject property, structures, objects, materials, and landscaping. The documentation shall be funded by the project sponsor and undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the Secretary of the Interior's <i>Professional Qualification Standards</i> (36 CFR, Part 61). The documentation shall consist of the following:</p> <ul style="list-style-type: none"> <li>• <i>Measured Drawings</i>: A set of measured drawings that depict the existing size, scale, and dimension of the subject property. The planning department preservation staff will accept the original architectural drawings or an as-built set of architectural drawings (plan, section, elevation, etc.). The planning department preservation staff will assist the consultant in determining the appropriate level of measured drawings;</li> <li>• <i>HABS-Level Photography</i>: Digital photographs of the interior and the exterior of subject property. Large format negatives are not required. The scope of the digital photographs shall be reviewed by planning department preservation staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service Standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography; and</li> </ul>	Significant and Unavoidable



**Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
M-CR-1a: Documentation <i>Continued</i>		<ul style="list-style-type: none"> <li>• <i>HABS Historical Report</i>: A written historical narrative and report, per HABS Historical Report Guidelines.</li> </ul> <p>The professional shall prepare the documentation and the planning department shall monitor its preparation. The professional shall submit the completed documentation for review and approval by a planning department preservation specialist before issuance of building permits. The documentation shall be disseminated to the planning department, San Francisco Main Library History Room, the Environmental Design Library at the University of California, Berkeley, the GLBT Historical Society's Archives &amp; Research Center, and San Francisco Architectural Heritage.</p>	

**Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
		<p><b>M-CR-1b: Interpretive Program.</b> The project sponsor shall develop an interpretive program to commemorate the LGBTQ use at the 150 Eureka Street building and its significant association with LGBTQ history of the neighborhood and city. Development of this interpretive program shall include outreach to the LGBTQ and Castro communities in order to involve these communities and to create a broader, more authentic interpretive approach for the project site and neighborhood. This outreach process should include identification of the most appropriate theme(s), as identified in the HRER and <i>Citywide LGBTQ Historic Context Statement</i>, on which to focus the interpretation program for this site. The interpretive program shall result, at minimum, in the preparation of a publicly-accessible walking tour guide to memorialize the building and its significance within the identified theme(s) associated with the neighborhood. The interpretive program should create a narrative, outline the significance of other buildings identified in the <i>Citywide LGBTQ Historic Context Statement</i>, namely their association with the similar theme(s), and develop a plaque or identifying system for properties as part of this walking tour guide.</p>	

**Table S-1: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the EIR**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
M-CR-1b: Interpretive Program <i>Continued</i>		Interpretation of the site's history shall be supervised by a qualified consultant meeting the Secretary of the Interior's Professional Qualification Standards for Architectural Historian or Historian. The interpretive materials for use in the guide may include, but are not limited to: photographs, news articles, oral histories, memorabilia, and video. Historic information contained in the <i>Citywide LGBTQ Historic Context Statement</i> and HRE and HRER for the project may be used for content. A proposal prepared by the qualified consultant, with input from the outreach conducted in the LGBTQ and Castro communities, describing the general parameters of the interpretive program shall be approved by planning department preservation staff prior to issuance of a Site Permit. The detailed content, media and other characteristics of such interpretive program, and/or any alternative approach to interpretation identified by the project team, shall be approved by planning department preservation staff prior to issuance of a Temporary Certificate of Occupancy.	
<u>CR-2</u> : The construction of the proposed new building on the project site would not have a substantial adverse effect on any identified or potential off-site historical resources as defined in CEQA Guidelines section 15064.5 in the vicinity of the project site.	Less Than Significant	None required	N/A
<u>C-CR-1</u> : The proposed project, in combination with other past, present and reasonably foreseeable future projects in the project vicinity, would not result in a cumulatively considerable contribution to a significant cumulative impact on a historical architectural resource.	Less Than Significant	None required	N/A

Source: LSA, 2017.

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
<b>Land Use and Land Use Planning</b>			
LU-1: The proposed project would not physically divide an established community.	Less Than Significant	None required	N/A
LU-2: The proposed project would not conflict with applicable land use plans, policies or regulations of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Less Than Significant	None required	N/A
C-LU-1: The proposed project would not create a considerable contribution to cumulative significant land use impacts.	Less Than Significant	None required	N/A
<b>Population and Housing</b>			
PH-1: The proposed project would not directly or indirectly induce substantial population growth in San Francisco.	Less Than Significant	None required	N/A
PH-2: The proposed project would not displace substantial numbers of existing housing units or people and would not create demand for additional housing elsewhere.	Less Than Significant	None required	N/A
C-PH-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to population and housing.	Less Than Significant	None required	N/A
<b>Cultural Resources</b>			
CP-1: Implementation of the proposed project would result in the demolition of the 150 Eureka Street building, a historical resource for the purposes of CEQA.	Potentially Significant Impact	See Table S-1	Significant

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
<p>CP-2: The proposed project could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.</p>	<p>Significant</p>	<p><i>Mitigation Measure M-CP-2: Accidental Discovery of Archeological Resources</i></p> <p>The project sponsor shall distribute the Planning Department archeological resource “ALERT” sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the “ALERT” sheet is circulated to all field personnel including, machine operators, field crew, supervisory personnel, etc. The project sponsor shall provide the ERO with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.</p> <p>Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken. If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant, based on standards developed by the Planning Department archeologist. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance.</p>	<p>Less Than Significant</p>

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
Mitigation Measure M-CP-2 <i>Continued</i>		<p>If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.</p> <p>Measures might include: preservation in situ of the archeological resource; an archeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Environmental Planning (EP) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.</p> <p>The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p>	

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
Mitigation Measure M-CP-2 <i>Continued</i>		Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound copy, one unbound copy and one unlocked, searchable PDF copy on CD three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historic Places. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.	

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation/Improvement Measures	Level of Significance With Mitigation
<p>CP-3: Construction activities for the proposed project could result in the disturbance of human remains, including those interred outside of formal cemeteries, should such remains exist beneath the project site.</p>	Significant	<p><i>Mitigation Measure M-CP-3: Human Remains and Associated or Unassociated Funerary Objects</i></p> <p>The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, ERO, and MLD shall have up to but not beyond six days after the discovery to make all reasonable efforts to develop an agreement for the treatment of human remains and associated or unassociated funerary objects with appropriate dignity (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. Nothing in existing State regulations or in this mitigation measure compels the project sponsor and the ERO to accept recommendations of an MLD. The archeological consultant shall retain possession of any Native American human remains and associated or unassociated burial objects until completion of any scientific analyses of the human remains or objects as specified in the treatment agreement if such as agreement has been made or, otherwise, as determined by the archeological consultant and the ERO.</p>	Less Than Significant



**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
CP-4: Construction activities for the proposed project could result in the disturbance of tribal resources, should such resources exist beneath the project site.	Significant	<p><b><i>Mitigation Measure M-CP-4: Tribal Cultural Resources Interpretive Program</i></b></p> <p>If the ERO determines that a significant archeological resource is present, and if in consultation with the affiliated Native American tribal representatives, the ERO determines that the resource constitutes a tribal cultural resource (TCR) and that the resource could be adversely affected by the proposed project, the proposed project shall be redesigned so as to avoid any adverse effect on the significant tribal cultural resource, if feasible.</p> <p>If the ERO, in consultation with the affiliated Native American tribal representatives and the project sponsor, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, the project sponsor shall implement an interpretive program of the TCR in consultation with affiliated tribal representatives. An interpretive plan produced in consultation with the ERO and affiliated tribal representatives, at a minimum, and approved by the ERO would be required to guide the interpretive program. The plan shall identify, as appropriate, proposed locations for installations or displays, the proposed content and materials of those displays or installation, the producers or artists of the displays or installation, and a long-term maintenance program. The interpretive program may include artist installations, preferably by local Native American artists, oral histories with local Native Americans, artifacts displays and interpretation, and educational panels or other informational displays.</p>	Less Than Significant

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
C-CP-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity could result in cumulative impacts to historic architectural resources.	Potentially Significant Impact	See Table S-1	Significant
C-CP-2: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the vicinity could result in a substantial adverse change in the significance of previously undiscovered archaeological resources, human remains, including those interred outside of formal cemeteries; and tribal resources should such resources exist on or beneath the project site.	Significant	Implement <i>Mitigation Measure M-CP-2: Accidental Discovery of Archeological Resources</i> ; <i>Mitigation Measure M-CP-3: Human Remains and Associated or Unassociated Funerary Objects</i> ; and <i>Mitigation Measure M-CP-4: Tribal Cultural Resources Interpretive Program</i>	Less Than Significant
<b>Transportation and Circulation</b>			
TR-1: The proposed project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	Less Than Significant	None required	N/A
TR-2: The proposed project would not result in substantially increased hazards due to particular design features (e.g., sharp curves or dangerous intersections) or incompatible uses.	Less Than Significant	None required	N/A
TR-3: The proposed project would not result in inadequate emergency access.	Less Than Significant	None required	N/A
TR-4: The proposed project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities, or cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity or alternative travel modes.	Less Than Significant	None required	N/A

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
C-TR-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in substantial cumulative transportation impacts.	Less Than Significant	None required	N/A
<b>Noise</b>			
NO-1: The proposed project would not result in exposure of persons to or generation of noise levels in excess of standards established in San Francisco's Noise Ordinance, nor would the proposed project result in a substantial permanent increase in ambient noise levels above levels existing without the project.	Less Than Significant	None required.	N/A
NO-2: Project demolition and construction would result in a temporary and periodic increase in ambient noise levels in the project vicinity above existing conditions.	Significant	<p><b><i>Mitigation Measure M-NO-2: Construction Noise Reduction</i></b></p> <p>The project contractor shall implement the following measures during construction of the project:</p> <ul style="list-style-type: none"> <li>• Conduct noise monitoring at the beginning of major construction phases (e.g., demolition, excavation) to determine the need and the effectiveness of noise-attenuation measures.</li> <li>• Erect temporary plywood noise barriers around the construction site where the site adjoins noise-sensitive receivers.</li> <li>• Utilize noise control blankets on the building structures adjacent to the proposed project - and possibly other noise-sensitive receivers - as the building is erected to reduce noise emission from the site.</li> <li>• Post signs on-site pertaining to permitted construction days and hours, complaint procedures, and who to notify in the event of a problem, with telephone numbers listed.</li> <li>• Notify the Department of Building Inspection (DBI) and neighbors in advance of the schedule for each major phase of construction and expected loud activities.</li> </ul>	Less Than Significant

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
Mitigation Measure M-NO-2 <i>Continued</i>		<ul style="list-style-type: none"> <li>When feasible, select "quiet" construction methods and equipment (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds).</li> <li>Require that all construction equipment be in good working order and that mufflers are inspected to be functioning properly. Avoid unnecessary idling of equipment and engines.</li> <li>Mobile noise-generating equipment (e.g., dozers, backhoes, and excavators) shall be required to prepare the entire site. However, the developer will endeavor to avoid placing stationary noise generating equipment (e.g., generators, compressors) within noise-sensitive buffer areas (measured at linear 20 feet) between immediately adjacent neighbors.</li> <li>The project sponsor shall require the general contractor to use impact tools (e.g., jack hammers, pavement breakers, and rock drills) that are hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used, along with external noise jackets on the tools.</li> <li>Ensure that all general construction related activities are restricted to between 7:00 a.m. and 8:00 p.m. per San Francisco Police Code Article 29.</li> </ul>	
NO-3: The proposed project would not expose people to excessive groundborne vibration or groundborne noise levels.	Less Than Significant	None required	N/A
NO-4: The proposed project would not be substantially affected by existing noise levels.	Less Than Significant	None required	N/A

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
C-NO-1: The proposed project in combination with past, present, and reasonably foreseeable future projects would not create a significant cumulative noise or vibration impact.	Significant	None required	Less Than Significant
<b>Air Quality</b>			
AQ-1: Implementation of the proposed project would not conflict with or obstruct implementation of the local applicable air quality plan.	Less Than Significant	None required	N/A
AQ-2: Implementation of the proposed project would not violate an air quality standard or contribute substantially to an existing or projected air quality violation.	Less Than Significant	None required	N/A
AQ-3: Implementation of the proposed project would not result in a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment under an applicable federal, State, or regional ambient air quality standard.	Less Than Significant	None required	N/A
AQ-4: Implementation of the proposed project would not expose sensitive receptors to substantial pollutant concentrations.	Less Than Significant	None required	N/A
AQ-5: Implementation of the proposed project would not create objectionable odors affecting a substantial number of people.	Less Than Significant	None required	N/A
C-AQ-1: The proposed project, in combination with past, present, and reasonably foreseeable future development in the project area would not contribute to a cumulative air quality impact.	Less Than Significant	None required	N/A
<b>Greenhouse Gas Emissions</b>			
C-GG-1: The proposed project would generate greenhouse gas emissions, but not at levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions.	Less Than Significant	None required	N/A

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
C-GG-1: The proposed project would generate greenhouse gas emissions, but not at levels that would result in a significant impact on the environment or conflict with any policy, plan, or regulation adopted for the purpose of reducing greenhouse gas emissions.	Less Than Significant	None required	N/A
<b>Wind and Shadow</b>			
WS-1: The proposed project would not alter wind in a manner that substantially affects public areas within the vicinity of the project area.	Less Than Significant	None required	N/A
WS-2: The proposed project would not create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas.	Less Than Significant	None required	N/A
C-WS-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative wind or shadow impacts.	Less Than Significant	None required	N/A
<b>Recreation</b>			
RE-1: The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated.	Less Than Significant	None required	N/A
RE-2: The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.	Less Than Significant	None required	N/A
RE-3: The proposed project would not physically degrade existing recreational resources.	Less Than Significant	None required	N/A
C-RE-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact on recreational facilities or open space resources.	Less Than Significant	None required	N/A

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
<b>Utilities and Service Systems</b>			
UT-1: Implementation of the proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, would not exceed the capacity of the wastewater treatment provider that would serve the project, and would not require the construction of new or expansion of existing wastewater treatment or stormwater drainage facilities.	Less Than Significant	None required	N/A
UT-2: The proposed project would not require expansion or construction of new water supply or treatment facilities.	Less Than Significant	None required	N/A
UT-3: The proposed project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	Less Than Significant	None required	N/A
UT-4: Construction and operation of the proposed project would comply with all applicable statutes and regulations related to solid waste.	Less Than Significant	None required	N/A
C-UT-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to utilities or service systems.	Less Than Significant	None required	N/A
<b>Public Services</b>			
PS-1: The proposed project would not result in a substantial adverse physical impact associated with the provision of police services.	Less Than Significant	None required	N/A
PS-2: The proposed project would not result in a substantial adverse physical impact associated with the provision of fire services.	Less Than Significant	None required	N/A
PS-3: The proposed project would not result in a substantial adverse physical impact associated with the provision of school services.	Less Than Significant	None required	N/A

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
PS-4: The proposed project would not result in a substantial adverse physical impact associated with the provision of other public services, such as libraries.	Less Than Significant	None required	N/A
C-PS-1: The proposed project, in combination with past, present, and reasonably foreseeable projects, would not result in a cumulative impact on public services.	Less Than Significant	None required	N/A
<b>Biological Resources</b>			
BI-1: The proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species, riparian habitat or sensitive natural communities, and would not interfere substantially with any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Less Than Significant	None required	N/A
BI-2: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Less Than Significant	None required	N/A
C-BI-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to biological resources.	Less Than Significant	None required	N/A
<b>Geology and Soils</b>			
GE-1: The proposed project would not increase the exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic groundshaking, liquefaction, lateral spreading, or landslides.	Less Than Significant	None required	N/A
GE-2: The proposed project would not result in substantial loss of topsoil or erosion.	Less Than Significant	None required	N/A



**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
GE-3: The proposed project would not be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	Less Than Significant	None required	N/A
GE-4: The proposed project could be located on expansive soil, as defined in the California Building Code, creating substantial risk to life or property.	Less Than Significant	None required	N/A
GE-5: The proposed project would not substantially change the topography of the site or any unique geologic or physical features of the site.	Less Than Significant	None required	N/A
GE-6: The proposed project would not indirectly destroy a unique paleontological resource or site or unique geologic feature.	Less Than Significant	None required	N/A
C-GE-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects, would not result in a cumulative impact related to geology and soils.	Less Than Significant	None required	N/A
<b>Hydrology and Water Quality</b>			
HY-1: The proposed project would not violate water quality standards or otherwise substantially degrade water quality.	Less Than Significant	None required	N/A
HY-2: The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.	Less Than Significant	None required	N/A
HY-3: The proposed project would not result in altered drainage patterns that would cause substantial erosion or flooding.	Less Than Significant	None required	N/A

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

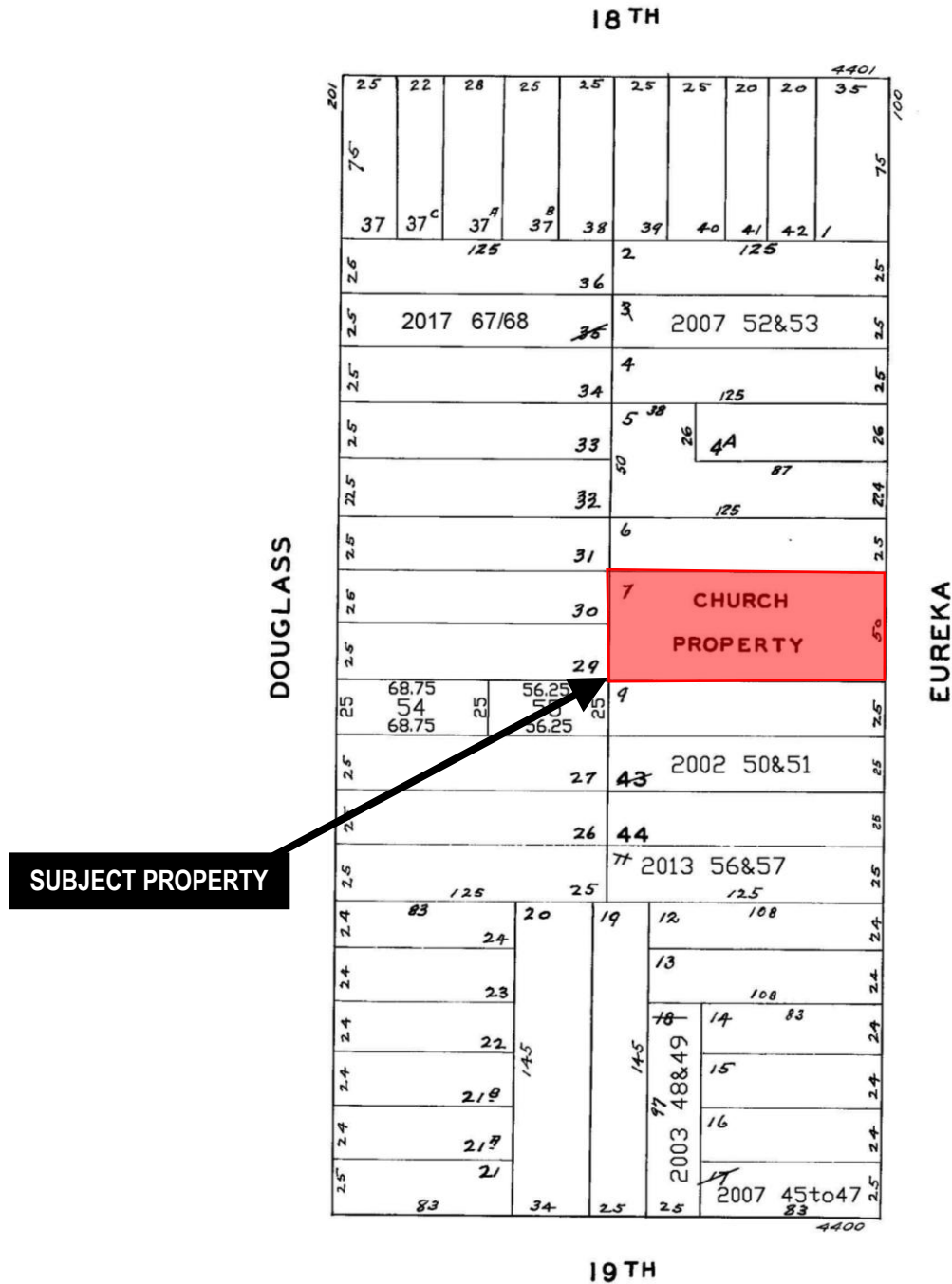
<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
HY-4: The proposed project would not contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Less Than Significant	None required	N/A
C-HY-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the site vicinity, would result in less-than-significant cumulative impacts to hydrology and water quality.	Less Than Significant	None required	N/A
<b>Hazards and Hazardous Materials</b>			
HZ-1: The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Less Than Significant	None required	N/A
HZ-2: The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment.	Less Than Significant	None required	N/A
HZ-3: The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing school.	Less Than Significant	None required	N/A
HZ-4: The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and the proposed project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Less Than Significant	None required	N/A

**Table S-2: Summary of Impacts, Mitigation Measures and Improvement Measures Identified in the NOP/IS**

<b>Environmental Impacts</b>	<b>Level of Significance Without Mitigation</b>	<b>Mitigation/Improvement Measures</b>	<b>Level of Significance With Mitigation</b>
HZ-5: The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and would not expose people or structures to a significant risk of loss, injury, or death involving fires.	Less Than Significant	None required	N/A
C-HZ-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the site vicinity, would result in less-than-significant cumulative impacts related to hazards and hazardous materials.	Less Than Significant	None required	N/A
<b>Mineral and Energy Resources</b>			
ME-1: The proposed project would not encourage activities which would result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner.	Less Than Significant	None required	N/A
C-ME-1: The proposed project, in combination with past, present, and reasonably foreseeable future projects in the site vicinity, would result in less-than-significant cumulative impacts to minerals and energy.	Less Than Significant	None required	N/A

Source: LSA, 2017, *150 Eureka Street Notice of Preparation/Initial Study*.

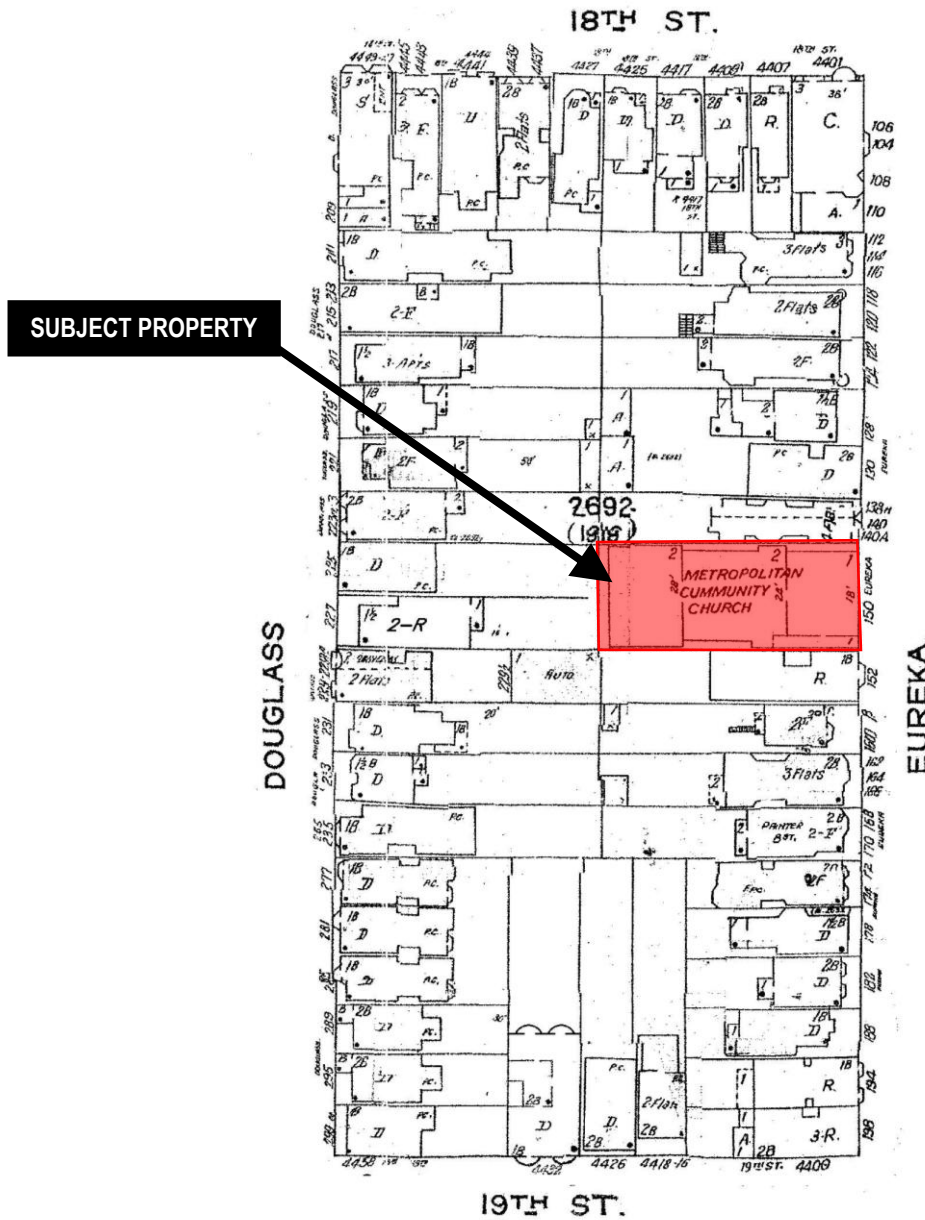
# Parcel Map



Conditional Use Authorization  
Record No. 2015-011274CUA  
150 Eureka Street



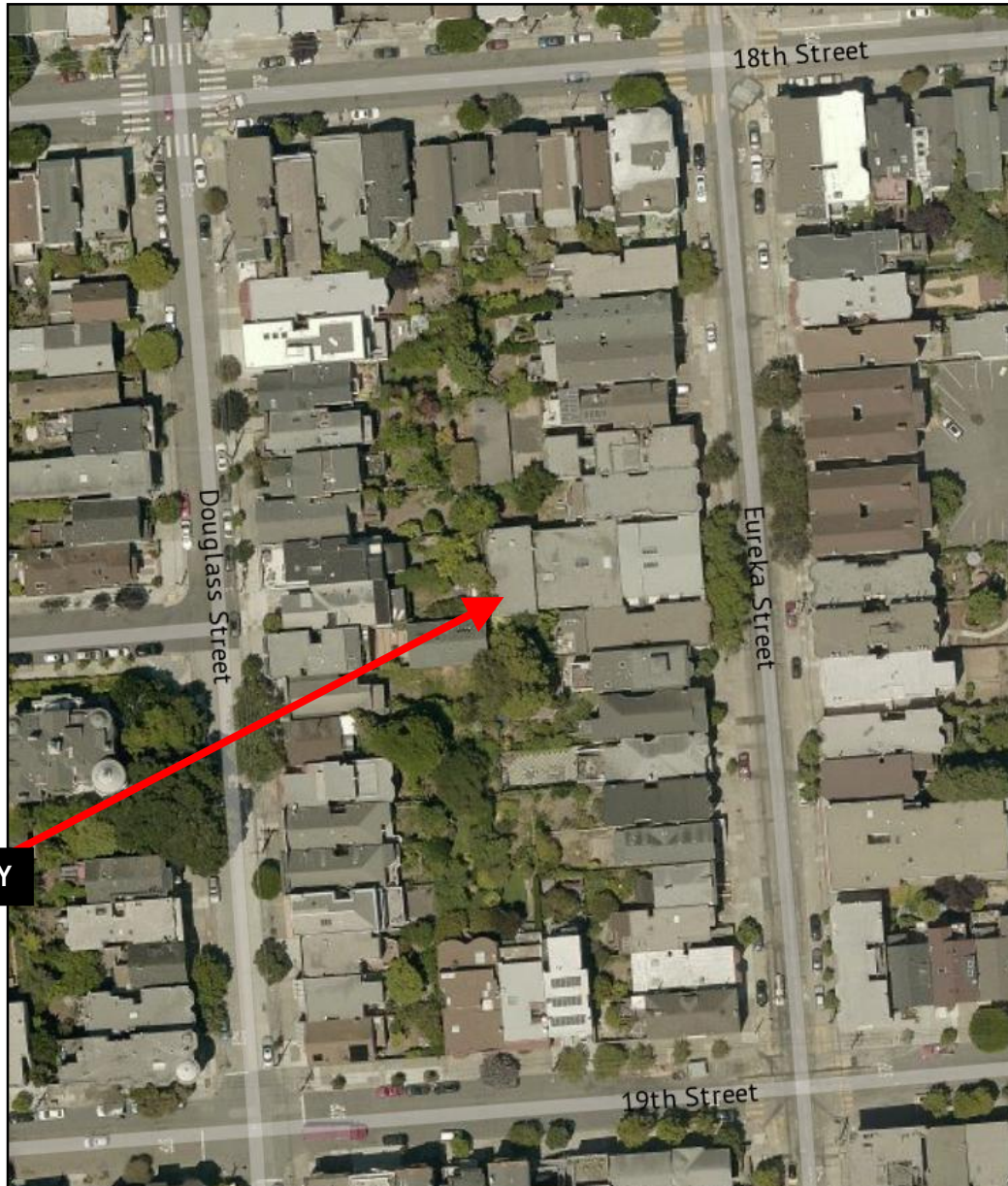
# Sanborn Map\*



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



# Aerial Photo

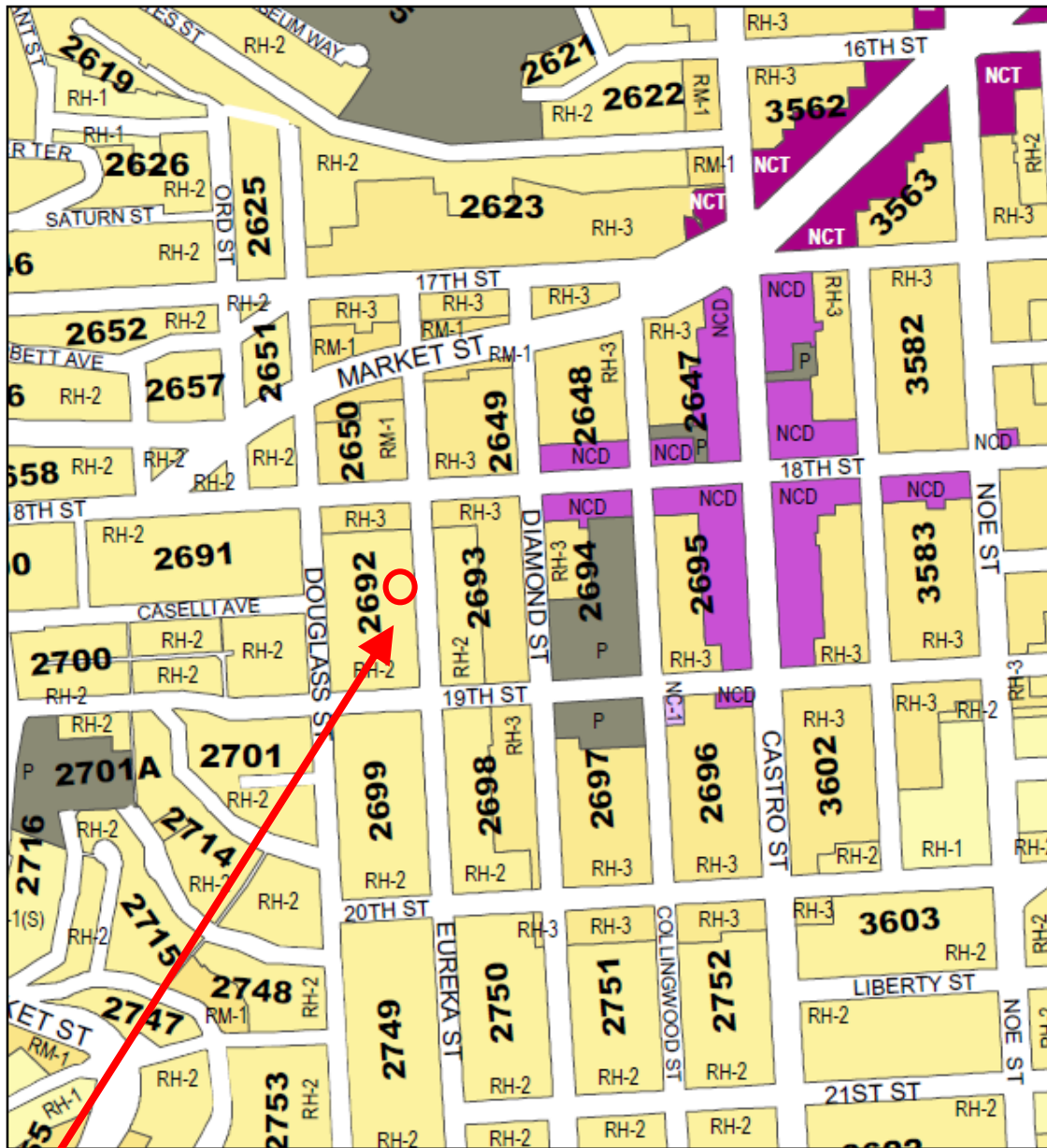


SUBJECT PROPERTY





# Zoning Map



**SUBJECT PROPERTY**



Conditional Use Authorization  
Record No. 2015-011274CUA  
150 Eureka Street

# Site Photo



Conditional Use Authorization  
Record No. 2015-011274CUA  
150 Eureka Street



From: **Patrick Barber** patrick.barber@compass.com  
Subject: 150 Eureka  
Date: April 11, 2019 at 3:04 PM  
To: David Papale david@laurelvillage.net

---

BP

David,

I really appreciated you and your architect, Gary Gee, taking the time to meet and review in depth your revised plan dated 12.20.18 for the conditional use, rear yard set back variance and development of 4 residential market rate units and 3 ADU's in the rear at 150 Eureka St.

As the owner of the building immediately adjacent to the north (138 to 140 Eureka), I am excited that you will be investing in the neighborhood and creating beautiful new housing stock while maintaining the rich character of our neighborhood. It was disheartening to hear all you have been through to get approvals, especially after the neighbors were so excited with your initial plan for 4 condominiums and leaving the rear yard open as a garden. It is unfortunate the Commissioners have held you hostage to build 7 units which will have a more adverse impact on the neighborhood.

Thank you again for your care in creating what will be a great addition to the neighborhood.

I support the project and look forward to it's completion. Please let me know if you need anything further

Patrick

Patrick V. Barber

O 415 345.3001  
C 415.902.8878  
1699 Van Ness Avenue  
San Francisco, CA 94109  
DRE # 01027776

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Seattle  
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**compass.com**



**From:** [Alice Oshiki](#)  
**To:** [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** 150 Eureka Street: Case No. 2015-011274 CUA VAR Opposition Letter [Email]  
**Date:** Saturday, June 29, 2019 3:08:40 PM

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

Alice M. Oshiki  
229 Douglass Street  
San Francisco, CA 94114

June 29, 2019

Ms. Gabriela Pantoja  
San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Flr.  
San Francisco, CA 94103

Re: Case No. 2015-011274 CUA VAR - 150 Eureka Street  
Hearing Date: July 11, 2019

Dear Ms. Pantoja:

I am unable to attend the scheduled Planning Commission hearing on Thursday, July 11, 2019. By this letter I hereby submit written comment regarding this case. It is requested that these comments be made a part of the official record and brought to the attention of the Planning Commission, Planning Director, and Zoning Administrator.

I have been a San Francisco resident for 31 years. I am the property owner at 229 Douglass Street which is very close to the rear property line of the proposed project – 56 ¼ feet to be exact.

I hereby challenge and oppose the issues raised in the notice of public hearing on conditional use authorization and variance on the grounds as follows:

### **OPPOSITION TO CONDITIONAL USE VARIANCE**

A. DEVELOPER HAS NOT INFORMED THE PUBLIC / NEIGHBORS WHAT'S REALLY GOING UP AT 150 EUREKA: TWO BUILDINGS, 7 OR 8 UNITS TOTAL, WHICH ISN'T ALLOWED IN RH-2. THE PUBLIC / NEIGHBORS CANNOT BE EXPECTED TO COMMENT UPON WHAT THEY DO NOT KNOW IS BEING BUILT.

While the notice refers to a request for conditional use variance in order to build a four-unit residential building on what was once church property, this isn't quite accurate. The developer may call it four new dwelling units in the notice given to the public, but what they in fact will build is a five-story seven (7) unit luxury condominium building consisting of a partial preservation MAIN BUILDING and an additional new SECOND BUILDING right at the rear property line.

**While the planning commission may be aware of this plan, the neighbors and public aren't.**

**And they cannot comment upon what they do not know is being built.**

In fact, if I had not happened to call the project sponsor last week to ask for a copy of his plans, this never would have come to light. But is it fully in the light? What exactly is going to be discussed at the July 11<sup>th</sup> hearing? That is unknown.

As the project plans posted by the project sponsor at his on-site meeting on June 19, 2019 show, what is proposed is new construction of a two-story second building comprised of three (3) additional dwelling units, right at the rear property line of 150 Eureka, with no or virtually no rear setback. Simple math says a four-unit main building + a three or more unit second building equals a seven-unit compound minimum. I, for one, was taken completely by surprise by this shocking turn of events. It was a radical departure from what we had been told previously. To make matters worse, we were also informed at the meeting that it might even be eight (8) units, and that furthermore, the developer was entitled to build an UNLIMITED number of additional dwelling units on this RH-2 site, due to a seismic retrofit loophole. This is a de facto zoning change.

## **B. IT WOULD BE BENEFICIAL TO HAVE PUBLIC COMMENT ON ISSUES OF HIGH DENSITY ZONING**

Clearly, building a seven- or eight- or unlimited number unit building in RH-2 isn't allowed. There are zoning issues. And I submit that these are important issues that need to be explored with the neighbors and community in an open and transparent way. At present, there are multiple architectural plans floating around showing various density levels, plans shown to us that do not match the plans the planning department has online for public viewing, and so on and so forth.

Indeed, if the general public or an affected neighbor does look up the plans with the planning department, one will see a four-unit dwelling with a rear yard encroaching the required rear yard by 16 feet. One will not see two buildings, with one of the buildings sitting at the rear property line, occupying 23'7" of required yard space depth, with no or virtually no rear setback. One will not understand that a whopping 39 ½ feet of yard space required in RH-2, is gone. (39 feet 7 inches, to be exact.)

**This would not appear to be the way to accomplish a de facto zoning change from RH-2 into a high density district. Public comment is needed.**

## **C. THE DEVELOPER'S SUGGESTION THAT EUREKA STREET BLOCK IS CHOCK FULL OF HUGE LUXURY CONDOS JUST LIKE HIS, ISN'T TRUE.**

Exception is taken to the assertion by developer that the massive size of the proposed development is consistent or compatible with the neighborhood character. It's not. It's taller than all the surrounding residences. Not a single residence on the Eureka Street block at issue has 4-stories of living space. (The project sponsor seems to equate a façade with an actual level of living space, for purposes of the application.) All of the residences adjacent to and indeed on the same westerly side on this Eureka Street block are one-story above garage or two-stories above garage (plus attic or façade).

The project sponsor and its law firm are experienced professionals. If they desired to build a five-story condominium or a mid-rise luxury building, buying a lot mid-block in a district zoned RH-2 was not the way to go about doing it.

**D. DEVELOPER HAS GLOSSED OVER THE SEVERE EFFECT THE PROJECT WILL HAVE ON NEIGHBORING PROPERTIES WHO SHARE THE REAR PROPERTY LINE.**

Exception is taken to the assertion by developer that the 23 foot upper level setback and side setback “will minimize any potential effects on the neighboring properties.” This is not true. The proposed project according to the project sponsor is to build a second building – a brand new building – right at the rear property line. This impacts ALL the neighboring properties on Douglass Street who reside along or near this rear property line, and 225 Douglass, 227 Douglass, and 229A Douglass in particular, will be impacted most.

By essentially pushing back the development 23 feet to preserve the façade (which, by the way, no advocates had demanded be preserved according to video and audio evidence of the EIR hearings made available to the public), and constructing a second building with 3 or more additional dwelling units, project sponsor is in fact expanding the size and scope of the project to 7 dwelling units, and in essence pushing it onto the neighboring properties who share the rear property border.

Thus, in no way is the project “reducing the massing of the existing building in the rear.” Quite the contrary. It is increasing the massing of the existing building, for it is making it two buildings, much bigger, much taller, much grander, and putting multiple dwelling units right alongside the rear property line. **This will have a SEVERE effect on the neighboring properties.**

Finally, and in comment only to Section C 2 (c) and (d) on environmental mitigation measures, neighbors had submitted requests to project sponsor, it has gone unaddressed.

**OPPOSITION TO REAR YARD SETBACK REQUIREMENT VARIANCE**

I hereby challenge and strongly oppose the request for variance on rear yard requirements on the grounds as follows:

**<!--[if !supportLists]-->A. <!--[endif]--> THE ENCROACHMENT ISN'T 16 FEET. IT'S A WHOPPING 39 FEET 7 INCHES. THE ENCROACHMENT DWARFS THE SIZE OF THE**

## **YARD ITSELF BY MORE THAN DOUBLE.**

The project sponsor asks for variance because “the proposed building will encroach 16 feet into the required yard.”

This is an interesting request, because, first of all: there is no rear yard.

According to the presentation of plans by project sponsor on June 19, 2019, there is no rear yard for the four-unit main building. There is thus no 54 foot 11 inch rear yard into which the main building encroaches by 16’.

Further, the encroachment isn’t 16 feet. The facts are that there is an encroachment into what should be the 54 feet, 11 inch required rear yard, by a staggering 39 feet, 7 inches.

**Yes. 39 feet 7 inches. This is no doubt a very large encroachment.**

You have a required rear yard 54 feet, 11 inch depth. (Developer at times varies the rear yard number but I shall use the number given in the notice.) You encroach 16 feet into this required rear yard to build the main building. And then you put down the second building of three additional dwelling units on what should be the rear yard, and this second building takes up a depth of 20 feet, 10 inches of yard space, with a 2 foot, 9 inch buffer. This is a total of 39 feet, 7 inches of required rear yard space that you have used up. All you have left is 15 feet depth of rear yard space. And it is not even in the rear.

This request for variance thus fails on so many counts. It is an encroachment of 39 feet 7 inches, not 16 feet. The encroachment dwarfs the size of the yard itself by more than double. I strongly oppose it.

**If I may say, I am afraid this filing appears to be nothing more a request by the developer to build a de facto seven- or eight- or more unit luxury condominium building on a lot zoned RH-2, and is not a true request for variance on rear yard requirements.**

<!--[if !supportLists]-->B. <!--[endif]--> THE DEVELOPER SHOULD PLEASE RESPECT THE NEIGHBORS. ALL OF THEM.

My final comment is that the developer could easily stay within the building envelope and build units, if he didn't decide to go big high end luxury. **I would support this.** It is also possible he might even get more units on the property. It is possible the neighbors would support this as well as housing advocates, which would be beneficial for all. He wouldn't need so many variances for height, or have to craft radical variances for rear yard setback. He wouldn't need a fancy elevator to serve five stories, or a fifth floor penthouse just to house it.

But the developer wants to go partial preservation and luxe. Fine. But to him I say please don't push your second building of two-story multiple dwelling units into the face of the neighboring properties on your rear property line. They do not like it. Respect rear yard setback requirements. Respect zoning. Respect your neighbors.

Thank you for this opportunity to strongly oppose both the request for conditional use authority and the request for variance.

Very truly yours,

Alice M. Oshiki





## PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance. For more, see the [Project Application Informational Packet](#).

For more information call 415.558.6377, or email the Planning Information Center (PIC) at [pic@sfgov.org](mailto:pic@sfgov.org).

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### BUILDING PERMIT APPLICATIONS

#### HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

#### WHAT TO SUBMIT:

- ☐ One (1) complete and signed application.
- ☐ Two (2) hard copy sets of plans that meet Department of Building Inspection submittal standards. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- ☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- ☐ Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See [Fee Schedule and/or Calculator](#)).

### ENTITLEMENTS

#### HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), schedule an intake appointment to submit this Project Application and any required supplemental applications by sending an [Intake Request Form](#) to [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org).

#### WHAT TO SUBMIT:

- ☒ One (1) complete and signed application.
- ☒ One (1) hard copy set of reduced sized (11"x17") plans. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- ☒ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- ☒ Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more. **Previously submitted**
- ☒ Current or historic photograph(s) of the property.
- ☒ All supplemental applications (e.g., Conditional Use) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- ☒ A digital copy (CD or USB drive) of the above materials.
- ☒ Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



## PROJECT APPLICATION (PRJ)

### GENERAL INFORMATION

#### Property Information

Project Address: 142-150 Eureka Street

Block/Lot(s): 2692/007

#### Property Owner's Information

Name: 150 Eureka Street LLC

Address: 3501 California St. Ste. 200  
San Francisco, CA 94114

Email Address: david@laurelvillage.net

Telephone: 415.750.8200

#### Applicant Information

☐ Same as above

Name: 150 Eureka Street LLC c/o Andrew Junius

Company/Organization: Reuben, Junius & Rose, LLP

Address: One Bush Street, Suite 600  
San Francisco, CA 94014

Email Address: ajunius@reubenlaw.com

Telephone: 415.567.9000

#### Please Select Billing Contact:

☒ Owner

☐ Applicant

☐ Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

#### Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

### RELATED APPLICATIONS

#### Related Building Permit Applications

☒ N/A

Building Permit Applications No(s):

#### Related Preliminary Project Assessments (PPA)

☒ N/A

PPA Application No(s):

PPA Letter Date:

## PROJECT INFORMATION

### Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

See attachment "A".

### Project Details:

- ☒ Change of Use    ☐ New Construction    ☐ Demolition    ☒ Facade Alterations    ☐ ROW Improvements
- ☒ Additions    ☐ Legislative/Zoning Changes    ☐ Lot Line Adjustment-Subdivision    ☐ Other \_\_\_\_\_

- Residential:**    ☐ Senior Housing    ☐ 100% Affordable    ☐ Student Housing    ☐ Dwelling Unit Legalization
- ☐ Inclusionary Housing Required    ☐ State Density Bonus    ☐ Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units:    ☐ Rental Units    ☐ Ownership Units    ☒ Don't Know

- Non-Residential:**    ☐ Formula Retail    ☐ Medical Cannabis Dispensary    ☐ Tobacco Paraphernalia Establishment
- ☐ Financial Service    ☐ Massage Establishment    ☐ Other: \_\_\_\_\_

**Estimated Construction Cost:** \$2,500,000

## PROJECT AND LAND USE TABLES

		Existing	Proposed
General Land Use	Parking GSF	0	821 sf
	Residential GSF	0	13,589 sf
	Retail/Commercial GSF	0	0
	Office GSF	0	0
	Industrial-PDR	0	0
	Medical GSF	0	+ 0
	Visitor GSF	0	0
	CIE (Cultural, Institutional, Educational)	9,350 sf	0
	Useable Open Space GSF	0	2,140 sf
	Public Open Space GSF	0	0

Project Features	Dwelling Units - Affordable	0	0
	Dwelling Units - Market Rate	0	4
	Dwelling Units - Total	0	4
	Hotel Rooms	0	0
	Number of Building(s)	1	1
	Number of Stories	2	4
	Parking Spaces	0	4
	Loading Spaces	0	0
	Bicycle Spaces	0	4
	Car Share Spaces	0	0
	Other: _____	0	0


Land Use - Residential	Studio Units	0	0
	One Bedroom Units	0	0
	Two Bedroom Units	0	0
	Three Bedroom (or +) Units	0	4
	Group Housing - Rooms	0	0
	Group Housing - Beds	0	0
	SRO Units	0	0
	Micro Units	0	0
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0	0


## ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
<b>1a. General</b>	Estimated construction duration (months):	N/A	9-10 months
<b>1b. General</b>	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Concrete spread footing
<b>2. Transportation</b>	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- <a href="#">School and Child Care Drop-Off &amp; Pick-Up Management Plan</a> .
<b>3. Shadow</b>	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)  An additional fee for a shadow review may be required.
<b>4. Biological Resources</b>	Does the project include the removal or addition of trees on, over, or adjacent to the project site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes:  Number of existing trees on, over, or adjacent to the project site: 2  Number of existing trees on, over, or adjacent to the project site that would be removed by the project: 1  Number of trees on, over, or adjacent to the project site that would be added by the project: 1
<b>5a. Historic Preservation</b> 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Historic impacts have been analyzed under the EIR for CASE NO. 2015.011274ENV	If yes, submit a complete <a href="#">Historic Resource Determination</a> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
<b>5b. Historic Preservation</b>	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a> .

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
6. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*):  <i>*Note this includes foundation work</i>
7. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?  ----- Area of excavation/disturbance (in square feet): 836 sf Amount of excavation (in cubic yards): 139.3 cubic yards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Geotech-related impacts have been analyzed under the EIR for CASE NO. 2015.011274ENV	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> <li>● The project involves: <ul style="list-style-type: none"> <li>○ excavation of 50 or more cubic yards of soil, or</li> <li>○ building expansion greater than 1,000 square feet outside of the existing building footprint.</li> </ul> </li> <li>● The project involves a lot split located on a slope equal to or greater than 20 percent.</li> </ul> <u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u>
8. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found <a href="#">here</a> .
9a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
9b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the <a href="#">Maher Application Form</a> to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.  For more information about the Maher program and enrollment, refer to the Department of Public Health's <a href="#">Environmental Health Division</a> .  <u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u>

## PRIORITY GENERAL PLAN POLICIES FINDINGS

**Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:**

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

See attachment "A".

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

See attachment "A".

3. That the City's supply of affordable housing be preserved and enhanced;

See attachment "A".

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

See attachment "A".

5. 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;

See attachment "A".

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

See attachment "A".

7. That landmarks and historic buildings be preserved; and

See attachment "A".

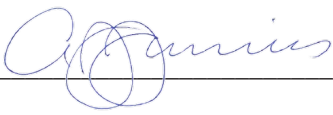
8. That our parks and open space and their access to sunlight and vistas be protected from development.

See attachment "A".

# 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.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.

  
\_\_\_\_\_  
Signature

Andrew Junius  
\_\_\_\_\_  
Name (Printed)

Authorized Agent  
\_\_\_\_\_  
Relationship to Project  
(i.e. Owner, Architect, etc.)

415.567.9000  
\_\_\_\_\_  
Phone

ajunius@reubenlaw.com  
\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



**142 – 150 Eureka Street**  
**Project Application Attachment “A”**

**142-150 Eureka Street**  
**Project Application – Attachment “A”**

**A. Property and Project Description**

The project site at 150 Eureka Street (Block 2692/Lot 007) is a 6,246 square foot lot located between 18th and 19th Streets in the Castro/Upper Market neighborhood (the “**Property**”). The Property is in the RH-2 zoning district and the 40-X height and bulk district. The site is currently developed with a vacant church that occupies most of the lot. Structural reviews of the building have found that there are major structural deficiencies making it uninhabitable in its current condition. The building is considered to be individually eligible for listing on the California Register of Historic Places due to its association with the city’s LGBTQ community.

150 Eureka Street, LLC (“**Project Sponsor**”) proposes to maintain the general building envelope at the ground level for the portion of the building fronting Eureka Street with interior modifications as well as vertical additions, which will result in a 40-foot high building (the “**Project**”). The interior will be adapted to accommodate 4 family-sized dwelling units, each with 3 bedrooms for a total building area of 14,410 gross square feet. The Project will maximize the allowable density on the lot while also allowing for the potential addition of one or more ADUs in the future, as requested by the Planning Commission at the hearing involving the certification of the Project’s EIR. The Project will provide common open space in a 750-square foot rear yard and a side courtyard as well as private open space in two decks totaling 1,205 square feet. Four off-street vehicular parking spaces and four Class 1 bike parking spaces will be provided. As mentioned above, the Project has undergone environmental review, the Planning Commission certified the EIR on July 26, 2018, and the proposed Project was evaluated as one of the project alternatives. The Project Sponsor has chosen to move forward with the proposed “partial preservation” Project as opposed to the other alternatives analyzed in the EIR because it balances the need for additional housing and the preservation of the existing building’s historic character.

This is an application for a development project pursuant to the Permit Streamlining Act (Section 65920 et seq of the California Government Code) and the Housing Accountability Act (Section 65589.5 et seq of the California Government Code).

**B. Priority General Plan Policies Findings**

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project and this Conditional Use application are consistent with each of these policies as follows:

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

The Property does not contain any neighborhood-serving retail uses, so the Project would not displace any such uses. But the addition of 4 dwelling units to the neighborhood will enhance the

viability of nearby neighborhood-serving retail uses because future residents will increase their client base.

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

The Project site is currently developed with a vacant church, and there are no existing housing units on the Property. Therefore, implementation of the proposed Project would not displace existing housing units or residents. The retention of the existing historic front façade will preserve the historic character of the building, while the addition of four family-sized units will maintain the existing residential character of the neighborhood.

**3. That the City’s supply of affordable housing be preserved and enhanced.**

The Project will not remove existing affordable housing. It will have an incremental downward impact on housing costs by providing four new family-sized units to meet existing demand.

**4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.**

The Project will not impede transit service, or overburden streets or neighborhood parking. The Project proposes 4 parking spaces and 4 Class 1 bike parking space, as required by the Planning Code. The Project site is also well served by public transit. The Property is within walking distance of the Castro Muni Metro station, which provides access to the L, M, T, and K lines. It is also within a few blocks of multiple Muni bus lines including the 24, 33, 35, and 37 lines. Because the Property is providing bike parking and is within walking distance of transit lines and a bustling neighborhood-serving retail district, it is anticipated that the residents will utilize alternative modes of transportation.

**5. 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 propose any commercial office development and will not displace any uses in the industrial or service sectors.

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

The Project will meet or exceed all current structural and seismic requirements under the San Francisco Building Code.

**7. That landmarks and historic buildings be preserved.**

The Property has undergone environmental review, the Planning Commission certified the EIR on July 26, 2018, and the proposed Project was evaluated in the EIR as the “partial preservation” alternative.<sup>1</sup> The Project will preserve the front façade of the historic building and many of the building’s character-defining features. However, the Project will nonetheless result in a significant unavoidable impact on a historic resource.

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

Based on a shadow analysis conducted under Case No. 2015.011274ENV, the Project will not cast new shadows on parks or open space, and it will not adversely impact views from parks or open space.

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<sup>1</sup> 150 Eureka EIR, Case No. 2015.011274ENV, available at: [http://sfmea.sfplanning.org/2015-011274ENV\\_DEIR.pdf](http://sfmea.sfplanning.org/2015-011274ENV_DEIR.pdf).

September 26, 2018

San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

**Re: Property Address: 150 Eureka Street**  
**Block/Lot: 2692/007**  
**Owner: 150 Eureka Street LLC**

Dear Sir or Madam:

150 Eureka Street LLC is the owner of 150 Eureka Street ("Owner"). By this letter, Owner authorizes Reuben, Junius & Rose LLP and its constituent attorneys and consultants to take any and all necessary action, including, but not limited to, the signing and filing of applications and other documents in furtherance of the processing of any and all entitlements and approvals in connection with a project at the above-referenced property.

Very truly yours,

150 EUREKA STREET LLC

By: 

Name: DAVID PAPALE

Title: MANAGING PARTNER



# CONDITIONAL USE AUTHORIZATION

## INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

**ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.**

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding Conditional Use Authorization applications.

For questions, call 415.558.6377, email [pic@sfgov.org](mailto:pic@sfgov.org), or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### WHAT IS A CONDITIONAL USE AUTHORIZATION?

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning Commission will “condition” the use by applying operational conditions that may minimize neighborhood concerns as well as other conditions that may be required by the Department and the Planning Code. Conditional Use Authorizations are entitlements that run with the property, not the operator.

### WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

For each Zoning District, the Planning Code contains use charts that list types of uses and whether each is permitted as of right (P), conditionally permitted (C), or not permitted (NP or blank). In addition to those particular uses, the Conditional Use Authorization process is utilized for various other applications included but not limited to dwelling unit removal, Planned Unit Developments (PUD's), and for off-street parking in certain Zoning Districts. Please consult a planner at the Planning Information Counter (PIC) for additional information regarding these applications.

### Fees

Please refer to the [Planning Department Fee Schedule](#) available at [www.sfplanning.org](http://www.sfplanning.org) or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



# CONDITIONAL USE AUTHORIZATION

## SUPPLEMENTAL APPLICATION

### Property Information

Project Address:

Block/Lot(s):

### Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

### Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

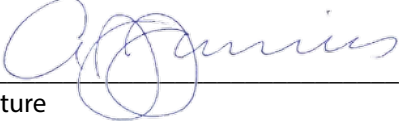




# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed)

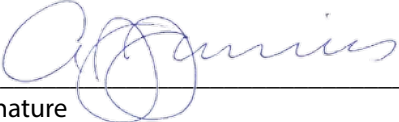
\_\_\_\_\_  
Relationship to Project  
(i.e. Owner, Architect, etc.)

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

# APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Date

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

**142 – 150 Eureka Street**

**Conditional Use Authorization Attachment “B”**

**142-150 Eureka Street**  
**Conditional Use Application – Attachment “B”**

**A.     Property and Project Description**

The project site at 150 Eureka Street (Block 2692/Lot 007) is a 6,246 square foot lot located between 18th and 19th Streets in the Castro/Upper Market neighborhood (the “**Property**”). The Property is in the RH-2 zoning district and the 40-X height and bulk district. The site is currently developed with a vacant church that occupies most of the lot. Structural reviews of the building have found that there are major structural deficiencies making it uninhabitable in its current condition. The building is considered to be individually eligible for listing on the California Register of Historic Places due to its association with the city’s LGBTQ community.

150 Eureka Street, LLC (“**Project Sponsor**”) proposes to maintain the general building envelope at the ground level for the portion of the building fronting Eureka Street with interior modifications as well as vertical additions, which will result in a 40-foot high building (the “**Project**”). The interior will be adapted to accommodate 4 family-sized dwelling units, each with 3 bedrooms for a total building area of 14,410 gross square feet. The Project will maximize the allowable density on the lot while also allowing for the potential addition of one or more ADUs in the future, as requested by the Planning Commission at the hearing involving the certification of the Project’s EIR. The Project will provide common open space in a 750-square foot rear yard and a side courtyard as well as private open space in two decks totaling 1,205 square feet. Four off-street vehicular parking spaces and four Class 1 bike parking spaces will be provided. As mentioned above, the Project has undergone environmental review, the Planning Commission certified the EIR on July 26, 2018, and the proposed Project was evaluated as one of the project alternatives. The Project Sponsor has chosen to move forward with the proposed “partial preservation” Project as opposed to the other alternatives analyzed in the EIR because it balances the need for additional housing and the preservation of the existing building’s historic character.

This is an application for a development project pursuant to the Permit Streamlining Act (Section 65920 et seq of the California Government Code) and the Housing Accountability Act (Section 65589.5 et seq of the California Government Code).

**B.     Actions Requested**

In the RH-2 District, conditional use authorization is required to provide one unit per 1,500 square feet of lot area. By this application, the Project Sponsor requests conditional use authorization pursuant to Planning Code Section 209.1 to provide four dwelling units at the 6,246 square foot Project site.

**C.     Conditional Use Findings**

Under Planning Code section 303(c), the City Planning Commission shall approve the application and authorize a conditional use if the facts presented establish the following:

- 1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.**

The Project, at the size and intensity contemplated, is necessary and desirable because it will revitalize a large, underutilized site that is surrounded by residential uses with housing while also retaining the character-defining features of the historic resource. The Project will rehabilitate a building that is currently sitting vacant and in disrepair and redevelop the Property to provide four dwelling units. Increasing the City’s housing stock by four new dwelling units in a residential neighborhood is the type of infill project that the City encourages. And each of the four units will have three bedrooms, which will help further the City’s goal of keeping families in San Francisco by creating more family-sized units.

The residential density and height of the building are in keeping with the scale allowed by the Planning Code and consistent with a number of other residential buildings within the vicinity. The neighborhood is defined by single family and multifamily residential buildings that are two-to four-stories in height on 25’ by 125’ lots. At 50’ by 125’, the Property is twice the size of the typical lot in this area, and therefore is the ideal location for providing the maximum amount of allowable density in the RH-2 district. Two lots that are similar in size, at approximately 54’ by 125’, are located directly across the street from the Property and each have 4 dwelling units. Therefore, providing 4 dwelling units is consistent with the neighborhood pattern for this type of large lot.

In addition, the proposed 4-story Project is consistent and compatible with the neighborhood character. The Project complies with the 40-foot height limit applicable to the Property and provides upper-floor setbacks to retain the existing front façade and preserve the existing neighborhood character from the pedestrian scale. Moreover, providing 4-stories is compatible with the scale and width of other buildings along Eureka Street between 18th and 19th Streets. For example, 155 Eureka, 122-124 Eureka, and 118-120 Eureka each have front façades that are 4 stories high.

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

- (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.**

The Project site and existing building are large compared to the majority of others on the block, and therefore can accommodate the proposed vertical additions without resulting in any adverse effects on the surrounding properties. In addition, the Project has been designed to relate to the existing neighborhood scale. By retaining the front façade of the existing building for the first 23 feet, the Project will maintain the existing street configuration and minimize the appearance of the massing from the street. The substantial 23-foot upper-level setback and side setbacks from

both neighbors’ property line windows will minimize any potential effects on the neighboring properties. The preservation of the front façade together with the substantial setback on the upper levels will also have the effect of maintaining the existing community character. Many of the character-defining features of the building will remain intact, including the front-facing gable roof, multi-paned arched window, brick stairs leading to the recessed entry, stucco wall cladding with brick water table, and the building’s footprint, which encompasses the equivalent of two typical lots.

The Project will reduce the massing of the existing building in the rear to introduce new midblock open space where none currently exists. Contributing to the midblock open space as well as providing a breezeway and a side courtyard along the northern and southern property lines, respectively, will enhance the quality of life for the Project’s residents and neighbors. Therefore, the Project proposes the most advantageous arrangement for a residential development on this lot that also retains the historic character of the existing building.

**(b) 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.**

As discussed in the EIR, the traffic impacts of the Project are minimal. The Project proposes four off-street parking spaces for the four proposed units, as required by the Code. The existing building, which houses a vacant church, does not provide any off-street parking so a single curb cut is proposed. The curb cut and garage door will be located on the right side of the Property to facilitate the preservation of the character-defining brick stairs and recessed entry on the left side of the front façade. The Project also proposes 4 Class 1 bicycle parking spaces, as required by the Code.

In addition, the Project site is well served by public transit. The Property is within walking distance of the Castro Muni Metro station, which provides access to the L, M, T, and K lines. It is also within a few blocks of multiple Muni bus lines including the 24, 33, 35, and 37 lines. Because the Property is providing bike parking and is within walking distance of transit lines and a bustling commercial district, it is anticipated that the residents will utilize alternative modes of transportation.

**(c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.**

The Project will comply with all applicable regulations regarding construction noise and dust, and will not produce, or include, any permanent uses that will generate substantial levels of noxious or offensive emissions such as excessive noise, glare, dust, and odor.

**(d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.**

The Project will substantially increase the amount of open space at the Property by providing a 750 square foot rear yard, a 185 square foot side courtyard, and two private decks totaling 1,205 square feet. The addition of a curb cut will require removal of one existing street tree, which will be replaced in compliance with the Planning Code and Article 16. As discussed above, the Project proposes 4 off-street parking spaces and 4 Class 1 bike parking space for the four proposed units, as required by the Planning Code.

**3. That such use or feature as proposed will comply with the applicable provisions of the Code and will not adversely affect the General Plan.**

The Project is consistent with the objectives and policies of the General Plan, as detailed in Section D, below.

**4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.**

There are no criteria specific to residential uses in Planning Code Section 303(g), et seq.

**D. General Plan Findings**

The Project is, on balance, consistent with the following Objectives and Policies of the General Plan, including the Housing, Urban Design, and Recreation and Open Space Elements:

**Housing Element**

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

*The Project will add 4 dwelling units to a site that is occupied by a vacant church in a largely residential community where residential development is encouraged. The proposed four new 3-bedroom dwelling units will provide much needed family-sized housing on a large lot that can accommodate larger units. The Property is an ideal infill site not only because it is surrounded by residential uses, but also because it is in a transit-rich location that is within walking distance of neighborhood-serving retail.*

**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.

*As mentioned above, the Project will provide four 3-bedroom units that can accommodate families with children, in furtherance of this City policy. The Property is the ideal location to provide larger family-sized units because it is located on a relatively large lot in a transit-rich location with access to schools, public open space, and neighborhood-serving retail.*

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

**Policy 11.7:** Respect San Francisco’s historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

*The Project meets this objective and these policies because it proposes to retain the existing front façade of the historic building and will provide a substantial 23-foot setback for the proposed upper-level additions. Therefore, the apparent massing from the pedestrian scale will be maintained and the Project will not significantly alter the existing streetwall. In addition, many of the character-defining features of the building will remain intact, including the front-facing gable roof, multi-paned arched window, brick stairs leading to the recessed entry, stucco wall cladding with brick water table, and the parcel configuration.*

*The Project’s overall height is compatible with the scale of other buildings in the area. For example, 155 Eureka, 122-124 Eureka, and 118-120 Eureka each have a front façade that is 4 stories high.*

**OBJECTIVE 13:** PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

**Policy 13.1:** Support “smart” regional growth that locates new housing close to jobs and transit.

**Policy 13.3:** Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

*The Project is consistent with this objective and these policies by adding 4 dwelling units in a location where residents can easily walk to the nearby retail uses and make use of a variety of public transportation options. The Property is within walking distance of the Castro Muni Metro station, which provides access to the L, M, T, and K lines. It is also within a few blocks of multiple Muni bus lines including the 24, 33, 35, and 37 lines.*

### **Urban Design Element**

**OBJECTIVE 2:** CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

**Policy 2.4:** Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

*The existing building is a historic resource for CEQA purposes because of its association with the City's LGBTQ community. The Project seeks to preserve the building's historic character by retaining the front façade and the front 23 feet of the existing building. The Project will retain most of the historic building's two-story massing, and many of the character-defining features including the parcel configuration, front-facing gable roof, the large, multi-paned, arched window, stucco wall cladding with brick water table, and brick stairs leading to the recessed entry. The 23-foot setback will differentiate the existing building from the new construction that will rise above.*

### **Recreation and Open Space Element**

**OBJECTIVE 4:** PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD

**Policy 4.5:** Require private usable outdoor open space in new residential development.

*The Project provides opportunities for recreation and enjoyment of open space through common and private useable open space in the form of a rear yard, courtyard, and decks.*



**E. Priority General Plan Policies Findings**

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project and this Conditional Use application are consistent with each of these policies as follows:

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

The Property does not contain any neighborhood-serving retail uses, so the Project would not displace any such uses. But the addition of 4 dwelling units to the neighborhood will enhance the viability of nearby neighborhood-serving retail uses because future residents will increase their client base.

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

The Project site is currently developed with a vacant church, and there are no existing housing units on the Property. Therefore, implementation of the proposed Project would not displace existing housing units or residents. The retention of the existing historic front façade will preserve the historic character of the building, while the addition of four family-sized units will maintain the existing residential character of the neighborhood.

- 3. That the City’s supply of affordable housing be preserved and enhanced.**

The Project will not remove existing affordable housing. It will have an incremental downward impact on housing costs by providing four new family-sized units to meet existing demand.

- 4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.**

The Project will not impede transit service, or overburden streets or neighborhood parking. The Project proposes 4 parking spaces and 4 Class 1 bike parking space, as required by the Planning Code. The Project site is also well served by public transit. The Property is within walking distance of the Castro Muni Metro station, which provides access to the L, M, T, and K lines. It is also within a few blocks of multiple Muni bus lines including the 24, 33, 35, and 37 lines. Because the Property is providing bike parking and is within walking distance of transit lines and a bustling neighborhood-serving retail district, it is anticipated that the residents will utilize alternative modes of transportation.

- 5. 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 propose any commercial office development and will not displace any uses in the industrial or service sectors.

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

The Project will meet or exceed all current structural and seismic requirements under the San Francisco Building Code.

**7. That landmarks and historic buildings be preserved.**

The Property has undergone environmental review, the Planning Commission certified the EIR on July 26, 2018, and the proposed Project was evaluated in the EIR as the “partial preservation” alternative.<sup>1</sup> The Project will preserve the front façade of the historic building and many of the building’s character-defining features. However, the Project will nonetheless result in a significant unavoidable impact on a historic resource.

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

Based on a shadow analysis conducted under Case No. 2015.011274ENV, the Project will not cast new shadows on parks or open space, and it will not adversely impact views from parks or open space.

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<sup>1</sup> 150 Eureka EIR, Case No. 2015.011274ENV, available at: [http://sfmea.sfplanning.org/2015-011274ENV\\_DEIR.pdf](http://sfmea.sfplanning.org/2015-011274ENV_DEIR.pdf).

# REUBEN, JUNIUS & ROSE, LLP

June 27, 2019

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

<b>Re:</b>	Project Address:	<b>150 EUREKA ST</b>
	Planning Commission:	<b>July 11, 2019 Hearing</b>
	Zoning District:	<b>RH-2/ 40-X</b>
	Planning Record Number:	<b>2015-011274CUA</b>
	Our File No.:	<b>6214.04</b>

Dear President Melgar, Commissioners, and Zoning Administrator Teague:

The Project before you is a four unit residential project that will retain portions of a historic structure and provide the potential for additional accessory dwelling units. The Project has been in the planning process since 2015, has a certified Environmental Impact Report (“EIR”), and has been through many design iterations. The last time the Project was before the Commission was about a year ago, in July 2018. At that hearing, the clear message from the Commission was that you wanted to see (a) a portion of the existing building preserved, and (b) the maximum residential density on the site. We believe we have done that with the Project before you.

In order to achieve both goals, it was necessary to revise the original plan and *not* split the lots so that a portion of the historic building could be preserved. However, in order to maximize density on the existing lot, a Conditional Use Authorization (“CUA”) was required. In addition, in order to create economically feasible unit sizes and sufficient residential area to make the project possible, a rear yard and exposure variance are also required. We note that currently the entire site is covered with a building. Even with the variance, the Project will provide open space for these new units where none exists today.

In this brief we review the direction that the Commission has given the project team in past hearings. We also discuss the economics of the project. The Project Sponsor is an experienced real estate professional and has analyzed the financials of the project in great detail. The proposed unit count and floor area is financeable. We have been back and forth with the Planning staff and the current massing is supported. Given the tight economics, any further reduction in massing or floor area will seriously jeopardize the Project.

**A. Discussion**

1. Planning Commission Direction; Past Hearings

This project has been through many Planning Commission hearings. The project has a certified EIR. Certification took three hearings last year, starting in January, with two hearings in July before the Commission was ready to certify the EIR.

Commission comments and direction at these 2018 hearings resulted in two additional alternatives being added to the EIR discussion. These additional alternatives would have required rezoning and allow up to 18 to 21 units to be on the site (See **Exhibit A**). These additional higher density alternatives were included at the express direction of the Commission notwithstanding the fact that the current zoning does not accommodate such density. But maximizing density and saving a portion of historic church building was the direction the Commission gave us, and the current design addresses those issues.

We point out the following specific statements by the Commissioners in support of maximizing density at the site<sup>1</sup>:

From the January 18<sup>th</sup> hearing (p. 16, line 25 – p.17, lines 1-5):

**Moore:** My question is that in light of the fact that our objective for densifying the city really calls for a completely different attitude, why are we not setting the metrics higher, for example, to an RM, where we could get more units with less parking<sup>2</sup> and potentially the better accessory dwelling units?

From the July 12<sup>th</sup> hearing (p. 2, lines 11-17):

**Hillis:** So is the project sponsor here? Could we ask just on uh additional density here? I mean a question here did come up. One, I think this project is a good housing site, and it should be housing. Umm. I think the problem is that it is an RH-2, RH-2 zoning.

I mean my inclination is to get the 4 units, is to approve this, and get the 4 units of housing...I think all of us were fairly surprised that this fairly dense neighborhood in the

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<sup>1</sup> Copies of the referenced hearing transcripts are in the Planning Department file, will be available at the July 11 hearing, and we are happy to provide them to you in advance of the hearing upon request. In an effort to keep the size of this brief down, we have not attached them as exhibits.

<sup>2</sup> We note that the original proposals was for 8 off-street parking spaces; the current proposal is for 4 spaces.

Castro was not even RH-3...so I would be supportive of moving this forward and perhaps putting on our list looking at the Zoning in this neighborhood.

From the July 12<sup>th</sup> hearing (p. 3, lines 11-16):

**Richards:** So two things. First, I compare this to the Fifth Church of Christ Scientist, where you have this big ass building that I don't know what it could be repurposed for..., I, in good conscience, could not demolish a historic resource knowing that it could fit 4 units, and you're not trying to build a tower in the back. So you're already facing an uphill fight on the project. If you can get 4 units in there for sure.

From the July 12<sup>th</sup> hearing (p. 4, lines 27-28):

**Hillis:** We should allow an ADU in new construction, so we could get 2 more units on this.

From the July 12<sup>th</sup> hearing (p. 5, lines 13-18):

**Richards:** [After discussing historic and personal significance of project sight and how he was disappointed by lack of alternative projects] I have the highest respect for staff, but I feel Mr. Junius' pain. You know I am at a loss for words. I absolutely, unequivocally will not support this. Especially, when the Supervisor's office called me this morning and wanted to have a conversation around rezoning, and we have to move this thing forward. We can't even wait another 2 weeks for a conversation. I mean come on.

From the July 12<sup>th</sup> hearing (p. 5, lines 24-26):

**Richards\*:** I think the neighborhood wins. It's a California eligible structure to just go ahead and want to demolish it and not actually look at the real alternative and I get where the staff... where you took your cues from the staff.

From the July 26<sup>th</sup> hearing (p. 7, lines 14-16):

**Richards:** I did speak with the Supervisor's office. I'm of the position at this point that I don't want the perfect to get in the way of the good. And um I support the project as well with the caveat that you explore ADU's as well to increase the unit count so um I move to certify the EIR.

The challenges to rezoning the site were evident, and the EIR was ultimately certified. However, in direct response to the Commissioners urging of more density, the project sponsor at the certification hearing committed to pursuing the highest density possible given the existing RH-2 zoning. The Project before you provides the highest potential density – four units – while also preserving portions of the historic structure.

Given the need to put as much density on the site as possible, along with the strong desire of the Planning Commission to save a portion of the structure as possible, we believe the variances we have requested are necessary and justified.

## 2. The Rear Yard Variance Request

We note at the outset that the original proposal, essentially rejected during the CEQA process by the Planning Commission, was a 100% code complying project that did not need a CU or any variance. The only way to satisfy the Commission's desire for maximum density and retention of a portion of the historic structure was to seek a CUA and variance. Under the circumstances, we believe a variance is justified.

The existing structure occupies the *entire lot*. There is currently no rear yard open space or any setbacks whatsoever in the current footprint of the building. There is no contiguous mid-block green belt; there are numerous structures built in the rear yard setback in many of the lots. The existing rear structure at the very back of the lot will remain in order to make the future ADUs possible. This is not the Sunset where some blocks have pristine mid-block open spaces. That is not the case here<sup>3</sup>.

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<sup>3</sup> From the January 18<sup>th</sup> hearing (p. 14, lines 3-4):

**Richards:** I've lived in the neighborhood 27 years and I don't – I'm not aware of any one of the neighbors clamoring for new open space...

The proposed project, even with the variance as requested, will dramatically improve the light in the air in the rear of the property compared to the existing condition.

Any further reduction in building mass will make the project economically infeasible (see Section B., below) and would not benefit anyone. Such a reduction would make the units in that front building smaller still and therefore less viable for a family. The Project is significantly compromised already by having to work within the existing building envelope at the front of the property. Without the variance, the overall project would lose approximately 2400 ft.<sup>2</sup> of rentable or sellable residential floor area. This is enormously significant to the economics of the project. And again, for what benefit? There is no “mid-block open space” for this compromised rear yard to fit into (note that the existing 20 ft. 10 in. deep two story structure at the very rear of the property is staying). So the rear yard will *still* have a structure in it...a structure that someday would be converted to ADUs.

### 3. Competing Policies

There are a variety of competing interests at play here. The Planning Commission, during the EIR certification process, clearly prioritized the preservation of a portion of this building AND residential density. The project also must work financially, and as the analysis described below in Section B, any further reduction in floor area is a major problem.

### 4. Conclusion

When the Project was first proposed, it included 9,500 sf. Saving the first 23’ feet of the historic building reduced that to 7,506 sf. If no variance is granted, the overall area would be about 5,432, a 43% reduction in size from our original proposal.

The Planning Commission has tasked the project sponsor with maximizing density under existing zoning, while at the same time keeping as much of the existing structure as possible. That compromise is achieved with this Project.

## **B. Economics**

When a project sponsor states that there is a breaking point in the project economics, Commissioners often ask how they can believe that without a thorough analysis. Here, the Project Sponsor, David Papale, is an experienced real estate professional, and has done his homework. Attached is an economic analysis that demonstrates any significant changes to the massing that would result in a reduction of floor area makes it impossible to finance.

Attached as **Exhibit B** are 22 pages of economic analysis that includes detailed comparables for what similar residential units sell for in this area, and a comparison of the project as presented, and what would happen if Project were further reduced in size. We have also

Myrna Melgar, President  
San Francisco Planning Department  
June 26, 2019  
Page 6

provided Planning Department staff with an 88 page construction cost analysis for the Project. Attached as **Exhibit C** is the cover letter from estimator Richard M. Calabrese who prepared that report. The full report is in the Planning Department file. In the interests of brevity we have not included the full report; we will have a copy at the hearing and are also happy to provide a copy to you in advance of the hearing if that would be helpful.

**C. Conclusion**

We hope the Project's almost 5 year odyssey is nearing completion. It has been quite a journey. We look forward to presenting the Project to the Commission on July 11, 2019. Should you have any questions in advance of the hearing, please do not hesitate to reach out.

Sincerely,

**REUBEN, JUNIUS & ROSE, LLP**



Andrew J. Junius

Enclosures

Cc: Gabriela Pantoja, Planning  
David Papale  
Gary Gee



Table S-3: Comparison of Characteristics and Significant Impacts of the Proposed Project with EIR Alternatives




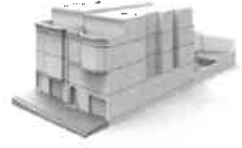


	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative	Partial Preservation 18 Studio Units Alternative	Full Demolition 21 Studio Units Alternative
		Assumes No Changes to the Site			<u>Massing Similar to the Partial Preservation Alternative</u>	<u>Massing Similar to the Proposed Project</u>
<b>Description</b>						
Building height (feet/inches)	40 ft	29 ft, 6-3/8 inches	29 ft, 6-3/8 inches	40 ft	<u>40 ft</u>	<u>40 ft</u>
Number of stories	4	2	4	4	<u>4</u>	<u>4</u>
Total number of residential units	4	0	4	4	<u>18</u>	<u>21</u>
2 bedroom	0	0	4	0	<u>0</u>	<u>0</u>
3 bedroom	2	0	0	4	<u>0</u>	<u>0</u>
4 bedroom	2	0	0	0	<u>0</u>	<u>0</u>
Studio	0	0	0	0	<u>18</u>	<u>21</u>
Gross square foot (gsf) by use						
Residential units	10,119	0	6,923	11,035	<u>7,925</u>	<u>10,064</u>
Open space private decks	1,081	0	673	1,237	<u>0</u>	<u>0</u>
Garage	<u>2,332</u> <u>1,170</u>	0	0	870	<u>0</u>	<u>0</u>
Common area	909	0	742	3,548	<u>4,085</u>	<u>4,085</u>
<b>Total Building Area</b>	<b>14,441</b>	<b>9,350</b>	<b>8,338</b>	<b>16,690</b>	<b><u>12,010</u></b>	<b><u>14,149</u></b>
Rear yard at grade (gsf)	2,232	0	691	1,114	<u>1,445</u>	<u>1,445</u>
Open space (gsf) (125 sf private; 166 sf if common)	3,313 private 0 common	0	673 private 587 common	1,237 private 720 common	<u>1,445 common</u>	<u>1,445 common</u>
Off-street vehicle parking spaces	<u>84</u>	0	0	4	<u>0</u>	<u>0</u>
Bicycle parking spaces (class 1)	4	0	4	4	<u>18</u>	<u>21</u>
Lot number/size	6,250 sf lot would be split into two 3,125 sf lots, approximately	N/A	6,250 sf lot to be developed as one lot as currently exists	6,250 sf lot to be developed as one lot as currently exists	<u>6,250 sf lot to be developed as one lot as currently exists</u>	<u>6,250 sf lot to be developed as one lot as currently exists</u>
Planning entitlements	<b>Building Permit Application</b> In RH-2 Zoning District, with proposed lot split, each lot permitted two dwelling units	N/A	<b>Conditional Use Authorization</b> In RH-2 Zoning District with no lot split (one dwelling unit per 1,500sf lot area)  <b>Variance:</b> For change of use in required rear yard	<b>Conditional Use Authorization</b> In RH-2 Zoning District with no lot split (one dwelling unit per 1,500 sf lot area)  <b>Variance:</b> For minor encroachment into required rear yard	<b><u>Rezoning</u></b> <b><u>Planning Code Text Amendment</u></b> <b><u>Zoning Map Amendment</u></b>	<b><u>Rezoning</u></b> <b><u>Planning Code Text Amendment</u></b> <b><u>Zoning Map Amendment</u></b>

Table S-3: Comparison of Characteristics and Significant Impacts of the Proposed Project with EIR Alternatives

	Proposed Project	No Project Alternative	Full Preservation Alternative	Partial Preservation Alternative	<u>Partial Preservation 18 Studio Units Alternative</u>	<u>Full Demolition 21 Studio Units Alternative</u>
		Assumes No Changes to the Site			<u>Massing Similar to the Partial Preservation Alternative</u>	<u>Massing Similar to the Proposed Project</u>
<b>Ability to Meet Project Sponsor's Objectives</b>						
	The project meets all five of the project sponsor objectives.	The No Project Alternative meets none of the five project sponsor objectives.	The Full Preservation Alternative would fully meet Objective #3 and partially meet Objectives #1 and #2 of the proposed project. Objectives #4 and #5 would not be met.	The Partial Preservation Alternative would fully meet Objective #3 and partially meet Objectives #1 and #2 of the proposed project. Objectives #4 and #5 would not be met.	<u>The Partial Preservation 18 Studio Units Alternative would fully meet Objective #3 and would not meet Objectives #1, #2, #4, and #5.</u>	<u>The Full Demolition 21 Studio Units Alternative would fully meet Objective #3 and would not meet Objectives #1, #2, #4, and #5.</u>
<b>Historic Architectural Resources</b>						
Historic Architectural Resources	<u>Impact CR-1:</u> The demolition of the Metropolitan Community Church Building located at 150 Eureka Street would result in a substantial adverse change to the significance of an individual historical architectural resource as defined by CEQA Guidelines section 15064.5(b). (SUM)	N/A	Reduced Impact (LTS)	Reduced Impact but same outcome as the proposed project (SUM)	<u>Reduced Impact but same outcome as the proposed project (SUM)</u>	<u>Same Impact as the proposed project (SUM)</u>
Cumulative – Historic Architectural Resources	<u>Impact C-CR-1:</u> The proposed project, in combination with other past, present and reasonably foreseeable future projects in the project vicinity, would not result in a cumulatively considerable contribution to a significant cumulative impact on a historical architectural resource. (LTS)	N/A	Reduced Impact (LTS)	Reduced Impact (LTS)	<u>Reduced Impact (LTS)</u>	<u>Reduced Impact (LTS)</u>

SF = square feet

NI = no impact; LTS = less than significant; S = significant; SU = significant unavoidable; SUM = significant and unavoidable impact with mitigation; N/A = not applicable

Source: 150 Eureka Street, LLC, 2017; LSA, 2018.

## PROJECT SUMMARY

6.5.19

	VARIANCE	NO VARIANCE	Difference	
<b>Project Cost Per SF</b> See (Exhibit A)	\$698	\$790	\$92 per sf	
<b>Project Cost</b> See (Exhibit A)	\$9,838,000 (exhibit A)	\$8,930,000 (exhibit A)	\$908,000	
<b>Sales Projections</b> (see Exhibit B)	\$10,421,000	\$7,584,000	\$2,837,000	-27%
<b>Net Saleable Sq Ft</b> (see Exhibit C)	7,734	5,430	2,304 SF loss	
<b>Gross Buildable Sq Ft</b> (See Exhibit C)	8,294	5,898	2,396 SF loss	
<b>Profit Summary</b> (see profit summary sheet)	5.6% Profit	15% Loss		
<b>Value per Garage Space</b> (based upon unit square feet)	\$330,000 (exhibit D)	Variance	\$232,000.00 (exhibit D)	Non Variance
<b>Value per Garage Space</b> (based upon median sales)			\$319,000	
<b>3rd Party Appraisal</b> (Exhibit E)	14% Loss			

# PROFIT SUMMARY

6.5.19

## OPTION 3 VARIANCE

### Project Cost

Gross Square Feet	14,094	
Cost per SF	<u>\$698</u>	(See Exhibit A)

<b>Total Project Cost</b>	<b>\$9,838,000</b>
---------------------------	--------------------

<b>Sales w/pkg PER SF</b>	(See Exhibit B)		
Net Saleable Sq Ft	7,734	\$1,231	\$9,520,000
ADU	1,635	\$548	<u>\$900,000</u>

<b>Total Sales</b>	<b>\$10,420,000</b>
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<b>Total Project Cost</b>	<b><u>\$9,838,000</u></b>
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<b>Profit</b>	<b>\$582,000</b>
---------------	------------------

<b>PROFIT</b>	<b>5.60%</b>
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**EXHIBIT A****Budget****6.5.19****Option 3****VARIANCE****Gross Square Footage****14,094**

Residential	8,294
Garage	1,275
Common	2,628
Storage/ADU	1,897

**Development Costs**

Purchase Price on 2.1.2015 \$2,333,000

**Construction Development Estimated**

Pre Construction 3.9.19	\$754,000	
Hard Costs construction	\$3,860,000	\$274 per sf
Contingency 10%	\$386,000	
Budget Soft Costs	<u>\$857,500</u>	

**Total Construction** \$5,857,000

**Financing Cost**

Carrying Cost PP @ 4.5% x 5 yrs		\$525,000
Const. Financing 70% @ 4.5% x 2 yrs	\$4,068,000	\$366,000
Points 3%		\$122,000

**Closing Costs**

Sales Commissions	521,000	
Transfer Tax	78,000	
Misc Escrow Fees	<u>30,000</u>	
<b>Total Estimated Closing</b>		\$629,000

**Total Project Cost** **\$9,832,000**

**VARIANCE**

<b>Total Gross Square Feet</b>	<b>14,094</b>
<b>Total Project Cost per Square Foot</b>	<b>\$698</b>

**Exhibit B**  
**Sales Total**  
6.5.19

**OPTION 3      VARIANCE**

	Net Saleable SF	\$ /SF	
Net Saleable Square Feet	7,734		
ADU	1,635		
<b>District 5K Comparables w/Parking</b>	7,734	\$1,231	\$9,521,000
<b>ADU</b>	1,635	\$548	<u>\$900,000</u>
<b>Total Sales w/Parking</b>			<b>\$10,421,000</b>

# PROFIT SUMMARY

6.5.19

## OPTION 2 NO VARIANCE

### Project Cost

### Profit

Gross Square Feet 11,303

Cost per SF \$790 (See Exhibit AA)

### Total Project Cost

**\$8,930,000**

### Sales w/pkg PER SF (See Exhibit B)

Net Saleable Sq Ft 5,430 \$1,231 \$6,685,000

ADU 1,653 \$548 \$900,000

### Total Sales

**\$7,585,000**

### Total Project Cost

**\$8,930,000**

### Loss

**\$1,345,000**

**LOSS**

**-15%**

**EXHIBIT AA**

Budget  
6.5.19

<b>Option 2</b>	<b>NO VARIANCE</b>
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<b>Gross Square Footage</b>	<b>11,303</b>
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Residential	5,898
Garage	1,275
Common	2,233
Storage/ADU	1,897

**Development Costs**

Purchase Price on 2.1.2015	\$2,333,000
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**Construction Development Estimated**

Pre Construction 3.9.19	\$754,000	
Hard Costs construction *	\$3,100,000	\$274 per sf
Contingency 10%	\$310,000	
Budget Soft Costs	<u>\$857,500</u>	

<b>Total Construction</b>	<b>\$5,021,000</b>	<b>\$442 per sf</b>
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**Financing Cost**

Carrying Cost PP @ 4.5% x 5 yrs		\$525,000
Const.Financing 70% @ 4.5% x 2 yrs	\$3,481,500	\$313,335
Points 3%		\$105,000

**Closing Costs**

Sales Commissions	\$521,000
Transfer Tax	\$78,000
Misc Escrow Fees	<u>\$30,000</u>
<b>Total Estimated Closing</b>	<b>\$629,000</b>

<b>Total Project Cost</b>	<b>\$8,926,000</b>
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**NO VARIANCE**

<b>Total Gross Square Feet</b>	<b>11,303</b>
<b>Total Project Cost per Square Foot</b>	<b>\$790</b>

\* \$274 x 11,303



**Exhibit B**  
**Sales Total**  
**6.5.19**

**OPTION 2      NO VARIANCE**

	<b>Net Saleable SF</b>	<b>\$ /SF</b>	
Net Saleable Square Feet	5,430		
ADU	1,635		
<b>District 5K Comparable with Parking</b>	5,430	\$1,231	\$6,684,000
<b>ADU</b>	1,635	\$548	<u>\$900,000</u>
<b>Total Sales w/Parking</b>			<b><u>\$7,584,000</u></b>

**NO VARIANCE REDUCES GROSS SALES BY 27%**

**EACH GARAGE SPACE REMOVED REDUCES SALES BY APPROX \$300,000**

(See Exhibit D)

# Condo/Coop/TIC/Loft CMA Report

Listings as of 03/15/19 at 4:24pm

Page 1

Property Type: Condo/Coop/TIC/Loft Include Property Subtypes: Condominium, Tenancy In Common District: SF District 5 Subdist: Eureka Valley/Dolore  
Status: Closed (9/16/2018 or after) # Prkg Spaces: 0 to 2

## CLOSED Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
375 Douglass St Eureka Valley/Dolore		1	1	0	955	941.36	01/08/19	0	899,000	899,000	100.00
3634 20th St #4 Eureka Valley/Dolore		1	1	1	921	1,140.07	11/09/18	14	799,000	1,050,000	131.41
370 Church St #A Eureka Valley/Dolore		1	1	1	1,050	1,047.62	10/22/18	46	995,000	1,100,000	110.55
2 Fair Oaks St #2 Eureka Valley/Dolore		2	1	1	985	1,116.75	02/14/19	124	1,100,000	1,100,000	95.65
119 Corwin St #1 Eureka Valley/Dolore		3	2	2	0		11/30/18	38	1,149,000	1,125,000	103.21
586 Douglass St Eureka Valley/Dolore		1	1	1	982	1,171.08	10/18/18	21	879,000	1,150,000	130.83
3950 18th St Eureka Valley/Dolore		2	1	1	1,100	1,071.18	02/08/19	11	975,000	1,178,300	120.85
42 Sharon St Eureka Valley/Dolore		2	1	1	0		01/11/19	33	1,075,000	1,200,000	111.63
240-A Hartford St Eureka Valley/Dolore		1	1	1	869	1,380.90	10/26/18	5	925,000	1,200,000	129.73
3959-3961 19th St #3961 Eureka Valley/Dolo		2	1	0	1,189	1,021.87	10/30/18	39	998,000	1,215,000	121.74
3634 20th St #1 Eureka Valley/Dolore		1	1	1	1,102	1,143.38	03/01/19	14	899,000	1,260,000	140.16
44 Short St Eureka Valley/Dolore		2	1	1	1,192	1,090.60	02/28/19	20	1,249,000	1,300,000	104.08
474 Noe St Eureka Valley/Dolore		3	2	0	0		02/25/19	35	1,095,000	1,400,000	127.85
370 Church St #G Eureka Valley/Dolore		2	2	1	1,150	1,217.39	03/13/19	20	1,295,000	1,400,000	108.11
28 Ford St Eureka Valley/Dolore		2	2	0	1,239	1,210.65	11/21/18	2	1,198,000	1,500,000	125.21
4622 18th St Eureka Valley/Dolore		2	2	1	1,460	1,078.77	02/15/19	31	1,495,000	1,575,000	105.35
290 Douglass St Eureka Valley/Dolore		2	2	1	1,164	1,353.34	11/20/18	11	1,198,000	1,575,290	131.49
4675 18th St Eureka Valley/Dolore		2	2	1	1,142	1,506.13	12/13/18	11	1,295,000	1,720,000	132.82
602 Noe St Eureka Valley/Dolore		2	2	2	1,383	1,283.44	10/18/18	9	1,499,000	1,775,000	118.41
412 Noe St #B Eureka Valley/Dolore		2	2	1	1,310	1,360.31	11/13/18	11	1,495,000	1,782,000	119.20
47 Ford St Eureka Valley/Dolore		2	1	1	1,401	1,284.80	12/31/18	0	1,595,000	1,800,000	112.85
3747 20th St Eureka Valley/Dolore		3	2	1	0		02/21/19	15	1,490,000	1,838,000	123.36
666 Castro St Eureka Valley/Dolore		3	2	1	1,500	1,233.33	12/11/18	23	1,695,000	1,850,000	109.14
746 Church St Eureka Valley/Dolore		2	1	1	1,280	1,450.20	10/30/18	10	1,395,000	1,856,250	133.06
886 Dolores St Eureka Valley/Dolore		2	2	1	1,593	1,208.41	09/25/18	10	1,699,000	1,925,000	113.30
627 Castro St Eureka Valley/Dolore		3	2	2	1,650	1,196.97	03/07/19	34	1,995,000	1,975,000	99.00
3595 21st St Eureka Valley/Dolore		3	2	1	1,674	1,242.53	11/20/18	46	1,995,000	2,080,000	94.55
268 Cumberland St Eureka Valley/Dolore		3	1.50	1	1,636	1,375.31	12/27/18	77	2,199,000	2,250,000	102.32
990 Guerrero St Eureka Valley/Dolore		4	2.50	1	2,107	1,067.87	12/12/18	0	1,995,000	2,250,000	112.78
43 Hancock St Eureka Valley/Dolore		3	2	2	1,954	1,161.72	01/03/19	70	2,295,000	2,270,000	98.91
3852 19th St #A Eureka Valley/Dolore		3	2	1	1,414	1,803.39	10/31/18	0	2,550,000	2,550,000	100.00
808 Dolores St Eureka Valley/Dolore		3	3.50	1	2,095	1,317.42	11/21/18	12	2,495,000	2,760,000	110.62
<b>Listing Count</b>	32	<b>Averages</b>			1,339	1,231.31		28	1,434,688	1,622,151	112.59
		<b>High</b>			2,760,000.00	<b>Low</b>		899,000.00	<b>Median</b>	1,575,145.00	

Report Count 32

Presented By: David R Papale (Lic: 00685063) / Laurel Village Realtors (Office Lic.:

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Equal Opportunity Housing \* All information deemed reliable, but not guaranteed

# Condo/Coop/TIC/Loft CMA Report

Listings as of 03/15/19 at 4:30pm

Page 1

Property Type: Condo/Coop/TIC/Loft Include Property Subtypes: Condominium, Tenancy In Common District: SF District 5 Subdist: Eureka Valley/Dolore  
Status: Closed (9/16/2018 or after) # Prkg Spaces: 0 to 0

## CLOSED Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
375 Douglass St Eureka Valley/Dolore		1	1	0	955	941.36	01/08/19	0	899,000	899,000	100.00
3959-3961 19th St #3961 Eureka Valley/Dolo		2	1	0	1,189	1,021.87	10/30/18	39	998,000	1,215,000	121.74
474 Noe St Eureka Valley/Dolore		3	2	0	0		02/25/19	35	1,095,000	1,400,000	127.85
28 Ford St Eureka Valley/Dolore		2	2	0	1,239	1,210.65	11/21/18	2	1,198,000	1,500,000	125.21
<b>Listing Count</b>	4	<b>Averages</b>			1,128	1,057.96		25	1,047,500	1,253,500	119.67
		<b>High</b>			1,500,000.00	<b>Low</b>		899,000.00	<b>Median</b>	1,307,500.00	

**Report Count** 4

Presented By: David R Papale (Lic: 00685063) / Laurel Village Realtors (Office Lic.:)

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## 5+ Units CMA Report

Listings as of 03/18/19 at 9:30am

Page 1

Property Type: 5+ Units Include Property Subtype: 5 - 15 Units Districts: SF District 1, SF District 2, SF District 4, SF District 5, SF District 6, SF District 7, SF District 8 Statuses: Pending, Closed (9/19/2018 or after)

### PENDING Properties

Address	D/S	#UN	GRM	CAP	SQFT	\$/SQFT	LD	DOM	Orig \$	Cur \$
190 21st Ave	Lake Street	8	30.98	1.74	6,045	661.69	03/17/17	293	4,400,000	3,999,900
1415 5th Ave	Inner Sunset	5	15.62	4.47	3,516	682.59	02/04/19	28	2,400,000	2,400,000
490 Collingwood St	Eureka Valley/Dolo	8	12.83	7.15	4,086	437.59	02/08/19	21	1,788,000	1,788,000
4018-4022 19th St	Eureka Valley/Dolo	7	11.18	7.23	0		11/02/18	123	3,600,000	3,600,000
1610 Golden Gate Ave	Western Addition	15	15.93	4.20	10,887	606.23	11/08/18	63	6,600,000	6,600,000
1750 Greenwich St	Cow Hollow	12	20.30	3.46	12,195	819.93	10/22/18	85	9,999,000	9,999,000
2100-4 Larkin St	Russian Hill	6	17.28	3.99	6,626	558.26	12/23/18	22	3,699,000	3,699,000
1000-1022 Filbert St	Russian Hill	7	15.63	4.88	8,006	718.21	11/02/18	77	5,750,000	5,750,000
1141 Post St	Van Ness/Civic Ce	16	24.65	2.10	11,311	338.17	09/10/18	122	4,500,000	3,825,000
<b>Listing Count</b>	<b>9</b>	<b>Averages</b>			<b>7,834</b>	<b>602.83</b>		<b>93</b>	<b>4,748,444</b>	<b>4,628,989</b>
		<b>High</b>	<b>9,999,000</b>		<b>Low</b>	<b>1,788,000</b>		<b>Median</b>		<b>3,825,000</b>

### CLOSED Properties

Address	D/S	#UN	GRM	CAP	SQFT	\$/SQFT	SD	DOM	Orig \$	Sale \$	SP%LP
376 21st Ave	Central Richmond	15	17.35	3.12	13,107	404.36	09/24/18	30	5,888,000	5,300,000	90.01
3932 Geary Blvd	Inner Richmond	5	11.15	5.98	5,739	320.61	12/26/18	9	1,649,000	1,840,000	111.58
320 6th Ave	Inner Richmond	6	18.20	3.56	4,151	505.90	01/08/19	92	1,825,000	2,100,000	115.07
26 Balboa St	Inner Richmond	5	0.00		4,954	542.77	02/28/19	23	2,388,888	2,688,888	112.56
627 41st Ave	Outer Richmond	5	18.67	5.36	3,414	615.11	12/10/18	49	2,150,000	2,100,000	97.67
1364-68 47th Ave	Outer Sunset	5	15.12	4.86	3,100	532.26	12/31/18	0	1,725,000	1,650,000	95.65
1395 47th Ave	Outer Sunset	8	13.83	4.48	5,748	426.24	01/23/19	48	2,695,000	2,450,000	90.91
2248-2250 Vicente S	Parkside	5	15.22	5.60	6,602	359.74	10/29/18	115	2,500,000	2,375,000	95.00
950 Quintara St	Inner Parkside	11	15.44	4.04	10,752	337.15	12/18/18	14	3,600,000	3,625,000	100.69
1391-1399 Haight St	Haight Ashbury	5	13.38	5.49	4,900	729.59	02/15/19	146	3,795,000	3,575,000	97.95
668 Grand View Ave	Noe Valley	7	16.52	4.61	14,910	449.36	01/15/19	244	8,750,000	6,700,000	92.41
674-84 Corbett Ave	Twin Peaks	6	13.44	5.30	3,501	656.96	01/17/19	48	2,600,000	2,300,000	88.46
575 Burnett Ave	Twin Peaks	5	15.73	4.17	4,764	501.26	02/27/19	19	2,395,000	2,388,000	99.71
842 Waller St	Buena Vista/Asht	7	15.83	4.45	5,649	630.20	01/31/19	21	3,395,000	3,560,000	104.86
328-332 Castro St	Duboce Triangle	5	17.62	3.80	3,875	516.13	10/26/18	19	1,900,000	2,000,000	105.26
52 Sanchez St	Duboce Triangle	12	15.41	4.06	6,447	705.75	09/28/18	18	4,388,000	4,550,000	103.69
886 Noe St	Eureka Valley/Do	8	0.00		6,690	355.01	11/16/18	97	3,000,000	2,375,000	95.00
209 Sanchez St	Eureka Valley/Do	6	17.22	4.41	4,137	646.60	01/18/19	182	3,450,000	2,675,000	90.68
4030 19th St	Eureka Valley/Do	15	17.60	3.04	15,753	474.20	12/28/18	64	8,500,000	7,470,000	87.88
390 Liberty St	Eureka Valley/Do	14	20.72	2.78	12,548	649.51	10/25/18	114	8,250,000	8,150,000	98.79
255 Dolores St	Mission Dolores	14	17.55	3.49	7,574	732.77	10/19/18	6	6,000,000	5,550,000	92.50
625-629 Haight St	Hayes Valley	6	14.71	5.10	4,598	750.33	12/14/18	78	3,550,000	3,450,000	97.18
565 Page St	Hayes Valley	7	16.51	4.40	8,136	470.13	10/29/18	18	3,495,000	3,825,000	109.44
428 Oak St	Hayes Valley	6	14.86	4.88	8,502	455.78	09/24/18	35	4,200,000	3,875,000	95.68
239 Clayton St	North Panhandle	6	39.54	1.61	6,225	305.22	02/08/19	81	2,750,000	1,900,000	80.85
2131 Grove St	North Panhandle	5	17.18	4.37	4,270	608.90	11/02/18	81	2,350,000	2,600,000	110.64
1610 Lombard St	Marina	12	15.26	4.20	8,463	679.43	12/11/18	52	5,750,000	5,750,000	100.00
3366 Pierce St	Marina	12	18.89	3.36	14,424	565.03	10/11/18	22	7,800,000	8,150,000	104.49
3038-3040 Jackson	Pacific Heights	6	15.92	4.27	6,487	524.13	11/22/18	11	3,375,000	3,400,000	100.74
3098 California St	Pacific Heights	13	17.37	3.52	9,856	821.83	10/31/18	98	7,950,000	8,100,000	101.89
3559 Jackson St	Presidio Heights	9	17.61	3.48	9,850	700.51	11/28/18	70	7,300,000	6,900,000	94.52
3001 Baker St	Cow Hollow	6	17.48	4.00	4,104	883.28	12/06/18	27	3,625,000	3,625,000	100.00
736 Leavenworth St	Downtown	9	17.40	3.58	8,200	408.54	09/24/18	107	3,800,000	3,350,000	95.71
1415 Clay St	Nob Hill	6	14.65	4.47	3,645	521.26	01/25/19	39	1,880,000	1,900,000	101.06
1450 California St	Nob Hill	6	20.11	3.90	6,126	377.08	01/08/19	32	2,299,000	2,310,000	100.48

Presented By: David R Papale (Lic: 00685063) / Laurel Village Realtors (Office Lic.):

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# 5+ Units CMA Report

Listings as of 03/18/19 at 9:30am

Page 2

Address	D/S	#UN	GRM	CAP	SQFT	\$/SQFT	LD	DOM	Orig \$	Cur \$	
Address	D/S	#UN	GRM	CAP	SQFT	\$/SQFT	SD	DOM	Orig \$	Sale \$	SP%LP
960-966 Broadway	Nob Hill	5	20.90	3.74	8,162	321.61	11/08/18	45	2,495,000	2,625,000	105.21
1225 Clay St	Nob Hill	10	21.06	1.88	8,418	383.11	11/15/18	0	3,400,000	3,225,000	94.85
1857 Mason St	Russian Hill	7	21.17	2.92	4,998	460.18	10/01/18	77	2,100,000	2,300,000	109.52
33 Houston St	Russian Hill	7	13.43	5.11	4,630	545.36	12/20/18	59	2,495,000	2,525,000	101.20
1083 Lombard St	Russian Hill	6	17.14	4.09	2,880	904.51	11/30/18	61	2,925,000	2,605,000	89.06
2130 Jones St	Russian Hill	6	16.23	4.06	5,745	558.75	12/31/18	87	3,500,000	3,210,000	91.71
1718-1728 Hyde St	Russian Hill	6	15.70	4.40	7,020	641.03	11/06/18	62	4,695,000	4,500,000	95.85
970 Chestnut St	Russian Hill	13	14.80	4.54	0		11/04/18	70	14,000,000	11,500,000	89.15
2231-2233 Powell St	North Waterfront	6	12.96	4.79	2,990	551.84	11/13/18	57	2,050,000	1,650,000	91.67
Listing Count	44	Averages			6,885	547.19		63	4,059,725	3,834,020	97.07
		High	11,500,000.00			Low	1,650,000.00		Median	3,217,500.00	
Report Count	53										

Presented By: David R Papale (Lic: 00685063) / Laurel Village Realtors (Office Lic.)

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**Exhibit C**  
**Gross/Net Square Feet**  
**5.1.19**

<u>Option 2 No Variance</u>				<u>Option 3 Variance</u>	
	Gross	Net Saleable		Gross	Net Saleable
Residential	5,898	5,430	-2,396	8,294	7,734
Garage	1,275			1,275	
Common	2,233			2,628	
ADU	net 545 sf ea	<u>1,897</u>	<u>1,635</u>	net 545 sf ea	<u>1,897</u>
<b>Total</b>		<b>11,303</b>	<b>7,065</b>	<b>14,094</b>	<b>9,369</b>

Unit #	Net Saleable	Unit #	Net Saleable
101	670	101	1,191
201	2,030	201	2,525
301	1,365	301	2,009
401	<u>1,365</u>	401	<u>2,009</u>
	5,430		7,734
ADU	1,635	ADU	1,635

**Exhibit D**  
**Garage Space Value**  
**6.5.19**

<b>Option 3</b>	<b>Variance</b>	<b>Saleable SF</b>	<b>\$ per SF</b>	
Net Saleable Square Feet		7,734		
<b>District 5K Comparables W/Parking</b>			\$1,231	\$9,521,000
<b>District 5K Comparables NO Parking</b>			\$1,060	\$8,200,000
<b>Market Value of a Garage Space</b>			<b>\$171 SF</b>	<b>\$1,321,000</b>
				<b>\$330,000</b>
				(value per space)

<b>Option 2</b>	<b>No Variance</b>			
Net Saleable Square Feet		5,430		
<b>District 5K Comparables w/Parking</b>			\$1,231	\$6,685,000
<b>District 5K Comparables NO Parking</b>			\$1,060	\$5,756,000
<b>Market Value of a Garage Space</b>			<b>\$171 SF</b>	<b>\$929,000</b>
				<b>\$232,000</b>
				(value per space)

**Median vs. Average Sale Price**

	<b>Parking Space</b>	<b>No Parking Space</b>	<b>Difference</b>	
<b>District 5K Median Sales Price</b>	\$1,575,000	\$1,307,000	\$268,000	
<b>District 5K Average Sales Price</b>	\$1,622,000	\$1,253,000	\$369,000	
<b>Market Value of a Garage Space</b>			<b>\$637,000</b>	<b>\$319,000</b>
				(value of a space)



# Condo/Coop/TIC/Loft CMA Report

Listings as of 03/15/19 at 4:24pm

Page 1

Property Type: Condo/Coop/TIC/Loft Include Property Subtypes: Condominium, Tenancy In Common District: SF District 5 Subdist: Eureka Valley/Dolore  
Status: Closed (9/16/2018 or after) # Prkg Spaces: 0 to 2

## CLOSED Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
375 Douglass St Eureka Valley/Dolore		1	1	0	955	941.36	01/08/19	0	899,000	899,000	100.00
3634 20th St #4 Eureka Valley/Dolore		1	1	1	921	1,140.07	11/09/18	14	799,000	1,050,000	131.41
370 Church St #A Eureka Valley/Dolore		1	1	1	1,050	1,047.62	10/22/18	46	995,000	1,100,000	110.55
2 Fair Oaks St #2 Eureka Valley/Dolore		2	1	1	985	1,116.75	02/14/19	124	1,100,000	1,100,000	95.65
119 Corwin St #1 Eureka Valley/Dolore		3	2	2	0		11/30/18	38	1,149,000	1,125,000	103.21
586 Douglass St Eureka Valley/Dolore		1	1	1	982	1,171.08	10/18/18	21	879,000	1,150,000	130.83
3950 18th St Eureka Valley/Dolore		2	1	1	1,100	1,071.18	02/08/19	11	975,000	1,178,300	120.85
42 Sharon St Eureka Valley/Dolore		2	1	1	0		01/11/19	33	1,075,000	1,200,000	111.63
240-A Hartford St Eureka Valley/Dolore		1	1	1	869	1,380.90	10/26/18	5	925,000	1,200,000	129.73
3959-3961 19th St #3961 Eureka Valley/Dolo		2	1	0	1,189	1,021.87	10/30/18	39	998,000	1,215,000	121.74
3634 20th St #1 Eureka Valley/Dolore		1	1	1	1,102	1,143.38	03/01/19	14	899,000	1,260,000	140.16
44 Short St Eureka Valley/Dolore		2	1	1	1,192	1,090.60	02/28/19	20	1,249,000	1,300,000	104.08
474 Noe St Eureka Valley/Dolore		3	2	0	0		02/25/19	35	1,095,000	1,400,000	127.85
370 Church St #G Eureka Valley/Dolore		2	2	1	1,150	1,217.39	03/13/19	20	1,295,000	1,400,000	108.11
28 Ford St Eureka Valley/Dolore		2	2	0	1,239	1,210.65	11/21/18	2	1,198,000	1,500,000	125.21
4622 18th St Eureka Valley/Dolore		2	2	1	1,460	1,078.77	02/15/19	31	1,495,000	1,575,000	105.35
290 Douglass St Eureka Valley/Dolore		2	2	1	1,164	1,353.34	11/20/18	11	1,198,000	1,575,290	131.49
4675 18th St Eureka Valley/Dolore		2	2	1	1,142	1,506.13	12/13/18	11	1,295,000	1,720,000	132.82
602 Noe St Eureka Valley/Dolore		2	2	2	1,383	1,283.44	10/18/18	9	1,499,000	1,775,000	118.41
412 Noe St #B Eureka Valley/Dolore		2	2	1	1,310	1,360.31	11/13/18	11	1,495,000	1,782,000	119.20
47 Ford St Eureka Valley/Dolore		2	1	1	1,401	1,284.80	12/31/18	0	1,595,000	1,800,000	112.85
3747 20th St Eureka Valley/Dolore		3	2	1	0		02/21/19	15	1,490,000	1,838,000	123.36
666 Castro St Eureka Valley/Dolore		3	2	1	1,500	1,233.33	12/11/18	23	1,695,000	1,850,000	109.14
746 Church St Eureka Valley/Dolore		2	1	1	1,280	1,450.20	10/30/18	10	1,395,000	1,856,250	133.06
886 Dolores St Eureka Valley/Dolore		2	2	1	1,593	1,208.41	09/25/18	10	1,699,000	1,925,000	113.30
627 Castro St Eureka Valley/Dolore		3	2	2	1,650	1,196.97	03/07/19	34	1,995,000	1,975,000	99.00
3595 21st St Eureka Valley/Dolore		3	2	1	1,674	1,242.53	11/20/18	46	1,995,000	2,080,000	94.55
268 Cumberland St Eureka Valley/Dolore		3	1.50	1	1,636	1,375.31	12/27/18	77	2,199,000	2,250,000	102.32
990 Guerrero St Eureka Valley/Dolore		4	2.50	1	2,107	1,067.87	12/12/18	0	1,995,000	2,250,000	112.78
43 Hancock St Eureka Valley/Dolore		3	2	2	1,954	1,161.72	01/03/19	70	2,295,000	2,270,000	98.91
3852 19th St #A Eureka Valley/Dolore		3	2	1	1,414	1,803.39	10/31/18	0	2,550,000	2,550,000	100.00
808 Dolores St Eureka Valley/Dolore		3	3.50	1	2,095	1,317.42	11/21/18	12	2,495,000	2,760,000	110.62
<b>Listing Count</b>	32	<b>Averages</b>			1,339	1,231.31		28	1,434,688	1,622,151	112.59
		<b>High</b>			2,760,000.00	<b>Low</b>		899,000.00	<b>Median</b>	1,575,145.00	

Report Count 32

*with garage value*

Presented By: David R Papale (Lic: 00685063) / Laurel Village Realtors (Office Lic.:)

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# Condo/Coop/TIC/Loft CMA Report

Listings as of 03/15/19 at 4:30pm

Page 1

Property Type: Condo/Coop/TIC/Loft Include Property Subtypes: Condominium, Tenancy In Common District: SF District 5 Subdist: Eureka Valley/Dolore  
Status: Closed (9/16/2018 or after) # Prkg Spaces: 0 to 0

## CLOSED Properties

Address	D/S	BD	BA	PK	SQFT	\$/SQFT	LD/SD	DOM	Orig \$	Sale \$	SP%LP
375 Douglass St Eureka Valley/Dolore		1	1	0	955	941.36	01/08/19	0	899,000	899,000	100.00
3959-3961 19th St #3961 Eureka Valley/Dolo		2	1	0	1,189	1,021.87	10/30/18	39	998,000	1,215,000	121.74
474 Noe St Eureka Valley/Dolore		3	2	0	0		02/25/19	35	1,095,000	1,400,000	127.85
28 Ford St Eureka Valley/Dolore		2	2	0	1,239	1,210.65	11/21/18	2	1,198,000	1,500,000	125.21
<b>Listing Count</b>	4	<b>Averages</b>			1,128	1,057.96		25	1,047,500	1,253,500	119.67
		<b>High</b>			1,500,000.00	<b>Low</b>		899,000.00	<b>Median</b>	1,307,500.00	

**Report Count** 4

*NO GAINSE VALUE*

Presented By: David R Papale (Lic: 00685063) / Laurel Village Realtors (Office Lic.)

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Equal Opportunity Housing \* All information deemed reliable, but not guaranteed

*Exhibit E*  
*3<sup>rd</sup> PARTY APPRAISAL*

Paul James  
POB 1541  
Sausalito, CA 94966-1541  
415 480 9831

March 11, 2019

Richard Calabrese  
5653 Merriewood Drive  
Oakland, CA

**RE: Valuation and projection of project located at 150 Eureka**

Dear Mr. Calabrese:

At your request I have prepared an opinion on the above referenced item.

Based on my investigation and analysis, which is included in this report, I estimate:

The present value dollar per square foot value is \$1,000.

Appreciation is estimated to be 10% per year.

Based on this information

If the project were available today, it would be worth               \$7,190,000

Two years out, if in excellent condition, it would be worth       \$8,628,000

See following pages for more details and support of my conclusion

Sincerely

Paul J. James Appraiser

	A	B	C	D	E	F	G
1	SOLD DATE	ADDRESS	PRICE	LOCATION	AREA	DOM	\$/SF
2	6/10/2016	3820 24th St #201	\$ 1,775,000	Noe Valley	1735	1003	1023
3	6/10/2016	374 Sanchez St	\$ 1,590,000	Eureka Valley/Dolore	1560	1003	1019
4	8/15/2016	4545 19th St	\$ 1,520,000	Eureka Valley/Dolore	1822	937	834
5	8/19/2016	3665 17th St	\$ 1,500,000	Mission Dolores	1615	933	929
6	8/31/2016	4070 19th St #1	\$ 1,600,000	Eureka Valley/Dolore	1667	921	960
7	9/22/2016	33 Collingwood St	\$ 1,503,000	Eureka Valley/Dolore	1576	899	954
8	9/23/2016	655 Castro St	\$ 1,195,000	Eureka Valley/Dolore	1579	898	757
9	10/12/2016	516 Church St	\$ 1,595,000	Eureka Valley/Dolore	1527	879	1045
10	10/21/2016	1100 Church St	\$ 2,050,000	Noe Valley	1801	870	1138
11	11/23/2016	2750 Market St #201	\$ 950,000	Corona Heights	1528	837	622
12	12/20/2016	501 Noe St #101	\$ 1,695,000	Eureka Valley/Dolore	2125	810	798
13	1/4/2017	27 Hartford St	\$ 1,700,000	Eureka Valley/Dolore	2197	795	774
14	1/12/2017	31 Hancock St	\$ 2,175,000	Eureka Valley/Dolore	1811	787	1201
15	2/7/2017	444 Collingwood St	\$ 2,100,000	Eureka Valley/Dolore	2383	761	881
16	2/28/2017	4057 23rd St	\$ 1,652,000	Noe Valley	1553	740	1064
17	3/7/2017	3841 24th St Unit B	\$ 1,265,000	Noe Valley	1550	733	816
18	4/6/2017	1118 Church St #4	\$ 2,160,000	Noe Valley	1768	703	1222
19	4/11/2017	719 Castro St	\$ 1,400,000	Eureka Valley/Dolore	1564	698	895
20	4/27/2017	39 Collingwood St	\$ 1,500,000	Eureka Valley/Dolore	1615	682	929
21	4/27/2017	320 Collingwood St	\$ 1,650,000	Eureka Valley/Dolore	1940	682	851
22	5/30/2017	621 Alvarado St	\$ 2,445,000	Noe Valley	2139	649	1143
23	7/13/2017	692 Castro St	\$ 1,600,000	Eureka Valley/Dolore	1615	605	991
24	8/8/2017	1020 Church St #2	\$ 2,100,000	Noe Valley	1679	579	1251
25	9/1/2017	827 Castro St	\$ 1,950,000	Eureka Valley/Dolore	1750	555	1114
26	10/26/2017	943 Church St Unit B	\$ 3,051,000	Eureka Valley/Dolore	2451	500	1245
27	11/14/2017	528 Douglass St	\$ 2,015,000	Eureka Valley/Dolore	1813	481	1111
28	11/15/2017	4302 19th St	\$ 1,425,000	Eureka Valley/Dolore	1500	480	950
29	11/16/2017	1 Grand View Ter	\$ 1,500,000	Eureka Valley/Dolore	1748	479	858
30	11/17/2017	662 Alvarado St	\$ 2,070,000	Noe Valley	2060	478	1005
31	11/29/2017	29 Ford St	\$ 2,100,000	Eureka Valley/Dolore	1831	466	1147
32	12/1/2017	3854 19th St	\$ 2,377,000	Eureka Valley/Dolore	2235	464	1064
33	12/28/2017	4176 20th St	\$ 1,475,000	Eureka Valley/Dolore	2356	437	626
34	1/5/2018	580 Diamond St	\$ 2,360,000	Noe Valley	2447	429	964
35	3/13/2018	529 Douglass St	\$ 2,098,000	Eureka Valley/Dolore	1790	362	1172
36	3/15/2018	4073 18th St	\$ 1,430,000	SAN FRANCISCO	1730	360	827
37	3/26/2018	3693 17th St	\$ 2,700,000	Mission Dolores	2490	349	1084
38	3/26/2018	4056 18th St	\$ 1,399,000	Eureka Valley/Dolore	1659	349	843
39	5/23/2018	683 Castro St	\$ 1,790,000	Eureka Valley/Dolore	1643	291	1089
40	5/25/2018	220 Liberty St	\$ 1,825,000	Eureka Valley/Dolore	1525	289	1197
41	5/29/2018	741 Noe St	\$ 1,950,000	Eureka Valley/Dolore	1562	285	1248
42	5/31/2018	415 Eureka St #1	\$ 1,850,000	Eureka Valley/Dolore	1557	283	1188
43	5/31/2018	568 Sanchez St	\$ 2,425,000	Eureka Valley/Dolore	1992	283	1217
44	6/25/2018	79 Chattanooga St	\$ 2,800,000	Eureka Valley/Dolore	2016	258	1389
45	6/28/2018	15 Seward St	\$ 3,000,000	Eureka Valley/Dolore	2124	255	1412
46	7/19/2018	350 Sanchez St	\$ 1,732,050	Eureka Valley/Dolore	1672	234	1036
47	8/30/2018	4537 20th St	\$ 2,250,000	Eureka Valley/Dolore	2049	192	1098
48	9/18/2018	348 Castro St	\$ 1,725,000	Duboce Triangle	1871	173	922
49	11/20/2018	204 Hoffman Ave #1	\$ 1,998,000	Noe Valley	2085	110	958
50	11/20/2018	3595 21st St	\$ 2,080,000	Eureka Valley/Dolore	1603	110	1298
51	12/11/2018	666 Castro St	\$ 1,850,000	Eureka Valley/Dolore	1500	89	1233
52	12/21/2018	3645 Market #3	\$ 1,849,000	Twin Peaks	2122	79	871
53	12/27/2018	268 Cumberland St	\$ 2,250,000	Eureka Valley/Dolore	1636	73	1375
54	1/3/2019	43 Hancock St	\$ 2,270,000	Eureka Valley/Dolore	1954	66	1162
55							
56							
57	SOLD DATE		PRICE		AREA	DOM	\$/SF
58							
59	Minimum		\$ 950,000		1500	66	\$ 622
60	Average		\$ 1,892,718		1832	522	\$1,034
61	Maximum		\$ 3,051,000		2490	1003	\$1,412

## Assessor's Report

Parcel 2692007  
Address 150 EUREKA ST

Assessed Values		Construction Type	Wood or steel frame
Land	\$2,112,532.00	Use Type	Churches,Convents,Rectories
Structure	\$343,286.00	Units	1
Fixtures	-	Stories	2
Personal Property	-	Rooms	13
Last Sale	2/4/2015	Rooms	-
Last Sale Price	\$2,325,000.00	Bathrooms	2
Year Built	1902	Basement	-
Building Area	5,550 sq ft		
Parcel Area	6,246 sq ft	Parcel Shape	-
Parcel Frontage	-	Parcel Depth	-

	PRICE	AREA	DOM	\$/SF
<b>Minimum</b>	\$ 950,000	1500	66	\$ 622
<b>Average</b>	\$ 1,892,718	1832	522	\$ 1,034
<b>Maximum</b>	\$ 3,051,000	2490	1003	\$ 1,412

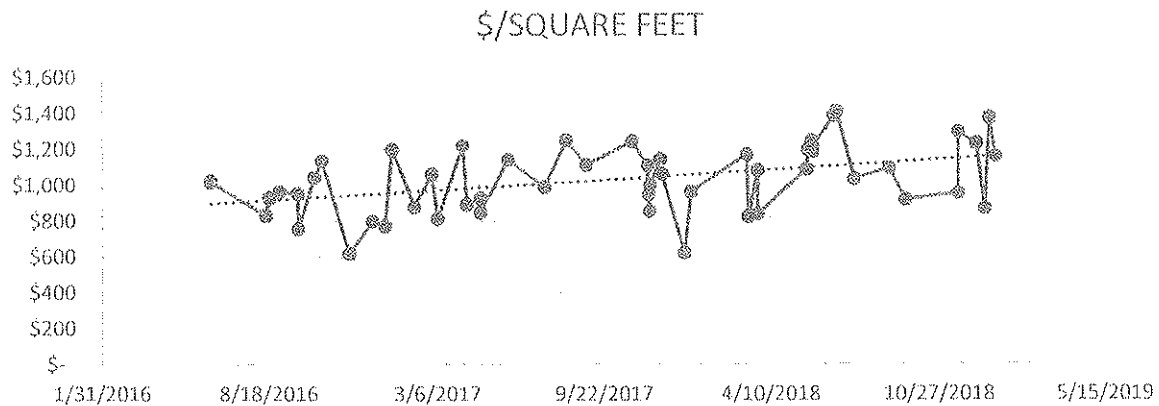
Selected multiplier	\$ 1,000
Amount of appreciation	\$ 200
2 year projection	\$ 1,200

Liv Area	Present Value	1 Year out
2000	\$2,000,000	\$ 2,400,000
2000	\$2,000,000	\$ 2,400,000
2000	\$2,000,000	\$ 2,400,000
1190	\$1,190,000	\$ 1,428,000

	Present	2 Year out
Value	\$7,190,000	\$ 8,628,000

I have collected 53 comparable properties in the area of the subject and averaged the dollar per square foot over time to derive the value per square foot and the appreciation rate.

Properties selected were between 1500 square foot and 2500 square foot.



The indication from the data is that the value per square foot is increasing over time.

Paul J. James  
R.E. Appraiser  
POB 1541  
Sausalito, CA 94966

March 21, 2019

Richard Calabrese  
5653 Merriewood Dr  
Oakland, CA 94611

**RE: 150 Eureka, San Francisco Garage Valuation**

Scope of work: To establish the market value of a single garage in the vicinity of the above referenced address.

Assumptions: This appraiser assumes that the garage to be valued is attached to and a part of a condominium that is of typical quality and condition for the area, roughly 2,000 square feet and of the same quality and condition as is typical for the area.

Method: The market approach is the most accurate indicator of market value and is therefore the method incorporated in this report. As garages customarily do not sell on their own and reliable data for individual garage sales is not available, the market value of a garage was taken directly from the "garage adjustment line" on the adjustment grid and is verified by the analysis of a linear regression and supported by Comparable sales in the immediate area.

**Based on my investigation and analysis, I have determined the value of a garage to be \$200,000.**

An explanation for my conclusion will be on the following page. I have included my data and the linear analysis on page three.

Sincerely,

Paul James, R. E. Appraiser

### Results of linear regression analysis.

	Address	Sale Price	Liv Area	\$/SF	Total Adj	Adj Value
Comparable 1	43 Hancock St	\$ 2,270,000	1954	\$ 1,162	\$ (599,400)	\$ 1,670,600
Comparable 2	808 Dolores St	\$ 2,760,000	2095	\$ 1,317	\$ (754,500)	\$ 2,005,500
Comparable 3	627 Castro St	\$ 1,975,000	1650	\$ 1,197	\$ (365,000)	\$ 1,610,000
Comparable 4	268 Cumberland	\$ 2,250,000	1636	\$ 1,375	\$ (49,600)	\$ 2,200,400
Comparable 5	991 Dolores St	\$ 1,650,000	1500	\$ 1,100	\$ 350,000	\$ 2,000,000
Listing 1	208 28th St #305	\$ 2,349,000	2114	\$ 1,111	\$ (275,400)	\$ 2,073,600
Listing 2	331 Liberty St	\$ 2,650,000	1912	\$ 1,386	\$ (53,200)	\$ 2,596,800
Minimum						\$ 1,610,000
Average						\$ 1,897,300
Maximum						\$ 2,200,400
Spread						\$ 590,400

The above sheet is data compiled from an adjustment grid on which a linear regression has been performed. The linear regression in full is laid out on the following page.

Five sale comparables and two listing comparables are incorporated in the valuation process. The listings are shown in pink because they are not included in the minimum, average, maximum and spread calculations. The listings are included to indicate the top of the market.

The comparables selected are well suited to provide a reliable data set for determining the value of a garage as the "Matched Pairs" contain, one comparable that has no garage, two comparables that have two garages and two comparables having a one car garage. Again, the listings are not included in the calculations as they are used to set the top of the market only.

The adjustment grid on the following page is pretty typical for the appraisal of a condominium unit and should require little explanation. I did not provide value a complete condominium because that is beyond the scope of work for this assignment. The value of the garage is taken from the "Garage" line on the adjustment grid.

The linear regression analysis can be viewed on the following page/



	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6	Comparable 7
Address	150 Eureka	43 Hancock St	808 Dolores St	627 Castro St	268 Cumberland St	991 Dolores St	208 28th St #303	331 Liberty St
Sale Price		\$ 2,270,000	\$ 2,760,000	\$ 1,975,000	\$ 2,250,000	\$ 1,650,000	\$ 2,349,000	\$2,650,000
Sale Price/SF		1162	1317	1197	1375	1100	1111	1386
Sale Date		January-3-2019	November-21-2018	March-7-2019	December-27-2018	November-8-2018	0	0
Days on Mkt		76	119	13	83	132	1	6
Proximity		0.6 Miles	1.0 Mile	0.3 Miles	0.7 Miles	1.2 Miles	1.6 miles	0.8 Miles
Location	Good	Eureka Valley/Dolore	Eureka Valley/Dolore	Eureka Valley/Dolore	Eureka Valley/Dolore	Noe Valley	Noe Valley	Eureka Valley/Dolore
View	None	Panoramic \$ (200,000)	None	Panoramic \$ (200,000)	Panoramic \$ (200,000)	None	Panoramic 200000	City lights 200000
Quality	Good	Good	Good	Good	Good	Good	Good	Good
Year Built	Good	1998	1938	1910	1890	1908	2012	1904
Appeal	Average	Average	Spanish \$ (100,000)	Victorian \$ (100,000)	Queen Anne \$ (100,000)	Victorian \$ (100,000)	Contemporary	Contemporary
Condition	Good	Good	Good	Good	Good	Good	Good	Good
Baths	2	2 \$ -	3.5 \$ (300,000)	2	1.5 100000	2.5 \$ (100,000)	2.5 \$ (100,000)	2.5 \$ (100,000)
Living Area	2000	1954 \$ 50,600	2095 \$ (104,500)	1650 385000	1636 400400	1500 550000	2114 \$ (125,400)	1912 96800
Fireplace	0	2 \$ (50,000)	1 \$ (50,000)	1 \$ (50,000)	1 \$ (50,000)	0	1 \$ (50,000)	1 \$ (50,000)
Garage	None	2 Car \$ (400,000)	1 Car Garage \$ (200,000)	2 Car \$ (400,000)	1 Car Garage \$ (200,000)	None	1 Car Garage \$ (200,000)	1 Car Garage \$ (200,000)
Total Adjustments		\$ (599,400)	\$ (754,500)	\$ (365,000)	\$ (49,600)	\$ 350,000	\$ (275,400)	\$ (53,200)
Adjusted Value		\$ 1,670,600	\$ 2,005,500	\$ 1,610,000	\$ 2,200,400	\$ 2,000,000	\$ 2,073,600	\$2,596,800

	Address	Sale Price	Liv Area	\$/SF	Total Adj	Adj Value
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Comparable 4	268 Cumberland	\$ 2,250,000	1636	\$ 1,375	\$ (49,600)	\$ 2,200,400
Comparable 5	991 Dolores St	\$ 1,650,000	1500	\$ 1,100	\$ 350,000	\$ 2,000,000
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Listing 2	331 Liberty St	\$ 2,650,000	1912	\$ 1,386	\$ (53,200)	\$ 2,596,800
Minimum						\$ 1,610,000
Average						\$ 1,897,300
Maximum						\$ 2,200,400
Spread						\$ 590,400



**RICHARD M CALABRESE**  
**5653 MERRIEWOOD DRIVE**  
**OAKLAND CA 94611**  
**(415) 297 0559 (510) 250 - 9077**

March 26, 2019

Laurel Village Realtors  
3501 California Street suite 200  
San Francisco, CA 94118

Re: 150 Eureka Street  
San Francisco CA 94114  
Att: Mr. David Papale

Dear David,

Enclosed is my conceptual estimate in the amount of three million eight hundred sixty thousand dollars (\$ 3,860,000.00) for the work shown on the Preliminary Drawings of Gary Gee Architect. This is approximately three hundred forty-two dollars per square foot (\$ ~~342.00~~ <sup>273.82</sup> SF). Work is assumed to start in the next twenty-four to thirty-six months.

As a Conceptual Estimate any single item may be proven inaccurate. The cost is for the entire project and must be taken as a whole. Individual items may increase or decrease and are subject to design and field condition changes. These changes will allow the estimated cost to remain at the estimated cost.

The cost sheets and take-off sheets are included for your review and use. A meeting to review the work with the architect and other key persons present should be scheduled.

Please feel free to contact me with any questions.

Sincerely,



Richard Calabrese