



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: DECEMBER 8, 2016

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CA 94103-2479

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Date: December 1, 2016
Case No – **2016-014590CRV**
Project Address: **54 4th Street, (3705/004)**
Zoning C-3-R Zoning District (Downtown – Retail)
Height and Bulk 160-S Height and Bulk District
432 Geary Street (0306/006)
C-3-G Zoning District (Downtown – General)
80-130-F Height and Bulk District
447 Bush Street (0287/020)
C-3-R Zoning District (Downtown – Retail)
80-130-F Height and Bulk District
972 Sutter Street (0280/012)
RC-4 Zoning District (Residential-Commercial, High Density)
80-A Height and Bulk District
140 Ellis Street (0326/023)
C-3-R Zoning District (Downtown – Retail)
80-130-F Height and Bulk District
1412 Market Street (0835/001)
C-3-G Zoning District (Downtown – General)
120-320-R-2 Height and Bulk District
Project Sponsor: Chad Pradmore
3919 25th Street
San Francisco, CA 94114
Staff Contact: Carly Grob – (415) 575-9138
carly.grob@sfgov.org
Recommendation: **Disapproval of Conditional Use Authorizations;
Adopt Findings that Replacement Rooms are Not Comparable**

PROJECT OVERVIEW

The Project proposes to convert a total of 214 Residential Hotel rooms at six different hotels to Tourist Hotel rooms, and to provide one-for-one replacement units at two newly-constructed residential buildings at 361 Turk and 145 Leavenworth. The conversion of a residential unit to a tourist unit or another use requires a Permit to Convert from the Housing Inspection Division of the Department of Building Inspection (“DBI”). Prior to the issuance of the Permit to Convert, the Planning Department must confirm that the application is consistent with the Planning Code, and, if requested by a member of the public, the Planning Commission must hold a public hearing to solicit public opinion on whether DBI should approve or deny the Permit to Convert and to determine if the replacement units are comparable to the residential units proposed for conversion. The Planning Department (hereinafter “Department”) finds that the replacement units are not comparable with those proposed for conversion. The Department

recommends that the Planning Commission adopt a resolution stating said findings. In addition, to be consistent with the Planning Code, four of the six hotels proposing conversions require Conditional Use Authorization for the intensification of Hotel use.

This memo will provide a general overview of the Hotel Conversion Ordinance and Permit to Convert process, a brief history of the proposed project, details on the current project, a description of required commission action, and a comparability analysis of the existing units and the replacement units at 361 Turk and 145 Leavenworth Streets.

BACKGROUND

Hotel Conversion Ordinance

The Hotel Conversion Ordinance (HCO) was enacted in 1980, during a time in which the city recognized that the conversion, vacation, and demolition of Residential Hotel Units¹ had aggravated the shortage of affordable, safe, and sanitary housing. According to the findings in the ordinance, the Planning Department conducted a study and found that there were only 26,884 Residential Hotel Units in the City in December of 1979, a decrease of almost 6,100 units from 1975.²

Traditionally, Residential Hotel Units have provided both transitional housing for homeless persons and families, as well as permanent residence for elderly and low-income populations. Removal of Residential Units could have the greatest effects on those persons who are least able to cope with displacement in San Francisco's housing market.

Following the enactment of the HCO in the early 1980's, hotel owners and operators were required to submit an initial usage report to the Department of Building Inspection, which included

- the number of residential and tourist units as of September 23, 1979,
- the designation by room number and location of the residential and tourist units, and
- the total number of residential and tourist rooms as of seven days prior to filing the report.

A Residential Unit is any guest room which had been occupied by a permanent resident on September 23, 1979, and is considered a residential use. Tourist Units are guest rooms which were not occupied by a permanent resident as of September 23, 1979, and are considered a commercial use. Hotel owners and operators are required to maintain daily records of vacancies and the status of each room, and submit an Annual Usage Report to DBI every October.

Permit to Convert Process

A hotel owner or operator may apply for a permit to convert one or more Residential Units into Tourist Units, provided that the Residential Unit is replaced. The Permit to Convert Application includes but is not limited to information about the hotel, the proposed conversion, which rooms will be affected, the current rental rates for the affected rooms, and information on any permanent residents affected by the proposed conversion.

¹ For the purposes of the discussion of Chapter 41, the subject rooms are referred to as "Units." The Planning Code defines these spaces as Group Housing Rooms rather than Dwelling Units; however, the language used in Chapter 41 is "Unit."

² San Francisco, California, Administrative Code, Chapter 41, Section 41.3(d)

One of the primary components of the application is a statement as to how one-for-one replacement of the units to be converted will be accomplished. Before DBI issues the permit to convert, the owner or applicant hotel operator must provide one-for-one replacement units by one of the following methods:

1. Construct, or cause to be constructed, a comparable unit to be made available at comparable rent.
 - a. A Comparable unit is defined as a unit which is similar in size, services, rental amount, and facilities, and which is located within the existing neighborhood or within a neighborhood of similar physical and socioeconomic conditions.
2. Cause to be brought back into the housing market a comparable unit from any building which was not subject to the provisions of Admin. Code Chapter 41,
3. Construct or cause to be constructed or rehabilitated apartment units for elderly, disabled, or low-income persons or households, or transitional housing which may include emergency housing. Replacement housing under this option would be evaluated by the Planning Commission in accordance with the provisions of Section 303.
4. Pay to the City and County of SF an amount equal to 80% of the cost of construction of an equal number of comparable units plus site acquisition cost.

Upon receiving a complete permit to convert application, DBI routes a copy of the application to Planning for review. DBI also mails a notice of the application to interested community organizations and other persons or groups who have previously requested such notice in writing. The owner or operator of the hotel shall also post a notice informing permanent residents of such information.

Any interested party may request a Planning Commission hearing within 15 days of the notice of the permit to convert. The Planning Commission will collect public comment as to whether DBI should approve or deny the permit to convert and to determine whether the replacement units are “comparable units.”

Project History

On April 30, 2014, Richard Hannum filed an application (Case No. 2012.1531CEX) with the Planning Department seeking authorization for new construction of two residential buildings containing a total of 231 group housing rooms. The first building is located at 361 Turk, on the south side of the street between Hyde and Leavenworth Streets within the RC-4 (Residential – Commercial, High Density Zoning District, the North of Market Residential Special Use District, and the 80-T Height and Bulk District. The proposed building at 361 Turk is nine stories, and includes 137 group housing rooms and 4,216 gross square feet of ground floor retail space. Conditional Use Authorization was required to allow the construction of a building exceeding 40 feet in height within the RC-4 Zoning District.

The second building is located at 145 Leavenworth, located on the northwest intersection of Leavenworth and Golden Gate Avenue, within the C-3-G (Downtown Commercial, General) District and 80-X Height and Bulk District. The building at 145 Turk is eight stories, contains 94 group housing rooms and approximately 3,776 gross square feet of ground floor retail space. A downtown project authorization pursuant to Section 309 was required for an exception to the requirements of the reduction of ground level wind currents in the C-3 District.

On June 11, 2014, Tracy Boxer Zill, Esquire, filed Conditional Use Authorization applications for the intensification of a Tourist Hotel use, proposing the one-for-one conversion of 206 Residential Hotel Units to Tourist Hotel Units with replacement units at 361 Turk and 145 Leavenworth Streets. The project originally included the five following Conditional Use Authorization Applications as part of the 361 Turk and 145 Leavenworth project, but the Planning Department was not supportive of the proposed conversion of existing residential hotel units. The project sponsor chose to proceed with their entitlement applications for 361 Turk and 145 Leavenworth Streets, and planned to revisit the following applications at a later date:

1. Mosser Hotel – 54 4th Street – Case No. 2012.1531C_3
2. Hotel Fusion East – 120 Ellis Street – Case No. 2014.0908C
3. Hotel Fusion – 140 Ellis Street – Case No. 2014.0909C
4. Union Square Plaza Hotel – 432 Geary Street – Case No. 2014.0910C
5. New Central Hotel – 1412 Market Street – Case No. 2014.0911C

On July 9, 2015, the Planning Commission approved the project at 361 Turk and 145 Leavenworth Streets pursuant to Motion Nos. 19411 and 19412. The plans which were approved by the Commission have been included as an attachment to this memo.

On July 25, 2014, Tracy Boxer Zill, Esquire, filed a Permit to Convert Application with the Housing Inspection Services Division of the Department of Building Inspection, proposing the conversion of the Residential Hotel Units to Tourist Hotel Units at the following addresses:

1. Mosser Hotel, 54 4th Street – 81 rooms
2. Hotel Fusion East, 120 Ellis Street – 37 rooms
3. Hotel Fusion, 140 Ellis Street – 12 rooms
4. Union Square Plaza Hotel, 432 Geary Street – 61 rooms
5. New Central Hotel, 1412 Market Street – 15 rooms.

On July 28, 2014, The Housing Inspection Division transmitted the Permit to Convert Applications to the Planning Department.

On August 20, 2015, John Kevlin filed two Conditional Use Authorization Applications (Case No. 2015-010755CUA and 2015-010747CUA) for the intensification of a hotel use at the Hotel Des Arts at 447 Bush and the Mithila Hotel at 972 Sutter, and proposed the conversion of the existing Residential Hotel Units at these properties to Tourist Hotel Units with one-to-one replacement at 361 Turk and 145 Leavenworth.

Planning Staff reviewed the Permits to Convert and had scheduled a Planning Commission Hearing for the related Conditional Use Authorizations on March 17, 2016. Upon further review, Staff was unable to determine if the required notice of a Permit to Convert was completed for the Hotel des Arts and the Mithila Hotel, since these applications were added to the project after the initial Permit to Convert applications were file. Staff requested that the project sponsor resubmit the Permit to Convert applications and to repost the notices required by Administrative Code Chapter 41.

On May 27, 2016, the project sponsor submitted a revised Permit to Convert application to the Housing Inspection Division. The revised application cancelled the request for the proposed conversions at the Hotel Fusion East (120 Ellis Street), and to requested additional conversions at the following addresses:

1. Hotel Des Arts, 447 Bush Street – 38 rooms, and
2. Mithila Hotel, 972 Sutter Street – 19 rooms

The Housing Inspection Division transmitted the revised Permit to Convert applications to the Planning Department on August 3, 2016. The Housing Inspection Division acknowledged that the revised Permit to Convert application is technically complete, but does not include sufficient information demonstrating that the conversion of the residential hotel rooms is compliant with Section 41.12 of the Administrative Code, as there is no supporting information that the hotel owners are causing the construction of 361 Turk and 145 Leavenworth Streets.

On August 10, 2016, Randy Shaw of the Tenderloin Housing Clinic requested that the Planning Commission hold a public hearing on the Permit to Convert applications.

CURRENT PROPOSAL

The current Permit to Convert application proposes the conversion of a total 214 Residential Hotel Units to Tourist Hotel Units and one-to-one replacement of the converted units to the approved Group Housing rooms at 361 Turk and 145 Leavenworth. The following table summarizes the six properties which are included in the permit to convert application. There are no permanent residents in any of the Units proposed for conversion.

Hotel	Address	Current Tourist Hotel Units	Current Residential Hotel Units	Number of Units proposed for conversion from Residential to Tourist use	Total Net New Tourist Hotel Units	Permanent Residents - Residential Hotel Units to Remain at subject property
Mosser Hotel	54 4 th Street	120	81	77	197	4
Hotel Fusion	140 Ellis Street	112	12	12	124	None
Union Square Plaza Hotel	432 Geary Street	8	61	55	63	6
New Central Hotel	1412 Market Street	105	15	15	120	None

Hotel Des Arts	447 Bush Street	13	38	37*	51	1
Mithila Hotel	972 Sutter Street	11	19	18	29	1
Total		369	226	214	584	12

*The project also proposes the addition of one new tourist hotel room within the existing envelope of the building located at 447 Bush (Hotel Des Arts). The additional room is proposed to occupy space on the second floor which is currently used as the hotel lobby. No exterior alterations or expansion of the building envelope is proposed. The additional room is not reflected in the table above.

The new construction at 361 Turk and 145 Leavenworth is subject to the provisions of Planning Code Section 415, and the project is required to provide 12% of the units, or 28 total units, onsite as affordable dwelling units. Since 361 Turk and 145 Leavenworth were approved, the project sponsor has entered into private agreements with the San Francisco Firefighters Local 798, San Francisco Police Officers Association, and the Boys and Girls Club of San Francisco to provide 40 workforce housing units at reduced rates for a period of 10 years. Those units designated for firefighters and police officers would be rented at \$1,800 monthly, while those rented to Boys and Girls Club employees would be rented at \$1,100 monthly.

COMPARABILITY FINDINGS

Pursuant to Section 41.12, the Department of Building Inspection shall send a completed application for a Permit to Convert to the Planning Department for review. If requested by a member of the public, the Planning Commission shall conduct a public hearing on the proposed conversion in order to solicit public opinion on whether DBI should approve or deny the a permit to convert, and to determine whether the proposed units are comparable to the units to be converted.

A comparable unit is defined as a unit which is similar in size, services, rental amount and facilities, and which is located within the existing neighborhood or within a neighborhood with similar physical and socioeconomic conditions. A summary of findings for each hotel is included below, and additional information on each of the six hotels proposing conversions is included as an attachment to this memo.

In summary, the Department has determined that the replacement units located at 361 Turk and 145 Leavenworth would not be comparable to the existing residential hotel units at the six subject hotels. The existing residential hotel rooms are eligible for rent-control, while the group housing rooms in the new development can never be subject to rent control. Although the group housing rooms at 361 Turk and 145 Leavenworth may share similar features and amenities to the existing Residential Hotel Units, the majority, 146 units, of the replacement Group Housing Rooms will be offered at market-rate. Of the units with some affordability restrictions, only the 28 units subject to the provisions of Planning Code Section 415 will have permanent affordability controls, while the proposed 40 units of workforce housing are only leased for 10 years.

The newly constructed Group Housing Rooms at 361 Turk and 145 Leavenworth will not serve the same populations as the Hotel Conversion Ordinance is intended to protect. The HCO references existing Residential Hotel Rooms as endangered housing resources, and the conversion of residential hotel units results in the removal of housing traditionally accessible to disabled, low-income, or elderly residents. Although the group housing rooms at 361 Turk and 145 Leavenworth may share similar physical features to the existing Residential rooms, the majority of the replacement rooms will be offered at market-rate, and will likely be unavailable to at-risk populations.

REQUIRED COMMISSION ACTION

The Commission will consider the comparability of the existing residential hotel units to the proposed group housing rooms at 361 Turk and 145 Leavenworth. Additional information on each of the six sites is included as attachment to this memo. The Commission may adopt a resolution of findings that the replacement units are not comparable to the existing residential hotel units.

The Planning Commission will also consider four requests for Conditional Use Authorization for the intensification of an existing hotel use. If the Planning Commission grants the Conditional Use Authorization and confirms the Permits to Convert are consistent with the Planning Code, the permit applications will be sent back to the Department of Building Inspection (“DBI”). The Director of DBI will then consider the public comment from the Planning Commission hearing, and the Planning Commission’s comments when determining whether to grant the Permits to Convert.

Case No.	Address	Doing Business As (DBA)	Rooms proposed for conversion	CPC Action	Staff Recommendation
2016-014590CRV; 2012.1531C_3	54 4 th Street	The Mosser Hotel	77	Conditional Use and Comparability Findings	Recommend Disapproval of CU; Adopt resolution finding that replacement units are not comparable
2016-014590CRV; 2014.0910C	432 Geary Street	Union Square Plaza Hotel	55		
2016-014590CRV; 2015-010755CUA	447 Bush Street	Hotel Des Arts	37		
2016-014590CRV; 2015-010747CUA	972 Sutter Street	Mithila Hotel	18		
2016-014590CRV	140 Ellis Street	Hotel Fusion	12	Comparability Findings	Adopt resolution finding that replacement units are not comparable
2016-014590CRV	1412 Market Street	New Central Hotel	15		

PUBLIC COMMENT

To date, the Department has received one phone call, five letters and 32 signatures in opposition to the proposed conversion and intensification of hotel use. Opposition letters from organizations such as the Coalition on Homelessness, Hospitality House, and Market Street for the Masses Coalition discuss concerns surrounding the loss of rent-controlled housing and the potential impacts this loss could have on displacement of vulnerable populations. The Department has received seven letters in support of the proposed conversions from local hotel operators, SF Fire Fighters Local 798, and the Boys and Girls Club of San Francisco. Letters in support of the proposed conversion and hotel intensification highlight the importance of providing 40 workforce housing units. All of the public comment received as of November 30, 2016 is provided as an attachment.

CONCLUSION

The conversion of 214 Residential Hotel rooms to Tourist Hotel rooms is inconsistent with the objectives and policies of the Housing Element of the General Plan, and the replacement Group Housing Rooms are not considered comparable with regard to price, affordability, or populations served.

BASIS FOR RECOMMENDATION

- New-construction, market rate Group Housing Rooms will command greater initial rents than existing Residential Hotel Units, regardless of their eligibility for rent control.
- The project replaces rent control eligible Residential Hotel Units with market rate Group Housing that are not subject to rent control. The replacement rooms are not considered comparable to the existing Residential Hotel Units.
- The project is compliant with all relevant sections of the Planning Code, but is not consistent with the General Plan or the Downtown Area Plan.

RECOMMENDATION:	Adopt Resolution that the replacement units are not comparable
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Attachments:

Draft Resolution – Comparability Analysis and Findings for Permits to Convert
Permit to Convert Application (Abridged-Plans included as separate attachment; duplicate exhibit pages and letters of authorization removed)
DBI Transmittal of Permit to Convert Application – August, 2016
Request for Public Hearing – August, 2016
Public Comment
Existing Plans – The Mosser Hotel, 54 4th Street
Existing Plans – Union Square Plaza Hotel, 432 Geary Street
Existing Plans – Hotel Des Arts, 447 Bush Street
Existing Plans – Mithila Hotel, 972 Sutter Street
Existing Plans – Hotel Fusion, 140 Ellis Street
Existing Plans – New Central Hotel, 1412 Market Street
Motion No. 19411 and 19412, Case No. 2012.1531CEX (361 Turk and 145 Leavenworth)

Project Sponsor Submittal, Including:

- Map of Subject Properties
- Plans – 361 Turk and 145 Leavenworth
- Hotel Room Comparison Table
- SF Economic Profile – Downtown/Civic Center
- SF Consolidated Plan – Income Data
- Area Services Table

Pradmore Legal Services

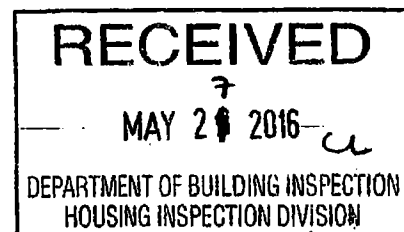
Chad Pradmore
3919 25th Street
San Francisco, CA 94114
415-260-2535
cpradmore@dkrpartners.com

May 27, 2016

By Hand Delivery and E-Mail (rosemary.bosque@sfgov.org)

Ms. Rosemary Bosque
Department of Building Inspection
Housing Inspection Services
1660 Mission Street, 6th Floor
San Francisco, CA 94103

Re: Response to April 27, 2016 Letter
54 Fourth Street (Mosser Hotel)
447 Bush Street (Des Arts Hotel)
140 Ellis Street (Hotel Fusion)
432 Geary Street (Union Square Plaza Hotel)
1412 Market Street (New Central Hotel)
972 Sutter Street (Mithila Hotel)
Our file: 6968.01



Dear Ms. Bosque,

I want to take a second to introduce myself, my name is Chad Pradmore and I am representing the new Project Sponsor, Forge Land Company, LLC. Thank you for your patience while we have been taking the necessary time to get familiar with where we are in the conversion process. This letter is in response to your letter regarding the above-referenced hotels dated April 27, 2016. The following is an item-by-item response to the items in your original letter.

1. **Replacement Units.** As previously indicated, the Permit to Convert applications seek compliance with the one-for-one replacement requirement of the Residential Hotel Conversion and Demolition Ordinance (the "HCO") through Section 41.13(a)(1), which states "[c]onstruct or cause to be constructed a comparable unit to be made available at comparable rent to replace each of the units to be converted..."

The six hotels from which residential hotel rooms are proposed to be transferred are causing the construction of the new complete units at 361 Turk Street and 145 Leavenworth Street through a contractual relationship with Forge Land Company ("Forge") which obligates Forge to accept the residential hotel designations.

The two new residential hotel buildings will be subject to the Planning Code's 12% on-site affordable housing requirement (27 rooms). In addition, and as part of the proposed Permit to Convert applications on file with your office, under an agreement with DKR LLC, the two new buildings will provide 40 workforce housing units, to be rented at below market, middle income rates to members of the San Francisco Police

Ms. Rosemary Bosque
San Francisco Department of Building Inspection
May 27, 2016
Page 2

Officers Association, the San Francisco Firefighters Local 798, and employees of the Boys and Girls Club of San Francisco. The term of the masterlease is 10 years. In effect, 29% of the 231 rooms at the new buildings will be offered at below market rates. Without the approval of the Permit to Convert applications, the 40 workforce housing rooms will not be created.

The Permit to Convert applications meet the one-for-one replacement standard of HCO Section 41.13(a)(1). We amended the Permit to Convert applications to replace Boopic, LLC with Forge as the applicant. Forge is constructing the buildings at 361 Turk Street and 145 Leavenworth Street, and therefore the applicant will directly construct the replacement units.

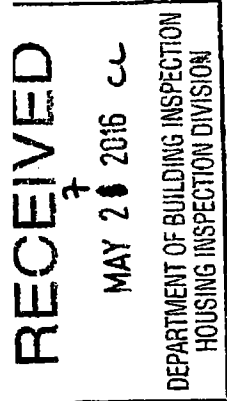
Forge has been involved with the Permit to Convert process from the beginning of the entitlement of the buildings at 361 Turk Street and 145 Leavenworth Street, and in fact pursued the group/workforce housing model based on the expectation that the residential hotel rooms would be transferred to the new buildings. A letter from Forge authorizing its replacement of Boopic, LLC as the sponsor is attached as Exhibit A.

2. **Permanent Resident at the Hotel Des Arts.** There are currently 38 residential hotel rooms at the Hotel Des Arts. One of those rooms is occupied by a permanent resident. That room is not proposed for conversion and will remain as a residential hotel room.
3. **Length of Tenancy for Residential Units.** The only restriction on length of tenancy for residential hotel rooms is that they must be rented for seven or more days at a time. HCO Section 41.20(a)(2) prohibits renting a residential hotel room for less than seven days. HCO Section 41.20(a)(3) prohibits the offering of a residential hotel room for a non-residential or tourist use. "Tourist hotel" is defined by the HCO as "a commercial use pursuant to City Planning Code Section 216(b) [now Section 102] and shall not be defined as group housing permitted in a residential area under City Planning Code Section 209.2 [now Section 102]."

The Planning Code recognizes residential hotel rooms as group housing rooms. The definition of "group housing" in the Planning Code expressly includes residential hotels as regulated by the HCO. The definition of group housing requires that such use must be provided for "a week or more at a time." As such, residential hotel rooms rented for a week or more at a time continue to be residential uses under the Planning Code.

All relevant City Codes simply restrict residential hotel rooms from being rented for a term of less than seven days.

4. **Amendment of Permit to Convert Applications.** Since the last letter transmitted to you on April 18, 2016, it has come to my attention that there are additional permanent

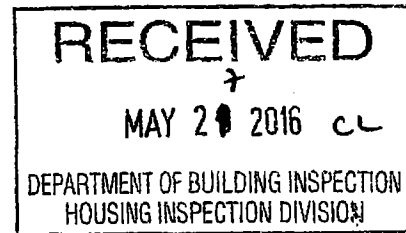


Ms. Rosemary Bosque
San Francisco Department of Building Inspection
May 27, 2016
Page 3

residents located at the Mosser Hotel (54 4th Street) the Union Square Plaza Hotel (432 Geary Street), and the Mithila Hotel (972 Sutter Street) that have not been previously documented in the Permit to Convert applications. There are four permanent residents at the Mosser Hotel, six at the Union Square Plaza Hotel, and one at the Mithila. More details on these residents are provided below. Based on this new information, we are amending the Permit to Convert applications to remove these 11 rooms from the applications. As a result, the 11 rooms (in addition to the one room at the Hotel Des Arts) will continue to be operated as residential hotel rooms, subject to the HCO. Updated Permit to Convert applications are enclosed as Exhibit B.

Permanent Resident Overview

- Hotel Des Arts (1 permanent resident)
 - Room 511
- Mosser Hotel (4 permanent residents)
 - Room 514
 - Room 702
 - Room 709
 - Room 805
- Union Square Plaza Hotel (6 permanent residents)
 - Room 205
 - Room 206
 - Room 212
 - Room 408
 - Room 609
 - Room 611
- Mithila Hotel (1 permanent resident)
 - 208



It is our understanding that you now have all information necessary to deem the Permit to Convert applications complete and mail notice as required by HCO Section 41.12(c). We appreciate your timely attention to processing the applications. Please contact me should you have any questions.

Very truly yours,

PRADMORE LEGAL SERVICES

A handwritten signature in black ink, appearing to read "Chad Pradmore".

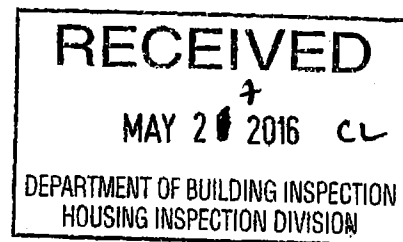
Chad Pradmore

Enclosures

cc: Andy Karcs, DBI
Rob Kelpa, San Francisco City Attorney's Office
Ilene Dick, Farella, Braun and Martell

PRADMORE LEGAL SERVICES

Exhibit A
Project Sponsor Letter of Replacement



Forge Land Company
100 Broadway
San Francisco, CA 94111

May 12, 2016

Ms. Rosemary Bosque
Department of Building Inspection
Housing Inspection Services
1660 Mission Street, 6th Floor
San Francisco, CA 94103

**Re: 361 Turk Street/145 Leavenworth Street
Permit to Convert Applications for 6 Hotels**

Dear Ms. Bosque,

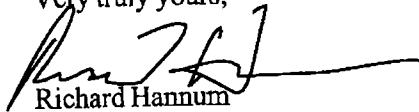
My name is Richard Hannum AIA, the Managing Member of both Turk and Leavenworth LLC ("T&L") and Forge Land Company LLC ("Forge"). The purpose of this letter is to notify you that Forge, developer of the proposed project, will be replacing Boopie, LLC as the applicant for the six Permit to Convert applications transferring rooms to 361 Turk Street and 145 Leavenworth Street.

As stated in our previous letter, T&L owns the property located at 361 Turk Street and 145 Leavenworth Street and Forge is the developer of the project. Collectively, the buildings will contain 231 complete units in a group housing development. This was one of the first projects in San Francisco proposing new construction under the group housing designation in many years. So there is no misunderstanding, from the very beginning Forge relied on the transfer of residential hotel rooms from these various hotels in the vicinity (originally only four hotels). Conversion of these units created the basis of our product approach and is key to our underwriting of the financing of the project.

Forge has been the sponsor of this project for several years. We are stepping in as the applicant of the six Permit to Convert applications now in order to make clear that the applications are consistent with Section 41.13(a)(1) of the Residential Hotel Unit Conversion and Demolition Ordinance, which requires that the applicant "[c]onstruct or cause to be constructed" replacement units. As the applicant, Forge will construct the replacement units clearly meeting this requirement.

Please do not hesitate to contact me if you have any questions. We are very excited about the product and the contribution to our housing stock this project represents. Thank you for your consideration of this matter.

Very truly yours,



Richard Hannum

Turk and Leavenworth LLC
Forge Land Company LLC

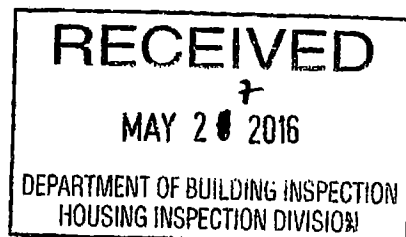
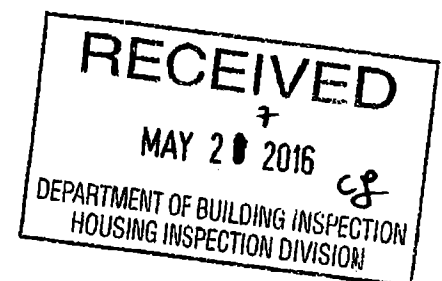


Exhibit B
Updated Permit to Convert Applications





HOUSING INSPECTION SERVICES

Chapter 41 of the San Francisco Administrative Code
The Residential Hotel Unit Conversion and Demolition Ordinance

Amended APPLICATION FOR A PERMIT TO CONVERT
Pursuant to Section 41.12 of this Code

Date Application is filed with the Department of Building Inspection

RECEIVED

MAY 20 2016

DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

SUBJECT PROPERTY INFORMATION

The name of the subject hotel:
(1) Mosser Hotel; (2) Mithila Hotel; (3) Hotel Fusion; (4) Union Square Plaza Hotel; (5) New Central Hotel; (6) Hotel Des Arts.
The address of the building in which conversions are proposed:
(1) 54 Fourth Street; (2) 972 Sutter Street; (3) 140 Ellis Street; (4) 432 Geary Street; (5) 1412 Market Street; (6) 447 Bush Street
Assessor's block and lot(s):
(1) 3705/004; (2) 0280/012; (3) 0326/023; (4) 0306/006; (5) 0835/001; (6) 0287/020.
Certified number of residential guest rooms:
(1) Mosser - 81; (2) Mithila - 19; (3) Fusion - 12; (4) Union Square Plaza - 61; (5) New Central Hotel - 15; (6) Hotel Des Arts - 38
Certified number of tourist guest rooms:
(1) Mosser - 120; (2) Mithila - 11; (3) Fusion - 112; (4) Union Square Plaza - 8; (5) New Central Hotel - 105; (6) Hotel Des Arts - 13
Total number of legal guest rooms:
(1) Mosser - 201; (2) Mithila - 30; (3) Fusion - 124; (4) Union Square Plaza - 69; (5) New Central Hotel - 120 (6) Hotel Des Arts - 51
Total number of legal dwelling units (not guest rooms):
(1) Mosser - 0; (2) Mithila - 0; (3) Fusion - 0; (4) Union Square Plaza - 0; (5) New Central Hotel - 0 (6) Hotel Des Arts - 0
Zoning district:
(1) Mosser - C-3-R; (2) Mithila - RC-4; (3) Fusion - C-3-G; (4) Union Square Plaza - C-3-G; (5) New Central Hotel - C-3-G; (6) Des Arts - RC-4.
Is the proposed conversion permitted by the City Planning Code?
Yes, with Conditional Use Authorization
Does the City Planning Code require additional approvals to permit your proposed conversion? If so, please state what type of application is necessary and include the case number and status if already submitted to the Department of City Planning.
Conditional Use Approval. Case Numbers (1) 2012.1531C; (2) 2015.010747C; (3) 2014.0909C; (4) 2014.0910C; (5) 2014.0911C (6) 2015.010755C

OWNER / APPLICANT / OPERATOR INFORMATION

The name of all property owners:
1) (1) Mosser Companies; (2) UK Star Inc.; (3) CHL International Inc.; (4) Kantilal C. Patel; (5) New Central Hotel & 2) Hostel; (6) Hotel Des Arts, LLC
3)

Housing Inspection Services

1660 Mission Street, 6th Floor - San Francisco CA 94103
Office (415) 558-6220 - FAX (415) 558-6249 - www.sfgov.org/dbi
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HCO Application: Permit to Convert

Page 2 of 5

The address of <u>all</u> property owners:	
1)	(1) 308 Jessie Street SF 94103; (2) 972 Sutter Street; (3) 140 Ellis Street SF 94102; (4) 432 Geary Street SF 94102 (5) 1412 Market Street (6) 790 Eddy Street.
2)	
3)	

Name, title and telephone number of property owner's contact person:	
1)	(1) Neveo Mosser - Principle 415-284-9000; (2) Katilal G. Waland - Principle 415-531-4124; (3) -
2)	Eugene Mui - Principle 415-377-0288; (4) Mike Patel - Principle 415-776-7585; (5) Anil K Patel -
3)	Principle 415-703-9988; (6) Stephan Forget - Principle 415.956.3232

The names of <u>all</u> existing hotel operators:	
1)	Same as Above
2)	
3)	

The addresses of <u>all</u> existing hotel operators:	
1)	Same as Above
2)	
3)	

Name, title and telephone number of hotel operator's contact person:	
1)	Same as Above
2)	
3)	

INFORMATION REGARDING THE PROPOSED CONVERSION

Describe the nature of the conversion, to include current and proposed uses for all existing guest rooms, and identify the room numbers and location by floor, etc. of the guest rooms to be converted:
Please See Individual Submissions

Attach as Exhibit A, a floor plan showing existing and proposed uses for the guest room area to be converted. The floor plans must be drawn to scale and illustrate any proposed construction or installment of improvements or change.

Housing Inspection Services
1660 Mission Street, 6th Floor - San Francisco CA 94103
Office (415) 558-6220 - FAX (415) 558-6249 - www.sfgov.org/dbi
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If the construction is contemplated, please indicate the tentative schedule dates for the start of construction, to include any issued Building Permit Applications to perform said work:

No Constructions Planned

Provide the current rental rate for each residential guest room to be converted by the:

☐ Week

☐ Month

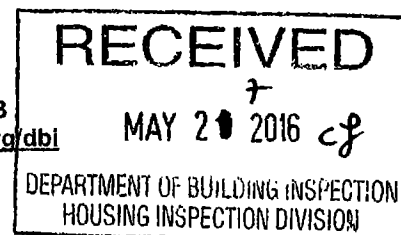
☐ Other

Please specify.

Room number	Rental rate	Room number	Rental rate
Please See Individual Submissions - Exhibit D			

Provide the length of tenancy of the permanent residents affected by the proposed conversion:

Name of permanent resident	Room number	Length of tenancy
Please See Individual Submissions - No Permanent Residents will be Affected.		



Provide a statement indicating how the one-for-one replacement of the units to be converted (designated in Section 41.13 of this Code) will be accomplished, including proposed location of replacement housing if it is to be provided off-site. Please designate which option you have selected pursuant to Section 41.13.

Please See Individual Submissions

FILING FEES

The requisite filing fee of \$ 510.00 payable to the Department of Building Inspection is attached:

☐ Yes

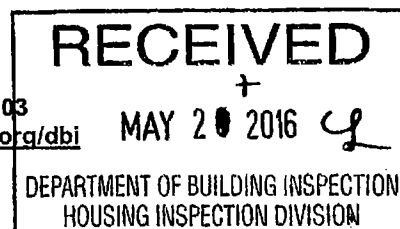
☒ No

NOTE: If you have chosen an option pursuant to Section 41.13 of this Code which requires Department of Real Estate determination, you must contact the Department of Real Estate at 25 Van Ness Avenue, Suite 400. The Department of Real Estate will be able to answer questions on additional fees to be paid by the applicant regarding the cost of the requisite two independent appraisals.

NOTICE REQUIREMENTS

The applicant shall on the same day this application is filed with the Department of Building Inspection, post in a conspicuous place at the subject property, a Notice indicating that an application to convert has been filed, informing permanent residents the procedures prescribed by Sections 41.12(c) and 41.17 of this Code.

Housing Inspection Services
 1660 Mission Street, 6th Floor- San Francisco CA 94103
 Office (415) 558-6220 – FAX (415) 558-6249 – www.sfgov.org/dbi
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APPLICANT'S DECLARATION

As the owner (or authorized agent of the owner) of record, I declare under penalty of perjury that I have complied with the provisions of Sections 41.12(b), 41.14 and 41.17 of this Code, and that all the information contained herein is true and correct to the best of my knowledge.

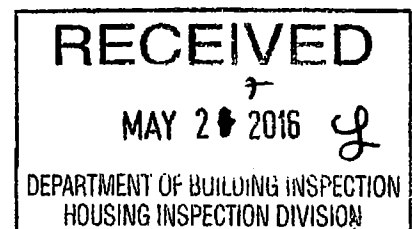
Chad Pradmore
Signature

5/27/2016
Date

Chad Pradmore, Counsel for the Sponsor
Print name and title

Agent
Capacity of Signatory (owner, agent, etc.)

Note: Any alteration work, change in use, or demolition to be performed on any building requires a Building Permit or Demolition Permit. Applications for these permits may be obtained at the first floor of 1660 Mission Street.



APPLICATION FOR PERMIT TO CONVERT

(Administrative Code Section 41.12)

for

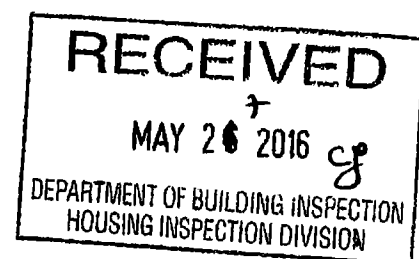
**Property located at:
972 Sutter Street
Block 0280, Lot 012**

Project Sponsor: Forge Land Company LLC

Planning Department Case No. 2015-010747CUA

Application Filed: July 24, 2014

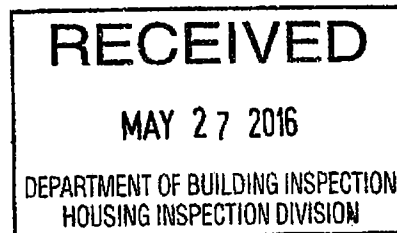
***Amended Application* Filed: May 27, 2016**



APPLICATION FOR A PERMIT TO CONVERT
Pursuant to Section 41.12 of the Administrative Code

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A. INTRODUCTION AND BACKGROUND

Forge Land Company LLC, a California limited liability company ("**Project Sponsor**") proposes (1) the one-for-one replacement of residential hotel rooms at six mixed tourist/residential hotels throughout San Francisco (the "**Existing Hotels**") with the group housing rooms to be constructed at 361 Turk Street (Block 0345, Lot 017) and 145 Leavenworth Street (Block 0345, Lot 022), per Planning Case No. 2012.1531 ("**Turk/Leavenworth Project**"), and (2) the conversion of the 214 formerly-designated residential hotel rooms at the Existing Hotels to tourist hotel rooms (overall, the "**Conversion Project**"). The Conversion Project will also include the addition of one new tourist hotel room to be constructed at one (1) of the Existing Hotels. On July 9, 2015, the Planning Commission approved the Turk/Leavenworth Project, which authorizes the construction of 231 new group housing rooms as defined by the Housing Code.

The Residential Hotel Unit Conversion and Demolition Ordinance (the "**Conversion Ordinance**", S.F. Admin Code, Chapter 41) regulates the conversion or demolition of existing residential hotel rooms through the one-for-one replacement process.

Approved Group Housing Buildings

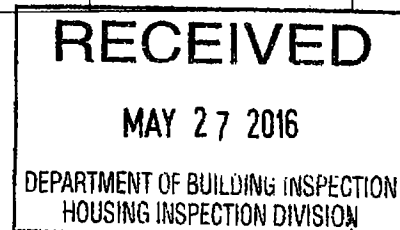
The Turk/Leavenworth Project will construct two new residential hotel buildings at 361 Turk Street and 145 Leavenworth Street. This new construction has already been approved by the Planning Commission. The building at 361 Turk Street will be a nine-story building with 137 group housing rooms. The building at 145 Leavenworth Street will be an eight-story building with 94 group housing rooms. A total of 231 group housing rooms will be constructed pursuant to the Turk/Leavenworth Project.

Existing Tourist/Residential Hotel Buildings

The two new buildings at 361 Turk Street and 145 Leavenworth Street will create a total of 231 new group housing. The Conversion Project proposes to transfer the residential hotel designations from the following Existing Hotels to the new group housing rooms at the Turk/Leavenworth Project.

The previously-designated residential hotel rooms at the Existing Hotels will be converted to tourist hotel rooms, as follows:

<u>Hotel</u>	<u>Address</u>	<u>Current Tourist Rooms</u>	<u>Current Residential Rooms</u>	<u>Total Proposed Tourist Rooms</u>
Mosser Hotel	54 4th Street	120	81	197 (+77)
Hotel Fusion	140 Ellis Street	112	12	124 (+12)
Union Square Plaza Hotel	432 Geary Street	8	61	63 (+55)



New Central Hotel	1412 Market Street	105	15	120 (+15)
Hotel Des Arts	447 Bush Street	13	38	51 (+37)*
Mithila Hotel	972 Sutter Street	11	19	29 (+18)
			Total:	(+214)

*The Conversion Project also proposes the addition of one new tourist hotel room within the existing envelope of the building located at 447 Bush Street (Hotel Des Arts), occupying space on the second floor currently used as the hotel lobby. No new construction, exterior alterations or changes to parking are proposed for the existing hotel buildings.

The current residential hotel rooms at the Existing Hotels are subject to the Conversion Ordinance. The Conversion Project proposes to convert 214 residential hotel rooms at the Existing Hotels to tourist hotel room use (in addition to one new tourist hotel room at the Hotel Des Arts), resulting in all six Existing Hotels having 100% tourist hotel rooms. To comply with the one-for-one replacement requirement of the Conversion Ordinance, Project Sponsor proposes the one-for-one replacement of these 214 residential hotel rooms with the new group housing rooms at 361 Turk Street and 145 Leavenworth Street.

Zoning

All of the Existing Hotels are located in a C-3-G, C-3-R or RC-4 zoning districts, which all allow for tourist hotel use as a conditional use per Planning Code Sections 210.2 and 209.3.

By this application, Project Sponsor seeks a permit to convert 18 residential hotel rooms at the Mithila Hotel to tourist hotel rooms, which will be replaced by 18 newly-constructed group housing rooms at 361 Turk Street and 145 Leavenworth Street.

B. SUBJECT PROPERTY INFORMATION

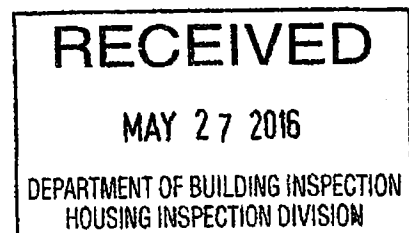
Hotel Name: Mithila Hotel

Address: 972 Sutter Street

Assessor's Block/Lot: Block 0280, Lot 012

Certified Number of Residential Rooms: 19

Certified Number of Tourist Rooms: 11



Total Number of
Legal Guest Rooms: 30

Total Number of
Legal Dwelling Units: 0

Zoning District: RC-4

Planning Case Number: 2015-010747CUA

C. OWNER/APPLICANT/OPERATOR INFORMATION

Property Owner/Operator: UK Star Inc.
972 Sutter Street
San Francisco, California 94109
Attn.: Kantilal G. Waland

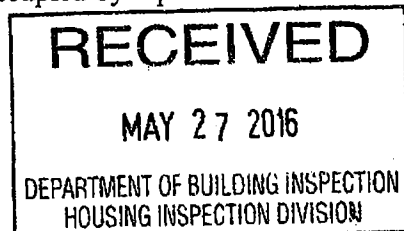
Project Sponsor: Forge Land Company LLC
100 Broadway Street
San Francisco, California 94111
Attn.: Richard Hannum
Tel.: (415) 215-8702
Email: richard@forgelandcompany.com

Project Contact: Pradmore Legal Services
3919 25th Street
San Francisco, California 94114
Attn: Chad Pradmore
Tel: (415) 260-2535
Email: cpradmore@dkrpartnerslp.com

D. PROPOSED CONVERSION INFORMATION

Upon completion of the Turk/Leavenworth Project, 18 residential hotel rooms at the Mithila Hotel would be converted from residential hotel to tourist hotel rooms. The existing residential units would be replaced on a one-for-one basis at the Project. No new construction, exterior alterations, or changes to parking are proposed for the Mithila Hotel. It should be noted that the Mithila Hotel contains a mixture of tourist and residential hotel rooms, and conversion would allow the Mithila Hotel to be operated solely as a tourist hotel, which it effectively operates as now.

The Mithila Hotel has 19 specific rooms designated as "residential" hotel rooms. A list of those units is attached as Exhibit A. A floor plan for the building is attached as Exhibit B. The rental rate, on average, for residential hotel rooms at the Mithila Hotel is \$664 per week. One (1) of the residential hotel rooms at the Mithila Hotel is occupied by a permanent resident



who will continue to reside in her residential hotel rooms during and after the proposed conversion. The tenancy of this permanent resident will not be affected by the proposed conversion and this resident will receive a lifetime lease for her particular unit.

Pursuant to Section 41.13 of the Conversion Ordinance, Project Sponsor proposes to replace the existing residential hotel rooms at the Mithila Hotel with newly-constructed, modern rental units at 361 Turk Street and 145 Leavenworth Street. These sites are more aptly situated to support residential use, whereas the Mithila Hotel is better situated to serve tourist use. An Area Services Chart is attached as Exhibit C.

Moreover, the newly-constructed units are comparable, and in nearly all respects superior to the existing residential hotel rooms. Here are the following facts relating to the comparisons:

- The average size of the new units will be 7 sq. ft. larger than the Units to be converted at the Mithila Hotel.
- 19 of Units to be converted at the Mithila Hotel have no private bathrooms; all of the new units have private bathrooms.
- None of the Units to be converted at the Mithila Hotel have cooking facilities; each of the new units will have private cooking facilities.
- The Residential Units at Mithila Hotel are an average of \$2.75 sq. ft. per week; the new units will be approximately \$2.33 sq. ft. per week.¹

Residents of the new units will also have superior common space amenities at the roof, second and fourth floor levels, as well as ground floor and street level retail space. The Mithila Hotel has no roof access, common space, or outdoor common space amenities.

E. 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) the other information or applications may be required.

Respectfully submitted,
Pradmore Legal Services

Dated: May 27, 2016

By: 

Chad Pradmore
Attorney for Project Sponsor

¹ This approximation is based on the projected market rate of comparable units if rented on an annual basis in today's dollars.

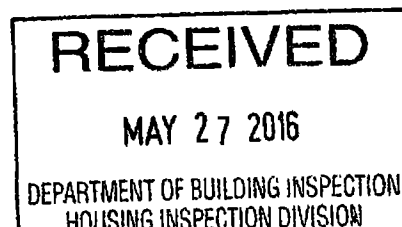


EXHIBIT A

**Mithila Hotel
Designated Residential Hotel Rooms**

Second Floor

203, 204, 205, 208, 209, and 210

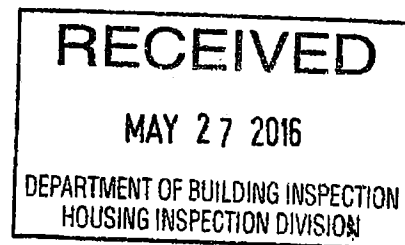
Third Floor

302, 303, 306, 307, 308, and 309

Fourth Floor

402, 404, 405, 407, 408, 409, and 410

TOTAL: 19 Units



Area Services	361 Turk & 145 Leavenworth	54 Fourth	140 Ellis	432 Geary	1412 Market	972 Sutter
Retail Grocers	Tabacco L Market - 301 Turk Big Boy Market - 180 Golden Gate Maryland Market - 300 Turk Central Towers Market - 352 Turk Hyde Turk Market - 161 Hyde SF Phicess Market - 112 Hyde El Dorado Market - 124 Jones G&H Liquor & Grocery - 201 Jones Produce Market - 2100 Turk Market Groceries - 280 Leavenworth Metro Market - 236 Leavenworth Empire Market - 399 Eddy Golden Gate Market - 225 Leavenworth T&L Food Market - 405 Eddy Cadillac Market - 499 Eddy	Bristol Farms - 845 Market Target - 789 Mission Walgreens - 825, 776, 730 Market CVS - 711 Market 7-11 - 837 Mission	Bristol Farms - 845 Market Walgreens - 135 Powell Cal. Grocery - 123 Eddy Market Central - 901 Market	Walgreens - 500 Geary, 135 Powell Bel Clift Market - 510 Geary Town & City Market - 600 Post Fred's Food Mart - 300 Mason	Walgreens - 1496 Market	Sutter Fine Foods - 988 Sutter U N Market - 900 Post Yogi Food Market 908 Sutter Geary & Hyde Market - 798 Geary Queen of Sheba - 1100 Sutter Crown Market & Liquor - 712 Geary S & B Grocery & Liquor Store - 1012 Post Mid City Market & Deli - 868 Geary Food & Liquor World - 728 Post Star Supermarket - 669 Geary City Supermarket - 920 Geary Salem Grocery - 920 Geary Round the Clock Market - 1001 Bush Super One - 1118 Polk Deena's Market - 600 O'Farrell Trader Joe's - 1401 California Market Mayflower & Deli - 985 Bush Hyde-O'Farrell Market - 701 O'Farrell Econo Market - 593 O'Farrell Discount Grocers - 1203 Polk Polk Street Produce - 1334 Polk Trader Joe's Nob Hill - 1432 California grocery store - 952 Sutter Pine & Jones Market - 1100 Pine California Produce - 986 Polk Hiep-Thanh Market - 724 Larkin Tuong Phong Market - 628 Ellis Express Market 49 - 8 O'Farrell
Laundromats	Ryan & Eddy 315 Turk M&C Cleaners - 715 Hyde Coin Laundry - 235 Turk Ryan's Laundry - 240 Leavenworth First Coin - 365 Eddy Rainbow Coin - 382 Hyde	Cleaners - 837 Mission	Agia	Viet's Cleaners - 351 Taylor	None	Droy & Go Laundry - 1107 Leavenworth San Francisco Coin Laundry Co - 985 Post Sutter Street Cleaners - 905 Sutter
Health, Social, Welfare & Other Services	Hospitality House - 156 Leavenworth Compass Children's Center - 144 Leavenworth Curry Senior Center - 333 & 315 Turk Tenderloin Housing Clinic - 126 Hyde General Assistance Advocacy Clinic - 276 Golden Gate Service Employee Union - 240 & 215 Golden Gate Tom Waddell Urban Housing Clinic - 230 Golden Gate Wu Yee Childcare Center - 177 Golden Gate De Marilla Academy - 125 Golden Gate St. Anthony's Foundation - 150 Golden Gate Boys & Girls Club - 115 Jones Salvation Army Ralston Place - 242 Turk Community Housing Partnership - 280 Turk Community Awareness and Treatment - 425 Eddy First Avenue Housing - 253 Hyde	None	None	San Francisco Flex Academy - 555 Post Vet's Service Center - 25 Van Ness City of SF - 30 Van Ness SF School District - 135 Van Ness	None	St. Francis Memorial Hospital - 900 Hyde Raphael House - 1055 Sutter On Lok Lifeways - 1333 Bush

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 HOUSING INSPECTION DIVISION

Exhibit D

Room Comparison Chart

	Mosser Hotel	Hotel Fusion	Upper Square Plaza	New Central Hotel	Hotel Des Arts	Mithila Hotel	New Units
Total No. of Rooms	201	124	69	120	51	30	231
Tourist Rooms	120	112	8	105	13	11	n/a
Residential Rooms	81	12	61	15	38	19	231
Residential Rooms w/o Bathrooms	41	2	6	15	16	2	0
Residential Rooms w/o Cooking Facilities	81	12	61	15	38	19	0
Average Room Residential Room Dimension	140 Sq. Ft.	149 Sq. Ft.	183 Sq. Ft.	111 Sq. Ft.	152 Sq. Ft.	241 Sq. Ft.	250 Sq. ft.
Resi. Room Rental Rates	\$525/week	\$630/week	\$406/week	\$600/week	\$875/week	\$664/week	\$583.00/week
Average Room Residential Room Cost per Sq. Ft.	\$3.75/week	\$5.67/week	\$2.21/week	\$5.40/week	\$5.75/week	\$2.75/week	\$2.33/week ¹
Rooms Occupied as of 10/15/2015	57	71	62	0	42	30	n/a
Tourist Rooms Occupied	45	65	7	0	10	11	n/a
Resi. Rooms Occupied by 7-31 day occupant	12	6	55	0	32	19	n/a
Resi. Rooms Occupied by 32+ days occupant	4	0	6	0	1	1	n/a
Estimated % of Resi. Room Renters Out of Towners	90%	90%	75%	53%	90%	90%	0%

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MAY 27 2016

DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

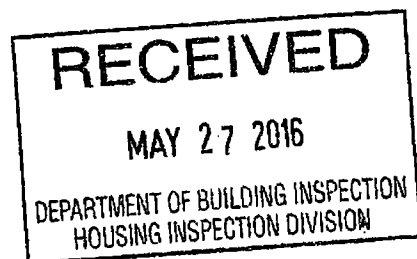
¹ This approximation is based on the projected market rate of comparable units if rented on an annual basis in today's dollars.

APPLICATION FOR PERMIT TO CONVERT

(Administrative Code Section 41.12)

for

**Property located at:
447 Bush Street
Block 0287, Lot 020**



Project Sponsor: Forge Land Company LLC

Planning Department Case No. 2015-010755CUA

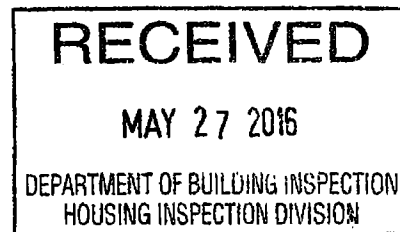
Application Filed: July 24, 2014

Amended Application Filed: May 27, 2016

APPLICATION FOR A PERMIT TO CONVERT
Pursuant to Section 41.12 of the Administrative Code

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	LIST OF EXHIBITS	7



A. INTRODUCTION AND BACKGROUND

Forge Land Company LLC, a California limited liability company ("Project Sponsor") proposes (1) the one-for-one replacement of residential hotel rooms at six mixed tourist/residential hotels throughout San Francisco (the "Existing Hotels") with the group housing rooms to be constructed at 361 Turk Street (Block 0345, Lot 017) and 145 Leavenworth Street (Block 0345, Lot 022), per Planning Case No. 2012.1531 ("Turk/Leavenworth Project"), and (2) the conversion of the 214 formerly-designated residential hotel rooms at the Existing Hotels to tourist hotel rooms (overall, the "Conversion Project"). The Conversion Project will also include the addition of one new tourist hotel room to be constructed at one (1) of the Existing Hotels. On July 9, 2015, the Planning Commission approved the Turk/Leavenworth Project, which authorizes the construction of 231 new group housing rooms as defined by the Housing Code.

The Residential Hotel Unit Conversion and Demolition Ordinance (the "Conversion Ordinance", S.F. Admin Code, Chapter 41) regulates the conversion or demolition of existing residential hotel rooms through the one-for-one replacement process.

Approved Group Housing Buildings

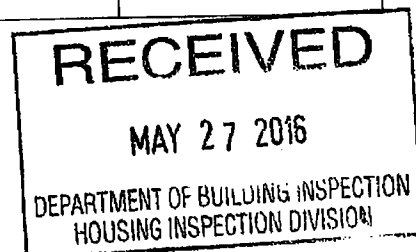
The Turk/Leavenworth Project will construct two new residential hotel buildings at 361 Turk Street and 145 Leavenworth Street. This new construction has already been approved by the Planning Commission. The building at 361 Turk Street will be a nine-story building with 137 group housing rooms. The building at 145 Leavenworth Street will be an eight-story building with 94 group housing rooms. A total of 231 group housing rooms will be constructed pursuant to the Turk/Leavenworth Project.

Existing Tourist/Residential Hotel Buildings

The two new buildings at 361 Turk Street and 145 Leavenworth Street will create a total of 231 new group housing. The Conversion Project proposes to transfer the residential hotel designations from the following Existing Hotels to the new group housing rooms at the Turk/Leavenworth Project.

The previously-designated residential hotel rooms at the Existing Hotels will be converted to tourist hotel rooms, as follows:

<u>Hotel</u>	<u>Address</u>	<u>Current Tourist Rooms</u>	<u>Current Residential Rooms</u>	<u>Total Proposed Tourist Rooms</u>
Mosser Hotel	54 4th Street	120	81	197 (+77)
Hotel Fusion	140 Ellis Street	112	12	124 (+12)
Union Square Plaza Hotel	432 Geary Street	8	61	63 (+55)



New Central Hotel	1412 Market Street	105	15	120 (+15)
Hotel Des Arts	447 Bush Street	13	38	51 (+37)*
Mithila Hotel	972 Sutter Street	11	19	29 (+18)
			Total:	(+214)

*The Conversion Project also proposes the addition of one new tourist hotel room within the existing envelope of the building located at 447 Bush Street (Hotel Des Arts), occupying space on the second floor currently used as the hotel lobby. No new construction, exterior alterations or changes to parking are proposed for the existing hotel buildings.

The current residential hotel rooms at the Existing Hotels are subject to the Conversion Ordinance. The Conversion Project proposes to convert 214 residential hotel rooms at the Existing Hotels to tourist hotel room use (in addition to one new tourist hotel room at the Hotel Des Arts), resulting in all six Existing Hotels having 100% tourist hotel rooms. To comply with the one-for-one replacement requirement of the Conversion Ordinance, Project Sponsor proposes the one-for-one replacement of these 214 residential hotel rooms with the new group housing rooms at 361 Turk Street and 145 Leavenworth Street.

Zoning

All of the Existing Hotels are located in a C-3-G, C-3-R or RC-4 zoning districts, which all allow for tourist hotel use as a conditional use per Planning Code Sections 210.2 and 209.3.

By this application, Project Sponsor seeks a permit to convert 37 residential hotel rooms at the Hotel Des Arts to tourist hotel rooms, which will be replaced by 37 newly-constructed group housing rooms at 361 Turk Street and 145 Leavenworth Street.

B. SUBJECT PROPERTY INFORMATION

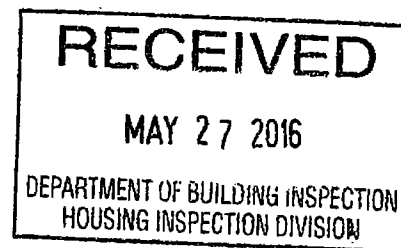
Hotel Name: Hotel Des Arts

Address: 447 Bush Street

Assessor's Block/Lot: Block 0287, Lot 020

Certified Number of Residential Rooms: 38

Certified Number of Tourist Rooms: 13

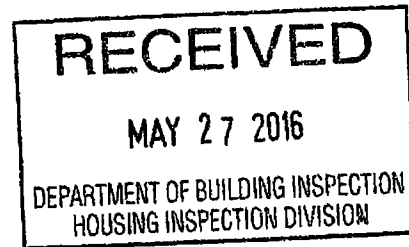


Total Number of
Legal Guest Rooms: 51

Total Number of
Legal Dwelling Units: 0

Zoning District: C-3-R

Planning Case Number: 2015-010755CUA



C. OWNER/APPLICANT/OPERATOR INFORMATION

Property Owner/Operator: Hotel Des Arts, LLC
790 Eddy Street
San Francisco, California 94109
Attn.: Stephan Forget

Project Sponsor: Forge Land Company LLC
100 Broadway Street
San Francisco, California 94111
Attn.: Richard Hannum
Tel.: (415) 215-8702
Email: richard@forgelandcompany.com

Project Contact: Pradmore Legal Services
3919 25th Street
San Francisco, California 94114
Attn: Chad Pradmore
Tel: (415) 260-2535
Email: cpradmore@dkrpartnerslp.com

D. PROPOSED CONVERSION INFORMATION

Upon completion of the Turk/Leavenworth Project, 37 out of the 38 residential hotel rooms at the Hotel Des Arts would be converted from residential hotel to tourist hotel rooms. The existing residential units would be replaced on a one-for-one basis at the Project. No new construction, exterior alterations, or changes to parking are proposed for the Hotel Des Arts. It should be noted that the Hotel Des Arts contains a mixture of tourist and residential hotel rooms, and conversion would allow the Hotel Des Arts to be operated solely as a tourist hotel, which it effectively operates as now.

The Hotel Des Arts has 38 specific rooms designated as "residential" hotel rooms. A list of those units is attached as Exhibit A. A floor plan for the building is attached as Exhibit B. The rental rate, on average, for residential hotel rooms at the Hotel Des Arts is \$875 per week. One (1) of the residential hotel rooms at the Hotel Des Arts is occupied by a permanent resident

who will continue to reside in his residential hotel room during and after the proposed conversion. The tenancy of this permanent resident will not be affected by the proposed conversion and the resident of this unit will receive a lifetime lease for his particular unit.

Pursuant to Section 41.13 of the Conversion Ordinance, Project Sponsor proposes to replace the existing residential hotel rooms at the Hotel Des Arts with newly-constructed, modern rental units at 361 Turk Street and 145 Leavenworth Street. These sites are more aptly situated to support residential use, whereas the Hotel Des Arts is better situated to serve tourist use. An Area Services Chart is attached as Exhibit C.

Moreover, the newly-constructed units are comparable, and in nearly all respects superior to the existing residential hotel rooms. Here are the following facts relating to the comparisons:

- The average size of the new units will be 98 sq. ft. larger than the Units to be converted at the Hotel Des Arts.
- 16 of Units to be converted at the Hotel Des Arts have no private bathrooms; all of the new units have private bathrooms.
- None of the Units to be converted at the Hotel Des Arts have cooking facilities; each of the new units will have private cooking facilities.
- The Residential Units at Hotel Des Arts are an average of \$5.75 sq. ft. per week; the new units will be approximately \$2.33 sq. ft. per week.¹


Residents of the new units will also have superior common space amenities at the roof, second and fourth floor levels, as well as ground floor and street level retail space. The Hotel Des Arts has no roof access, common space, or outdoor common space amenities.

E. 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) the other information or applications may be required.

Respectfully submitted,
Pradmore Legal Services

Dated: May 27, 2016

By: 
Chad Pradmore
Attorney for Project Sponsor

¹ This approximation is based on the projected market rate of comparable units if rented on an annual basis in today's dollars.

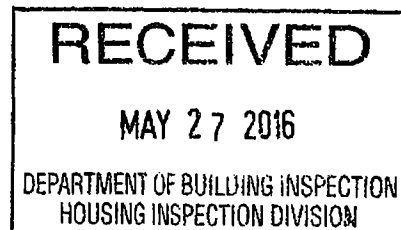


EXHIBIT A

**Hotels Des Arts
Designated Residential Hotel Rooms**

Second Floor

200, 201, 205, 209, 210, 211, and 212

Third Floor

300, 301, 302, 303, 305, 306, 309, 310, 311, and 312

Forth Floor

400, 401, 403, 405, 407, 409, 410, 411, and 412

Fifth Floor

500, 501, 502, 503, 504, 505, 507, 508, 509, 510, 511, and 512

TOTAL: 38 Units



APPLICATION FOR PERMIT TO CONVERT

(Administrative Code Section 41.12)

for

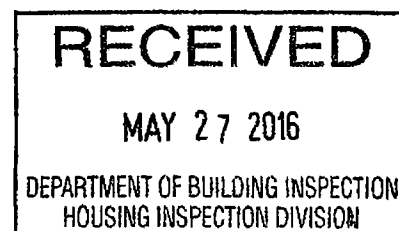
**Property located at:
140 Ellis Street
Block 0326, Lot 023**

Project Sponsor: Forge Land Company LLC

Planning Department Case No. 2014.0909C

Application Filed: July 24, 2014

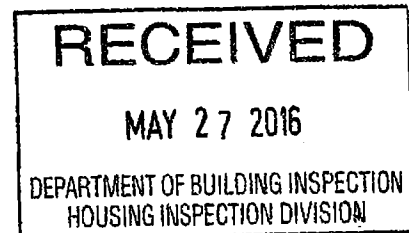
Amended Application Filed: May 27, 2016



APPLICATION FOR A PERMIT TO CONVERT
Pursuant to Section 41.12 of the Administrative Code

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A. INTRODUCTION AND BACKGROUND

Forge Land Company LLC, a California limited liability company ("**Project Sponsor**") proposes (1) the one-for-one replacement of residential hotel rooms at six mixed tourist/residential hotels throughout San Francisco (the "**Existing Hotels**") with the group housing rooms to be constructed at 361 Turk Street (Block 0345, Lot 017) and 145 Leavenworth Street (Block 0345, Lot 022), per Planning Case No. 2012.1531 ("**Turk/Leavenworth Project**"), and (2) the conversion of the 214 formerly-designated residential hotel rooms at the Existing Hotels to tourist hotel rooms (overall, the "**Conversion Project**"). The Conversion Project will also include the addition of one new tourist hotel room to be constructed at one (1) of the Existing Hotels. On July 9, 2015, the Planning Commission approved the Turk/Leavenworth Project, which authorizes the construction of 231 new group housing rooms as defined by the Housing Code.

The Residential Hotel Unit Conversion and Demolition Ordinance (the "**Conversion Ordinance**", S.F. Admin Code, Chapter 41) regulates the conversion or demolition of existing residential hotel rooms through the one-for-one replacement process.

Approved Group Housing Buildings

The Turk/Leavenworth Project will construct two new residential hotel buildings at 361 Turk Street and 145 Leavenworth Street. This new construction has already been approved by the Planning Commission. The building at 361 Turk Street will be a nine-story building with 137 group housing rooms. The building at 145 Leavenworth Street will be an eight-story building with 94 group housing rooms. A total of 231 group housing rooms will be constructed pursuant to the Turk/Leavenworth Project.

Existing Tourist/Residential Hotel Buildings

The two new buildings at 361 Turk Street and 145 Leavenworth Street will create a total of 231 new group housing. The Conversion Project proposes to transfer the residential hotel designations from the following Existing Hotels to the new group housing rooms at the Turk/Leavenworth Project.

The previously-designated residential hotel rooms at the Existing Hotels will be converted to tourist hotel rooms, as follows:

<u>Hotel</u>	<u>Address</u>	<u>Current Tourist Rooms</u>	<u>Current Residential Rooms</u>	<u>Total Proposed Tourist Rooms</u>
Mosser Hotel	54 4th Street	120	81	197 (+77)
Hotel Fusion	140 Ellis Street	112	12	124 (+12)

RECEIVED

MAY 27 2016

DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

Union Square Plaza Hotel	432 Geary Street	8	61	63 (+55)
New Central Hotel	1412 Market Street	105	15	120 (+15)
Hotel Des Arts	447 Bush Street	13	38	51 (+37)*
Mithila Hotel	972 Sutter Street	11	18	30 (+18)
			Total:	(+214)

*The Conversion Project also proposes the addition of one new tourist hotel room within the existing envelope of the building located at 447 Bush Street (Hotel Des Arts), occupying space on the second floor currently used as the hotel lobby. No new construction, exterior alterations or changes to parking are proposed for the existing hotel buildings.

The current residential hotel rooms at the Existing Hotels are subject to the Conversion Ordinance. The Conversion Project proposes to convert residential hotel rooms at the Existing Hotels to tourist hotel room use (in addition to one new tourist hotel room at the Hotel Des Arts), resulting in all six Existing Hotels having 100% tourist hotel rooms. To comply with the one-for-one replacement requirement of the Conversion Ordinance, Project Sponsor proposes the one-for-one replacement of these 214 residential hotel rooms with the new group housing rooms at 361 Turk Street and 145 Leavenworth Street.

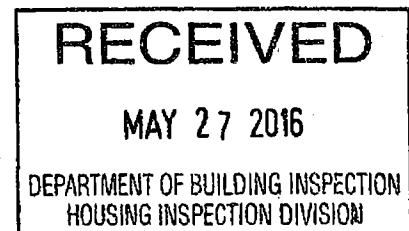
Zoning

All of the Existing Hotels are located in a C-3-G, C-3-R or RC-4 zoning districts, which all allow for tourist hotel use as a conditional use per Planning Code Sections 210.2 and 209.3.

By this application, Project Sponsor seeks a permit to convert 12 residential hotel rooms at the Hotel Fusion to tourist hotel rooms, which will be replaced by 12 newly-constructed group housing rooms at 361 Turk Street and 145 Leavenworth Street.

B. SUBJECT PROPERTY INFORMATION

Hotel Name: Hotel Fusion
Address: 140 Ellis Street
Assessor's Block/Lot: Block 0326, Lot 023
Certified Number of Residential Rooms: 12



Certified Number of
Tourist Rooms: 112

Total Number of
Legal Guest Rooms: 124

Total Number of
Legal Dwelling Units: 0

Zoning District: C-3-G

Planning Case Number: 2014.0909C

C. OWNER/APPLICANT/OPERATOR INFORMATION

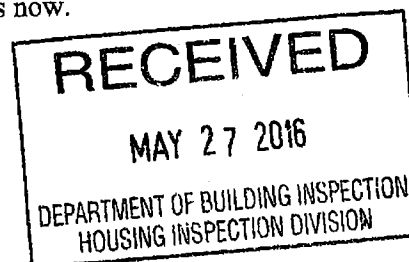
Property Owner/Operator: CHL International, Inc.
140 Ellis Street
San Francisco, California 94102
Attn.: Eugene Mui

Project Sponsor: Forge Land Company LLC
100 Broadway Street
San Francisco, California 94111
Attn.: Richard Hannum
Tel.: (415) 215-8702
Email: richard@forgelandcompany.com

Project Contact: Pradmore Legal Services
3919 25th Street
San Francisco, California 94114
Attn: Chad Pradmore
Tel: (415) 260-2535
Email: cpradmore@dkrpartnerslp.com

D. PROPOSED CONVERSION INFORMATION

Upon completion of the Turk/Leavenworth Project, 12 residential hotel rooms at the Hotel Fusion would be converted from residential hotel to tourist hotel rooms. The existing residential units would be replaced on a one-for-one basis at the Project. No new construction, exterior alterations, or changes to parking are proposed for the Hotel Fusion. It should be noted that the Hotel Fusion contains a mixture of tourist and residential hotel rooms, and conversion would allow the Hotel Fusion to be operated solely as a tourist hotel, which it effectively operates as now.



The Hotel Fusion has 12 specific rooms designated as "residential" hotel rooms. A list of those units is attached as Exhibit A. A floor plan for the building is attached as Exhibit B. The rental rate, on average, for residential hotel rooms at Hotel Fusion is \$630 per week. None of the residential hotel rooms contain permanent residents.

Pursuant to Section 41.13 of the Conversion Ordinance, Project Sponsor proposes to replace the existing residential hotel rooms at the Hotel Fusion with newly-constructed, modern rental units at 361 Turk Street and 145 Leavenworth Street. These sites are more aptly situated to support residential use, whereas the Hotel Fusion is better situated to serve tourist use. An Area Services Chart is attached as Exhibit C.

Moreover, the newly-constructed units are comparable, and in nearly all respects superior to the existing residential hotel rooms. Here are the following facts relating to the comparisons:

- The average size of the new units will be 101 sq. ft. larger than the Units to be converted at the Hotel Fusion.
- 2 of Units to be converted at the Hotel Fusion have no private bathrooms; all of the new units have private bathrooms.
- None of the Units to be converted at the Hotel Fusion have cooking facilities; each of the new units will have private cooking facilities.
- The Residential Units at Hotel Fusion are an average of \$3.34 sq. ft. per week; the new units will be approximately \$2.33 sq. ft. per week.

Residents of the new units will also have superior common space amenities at the roof, second and fourth floor levels, as well as ground floor and street level retail space. The Hotel Fusion has no roof access, common space, or outdoor common space amenities.

E. 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) the other information or applications may be required.

Respectfully submitted,
Pradmore Legal Services

By: Chad Pradmore
Chad Pradmore
Attorney for Project Sponsor

Dated: May 27, 2016

¹ This approximation is based on the projected market rate of comparable units if rented on an annual basis in today's dollars.

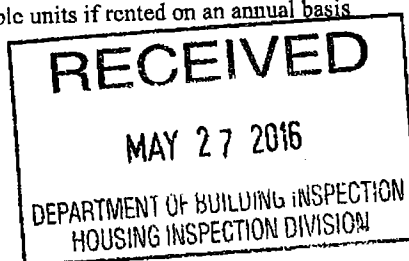


EXHIBIT A

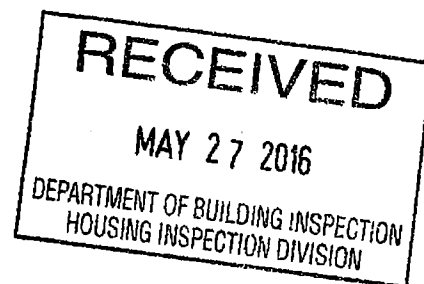
Hotel Fusion Designated Residential Hotel Rooms

310
317
327

407
410
417
427

507
510
515
517
527

TOTAL: 12 Units.



APPLICATION FOR PERMIT TO CONVERT

(Administrative Code Section 41.12)

for

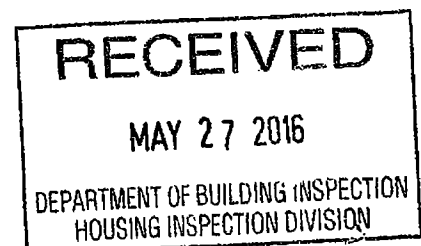
**Property located at:
54 4th Street
Block 3705, Lot 004**

Project Sponsor: Forge Land Company LLC

Planning Department Case No. 2012.1531C_3

Application Filed: July 24, 2014

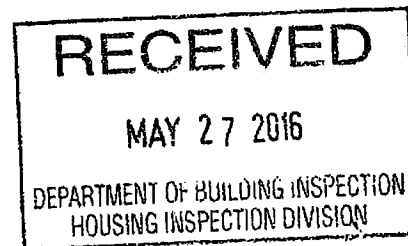
Amended Application Filed: May 27, 2016



APPLICATION FOR A PERMIT TO CONVERT
Pursuant to Section 41.12 of the Administrative Code

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A. INTRODUCTION AND BACKGROUND

Forge Land Company LLC, a California limited liability company ("Project Sponsor") proposes (1) the one-for-one replacement of residential hotel rooms at six mixed tourist/residential hotels throughout San Francisco (the "Existing Hotels") with the group housing rooms to be constructed at 361 Turk Street (Block 0345, Lot 017) and 145 Leavenworth Street (Block 0345, Lot 022), per Planning Case No. 2012.1531 ("Turk/Leavenworth Project"), and (2) the conversion of the 214 formerly-designated residential hotel rooms at the Existing Hotels to tourist hotel rooms (overall, the "Conversion Project"). The Conversion Project will also include the addition of one new tourist hotel room to be constructed at one (1) of the Existing Hotels. On July 9, 2015, the Planning Commission approved the Turk/Leavenworth Project, which authorizes the construction of 231 new group housing rooms as defined by the Housing Code.

The Residential Hotel Unit Conversion and Demolition Ordinance (the "Conversion Ordinance", S.F. Admin Code, Chapter 41) regulates the conversion or demolition of existing residential hotel rooms through the one-for-one replacement process.

Approved Group Housing Buildings

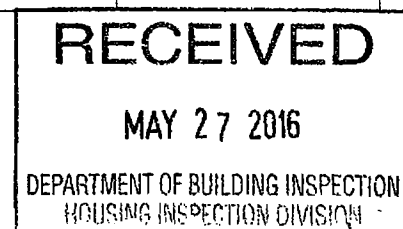
The Turk/Leavenworth Project will construct two new residential hotel buildings at 361 Turk Street and 145 Leavenworth Street. This new construction has already been approved by the Planning Commission. The building at 361 Turk Street will be a nine-story building with 137 group housing rooms. The building at 145 Leavenworth Street will be an eight-story building with 94 group housing rooms. A total of 231 group housing rooms will be constructed pursuant to the Turk/Leavenworth Project.

Existing Tourist/Residential Hotel Buildings

The two new buildings at 361 Turk Street and 145 Leavenworth Street will create a total of 231 new group housing. The Conversion Project proposes to transfer the residential hotel designations from the following Existing Hotels to the new group housing rooms at the Turk/Leavenworth Project.

The previously-designated residential hotel rooms at the Existing Hotels will be converted to tourist hotel rooms, as follows:

<u>Hotel</u>	<u>Address</u>	<u>Current Tourist Rooms</u>	<u>Current Residential Rooms</u>	<u>Total Proposed Tourist Rooms</u>
Mosser Hotel	54 4th Street	120	81	197 (+77)
Hotel Fusion	140 Ellis Street	112	12	124 (+12)
Union Square Plaza Hotel	432 Geary Street	8	61	63 (+55)



New Central Hotel	1412 Market Street	105	15	120 (+15)
Hotel Des Arts	447 Bush Street	13	38	51 (+37)*
Mithila Hotel	972 Sutter Street	11	19	29 (+18)
			Total:	(+214)

*The Conversion Project also proposes the addition of one new tourist hotel room within the existing envelope of the building located at 447 Bush Street (Hotel Des Arts), occupying space on the second floor currently used as the hotel lobby. No new construction, exterior alterations or changes to parking are proposed for the existing hotel buildings.

The current residential hotel rooms at the Existing Hotels are subject to the Conversion Ordinance. The Conversion Project proposes to convert 214 residential hotel rooms at the Existing Hotels to tourist hotel room use (in addition to one new tourist hotel room at the Hotel Des Arts), resulting in all six Existing Hotels having 100% tourist hotel rooms. To comply with the one-for-one replacement requirement of the Conversion Ordinance, Project Sponsor proposes the one-for-one replacement of these 214 residential hotel rooms with the new group housing rooms at 361 Turk Street and 145 Leavenworth Street.

Zoning

All of the Existing Hotels are located in a C-3-G, C-3-R or RC-4 zoning districts, which all allow for tourist hotel use as a conditional use per Planning Code Sections 210.2 and 209.3.

By this application, Project Sponsor seeks a permit to convert 77 residential hotel rooms at the Mosser Hotel to tourist hotel rooms, which will be replaced by 77 newly-constructed group housing rooms at 361 Turk Street and 145 Leavenworth Street.

B. SUBJECT PROPERTY INFORMATION

Hotel Name: Mosser Hotel

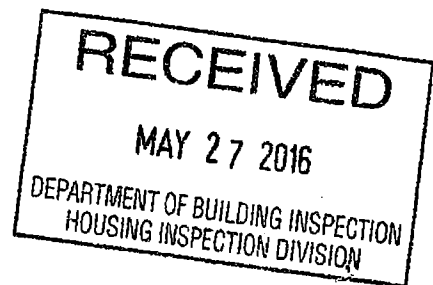
Address: 54 4th Street

Assessor's Block/Lot: Block 3705, Lot 004

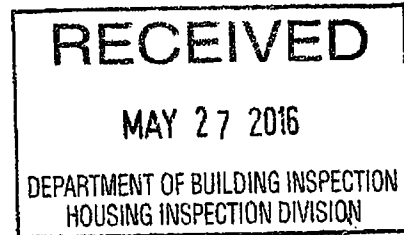
Certified Number of Residential Rooms: 81

Certified Number of Tourist Rooms: 120

Total Number of



Legal Guest Rooms: 201
Total Number of
Legal Dwelling Units: 0
Zoning District: C-3-R
Planning Case Number: 2012.1531C_3



C. OWNER/APPLICANT/OPERATOR INFORMATION

Property Owner/Operator: Mosser Victorian Hotel of Arts and Music, Inc.
308 Jessie Street
San Francisco, California 94103
Attn.: Neveo Mosser

Project Sponsor: Forge Land Company LLC
100 Broadway Street
San Francisco, California 94111
Attn.: Richard Hannum
Tel.: (415) 215-8702
Email: richard@forgelandcompany.com

Project Contact: Pradmore Legal Services
3919 25th Street
San Francisco, California 94114
Attn: Chad Pradmore
Tel: (415) 260-2535
Email: cpradmore@dkrpartnerslp.com

D. PROPOSED CONVERSION INFORMATION

Upon completion of the Turk/Leavenworth Project, 77 out of the 81 residential hotel rooms at the Mosser Hotel would be converted from residential hotel to tourist hotel rooms. The existing residential units would be replaced on a one-for-one basis at the Project. No new construction, exterior alterations, or changes to parking are proposed for the Mosser Hotel. It should be noted that the Mosser Hotel contains a mixture of tourist and residential hotel rooms, and conversion would allow the Mosser Hotel to be operated solely as a tourist hotel, which it effectively operates as now.

The Mosser Hotel has 81 specific rooms designated as "residential" hotel rooms. A list of those units is attached as Exhibit A. A typical floor plan is attached as Exhibit B. The rental rate, on average, for residential hotel rooms at the Mosser Hotel is \$525 per week. Four (4) residential hotel rooms at the Mosser Hotel are occupied by permanent residents who will continue to reside in their residential hotel rooms during and after the proposed conversion. The

tenancy of these permanent residents will not be affected by the proposed conversion and each resident occupying one of these four (4) units will receive a lifetime lease for their particular unit.

Pursuant to Section 41.13 of the Conversion Ordinance, Project Sponsor proposes to replace the existing residential hotel rooms at the Mosser Hotel with newly-constructed, modern rental units at 361 Turk Street and 145 Leavenworth Street. These sites are more aptly situated to support residential use, whereas the Mosser Hotel is better situated to serve tourist use. An Area Services Chart is attached as Exhibit C.

Moreover, the newly-constructed units are comparable, and in nearly all respects superior to the existing residential hotel rooms. Here are the following facts relating to the comparisons:

- The average size of the new units will be 110 sq. ft. larger than the Units to be converted at the Mosser Hotel.
- 41 of Units to be converted at the Mosser Hotel have no private bathrooms; all of the new units have private bathrooms.
- None of the Units to be converted at the Mosser Hotel have cooking facilities; each of the new units will have private cooking facilities.
- The Residential Units at Mosser Hotel are an average of \$1.42 sq. ft. per week; the new units will be approximately \$2.33 sq. ft. per week.¹


Residents of the new units will also have superior common space amenities at the roof, second and fourth floor levels, as well as ground floor and street level retail space. The Mosser Hotel has no roof access, common space, or outdoor common space amenities.

E. 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) the other information or applications may be required.

Respectfully submitted,
Pradmore Legal Services

Dated: May 27, 2016

By: 
Chad Pradmore
Attorney for Project Sponsor

¹ This approximation is based on the projected market rate of comparable units if rented on an annual basis in today's dollars.

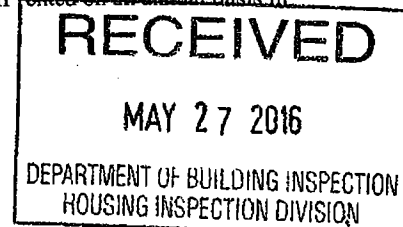


EXHIBIT A

**Mosser Hotel
Designated Residential Hotel Rooms**

Second Floor

201-214 (14 units)

216-218 (3 units)

Third Floor

301-302 (2 units)

305-310 (6 units)

314-316 (3 units)

320 (1 unit)

Fourth Floor

401-407 (7 units)

409-418 (10 units)

Fifth Floor

501-518 (18 units)

521 (1 unit)

Sixth Floor

601-605 (5 units)

609 (1 unit)

Seventh Floor

701-707 (7 units)

709 (1 unit)

Eighth Floor

805 (1 unit)

809 (1 unit)

TOTAL: 81 Units



APPLICATION FOR PERMIT TO CONVERT

(Administrative Code Section 41.12)

for

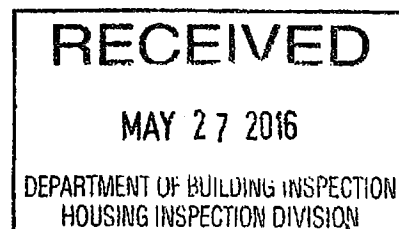
**Property located at:
432 Geary Street
Block 0306, Lot 006**

Project Sponsor: Forge Land Company LLC

Planning Department Case No. 2014.0910C

Application Filed: July 24, 2014

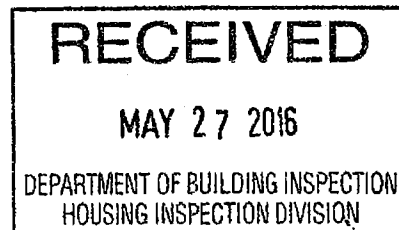
Amended Application Filed: May 27, 2016



APPLICATION FOR A PERMIT TO CONVERT
Pursuant to Section 41.12 of the Administrative Code

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A. INTRODUCTION AND BACKGROUND

Forge Land Company LLC, a California limited liability company ("**Project Sponsor**") proposes (1) the one-for-one replacement of residential hotel rooms at six mixed tourist/residential hotels throughout San Francisco (the "**Existing Hotels**") with the group housing rooms to be constructed at 361 Turk Street (Block 0345, Lot 017) and 145 Leavenworth Street (Block 0345, Lot 022), per Planning Case No. 2012.1531 ("**Turk/Leavenworth Project**"), and (2) the conversion of the 214 formerly-designated residential hotel rooms at the Existing Hotels to tourist hotel rooms (overall, the "**Conversion Project**"). The Conversion Project will also include the addition of one new tourist hotel room to be constructed at one (1) of the Existing Hotels. On July 9, 2015, the Planning Commission approved the Turk/Leavenworth Project, which authorizes the construction of 231 new group housing rooms as defined by the Housing Code.

The Residential Hotel Unit Conversion and Demolition Ordinance (the "**Conversion Ordinance**", S.F. Admin Code, Chapter 41) regulates the conversion or demolition of existing residential hotel rooms through the one-for-one replacement process.

Approved Group Housing Buildings

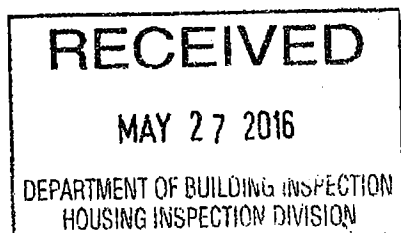
The Turk/Leavenworth Project will construct two new residential hotel buildings at 361 Turk Street and 145 Leavenworth Street. This new construction has already been approved by the Planning Commission. The building at 361 Turk Street will be a nine-story building with 137 group housing rooms. The building at 145 Leavenworth Street will be an eight-story building with 94 group housing rooms. A total of 231 group housing rooms will be constructed pursuant to the Turk/Leavenworth Project.

Existing Tourist/Residential Hotel Buildings

The two new buildings at 361 Turk Street and 145 Leavenworth Street will create a total of 231 new group housing. The Conversion Project proposes to transfer the residential hotel designations from the following Existing Hotels to the new group housing rooms at the Turk/Leavenworth Project.

The previously-designated residential hotel rooms at the Existing Hotels will be converted to tourist hotel rooms, as follows:

<u>Hotel</u>	<u>Address</u>	<u>Current Tourist Rooms</u>	<u>Current Residential Rooms</u>	<u>Total Proposed Tourist Rooms</u>
Mosser Hotel	54 4th Street	120	81	197 (+77)
Hotel Fusion	140 Ellis Street	112	12	124 (+12)
Union Square Plaza Hotel	432 Geary Street	8	61	63 (+55)



New Central Hotel	1412 Market Street	105	15	120 (+15)
Hotel Des Arts	447 Bush Street	13	38	51 (+37)*
Mithila Hotel	972 Sutter Street	11	19	29 (+18)
			Total:	(+214)

*The Conversion Project also proposes the addition of one new tourist hotel room within the existing envelope of the building located at 447 Bush Street (Hotel Des Arts), occupying space on the second floor currently used as the hotel lobby. No new construction, exterior alterations or changes to parking are proposed for the existing hotel buildings.

The current residential hotel rooms at the Existing Hotels are subject to the Conversion Ordinance. The Conversion Project proposes to convert 214 residential hotel rooms at the Existing Hotels to tourist hotel room use (in addition to one new tourist hotel room at the Hotel Des Arts), resulting in all six Existing Hotels having 100% tourist hotel rooms. To comply with the one-for-one replacement requirement of the Conversion Ordinance, Project Sponsor proposes the one-for-one replacement of these 214 residential hotel rooms with the new group housing rooms at 361 Turk Street and 145 Leavenworth Street.

Zoning

All of the Existing Hotels are located in a C-3-G, C-3-R or RC-4 zoning districts, which all allow for tourist hotel use as a conditional use per Planning Code Sections 210.2 and 209.3.

By this application, Project Sponsor seeks a permit to convert 61 residential hotel rooms at the Union Square Plaza Hotel to tourist hotel rooms, which will be replaced by 61 newly-constructed group housing rooms at 361 Turk Street and 145 Leavenworth Street.

B. SUBJECT PROPERTY INFORMATION

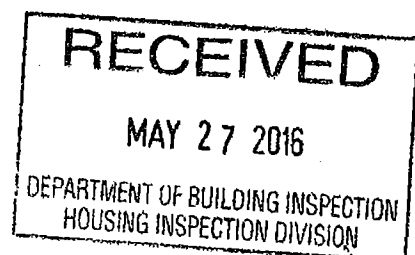
Hotel Name: Union Square Plaza Hotel

Address: 432 Geary Street

Assessor's Block/Lot: Block 0306, Lot 006

Certified Number of Residential Rooms: 61

Certified Number of Tourist Rooms: 8

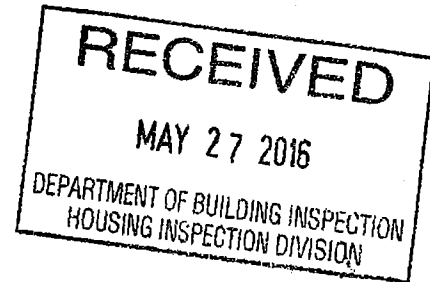


Total Number of
Legal Guest Rooms: 69

Total Number of
Legal Dwelling Units: 0

Zoning District: C-3-G

Planning Case Number: 2014.0910C



C. OWNER/APPLICANT/OPERATOR INFORMATION

Property Owner/Operator: Kantilal C. Patel
432 Geary Street
San Francisco, California 94102

Project Sponsor: Forge Land Company LLC
100 Broadway Street
San Francisco, California 94111
Attn.: Richard Hannum
Tel.: (415) 215-8702
Email: richard@forgelandcompany.com

Project Contact: Pradmore Legal Services
3919 25th Street
San Francisco, California 94114
Attn: Chad Pradmore
Tel: (415) 260-2535
Email: cpradmore@dkrpartnerslp.com

D. PROPOSED CONVERSION INFORMATION

Upon completion of the Turk/Leavenworth Project, 55 residential hotel rooms at Union Square Plaza Hotel would be converted from residential hotel to tourist hotel rooms. The existing residential units would be replaced on a one-for-one basis at the Project. No new construction, exterior alterations, or changes to parking are proposed for the Union Square Plaza Hotel. It should be noted that the Union Square Plaza Hotel contains a mixture of tourist and residential hotel rooms, and conversion would allow the Union Square Plaza Hotel to be operated solely as a tourist hotel, which it effectively operates as now.

The Union Square Plaza Hotel has 61 specific rooms designated as "residential" hotel rooms. A list of those units is attached as Exhibit A. A floor plan for the building is attached as Exhibit B. The rental rate, on average, for residential hotel rooms at the Union Square Plaza Hotel is \$406 per week. Six (6) residential hotel rooms at the Union Square Plaza Hotel are occupied by permanent residents who will continue to reside in their residential hotel rooms

during and after the proposed conversion. The tenancy of these permanent residents will not be affected by the proposed conversion and each resident occupying one of these six (6) units will receive a lifetime lease for their particular unit.

Pursuant to Section 41.13 of the Conversion Ordinance, Project Sponsor proposes to replace the existing residential hotel rooms at the Union Square Plaza Hotel with newly-constructed, modern rental units at 361 Turk Street and 145 Leavenworth Street. These sites are more aptly situated to support residential use, whereas the Union Square Plaza Hotel is better situated to serve tourist use. An Area Services Chart is attached as Exhibit C.

Moreover, the newly-constructed units are comparable, and in nearly all respects superior to the existing residential hotel rooms. Here are the following facts relating to the comparisons:

- The average size of the new units will be 67 sq. ft. larger than the Units to be converted at the Union Square Plaza Hotel.
- 6 of Units to be converted at the Union Square Plaza Hotel have no private bathrooms; all of the new units have private bathrooms.
- None of the Units to be converted at the Union Square Plaza Hotel have cooking facilities; each of the new units will have private cooking facilities.
- The Residential Units at Union Square Plaza Hotel are an average of \$2.21 sq. ft. per week; the new units will be approximately \$2.33 sq. ft. per week.¹


Residents of the new units will also have superior common space amenities at the roof, second and fourth floor levels, as well as ground floor and street level retail space. The Union Square Plaza Hotel has no roof access, common space, or outdoor common space amenities.

E. 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) the other information or applications may be required.

Respectfully submitted,
Pradmore Legal Services

Dated: May 27, 2016

By: 
Chad Pradmore
Attorney for Project Sponsor

¹ This approximation is based on the projected market rate of comparable units if rented on an annual basis in today's dollars.

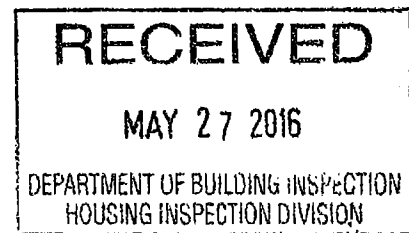


EXHIBIT A

**Union Square Plaza Hotel
Designated Residential Hotel Rooms**

Second Floor

201-203 (3 units)
205-206 (2 units)
209-212 (4 units)

Third Floor

302-312 (11 units)

Fourth Floor

401-403 (3 units)
405-407 (3 units)
408-412 (5 units)

Fifth Floor

502 (1 unit)
504-512 (9 units)

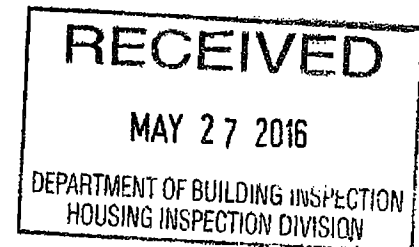
Sixth Floor

602-603 (2 units)
605-612 (8 units)

Seventh Floor

701 (1 unit)
703 (1 unit)
705-712 (8 units)

TOTAL: 61 Units





August 3, 2016

Mr. Scott Sanchez
San Francisco Planning Department
1650 Mission St., Suite #400
San Francisco, CA 94103

Re: Notice of Receipt of a Complete Permit to Convert, Transmittal to Interested Parties
54 04th Street (Mosser Hotel), Block 3705, Lot 004
447 Bush Street (Des Arts Hotel), Block 0287, Lot 020
140 Ellis Street (Hotel Fusion), Block 0326, Lot 023
432 Geary Street (Union Square Plaza Hotel), Block 0306, Lot 006
1412 Market Street (New Central Hotel), Block 0835, Lot 001
972 Sutter Street (Mithila Hotel), Block 0280, Lot 012
Application for Permit to Convert submitted May 27, 2016, as amended
Filed per Section 41.12, Chapter 41 of the S.F. Administrative Code
Residential Hotel Unit Conversion and Demolition Ordinance (HCO)

Dear Mr. Sanchez:

The application referenced above has been enclosed for your review. This department requests the assistance of your Office in evaluating whether the one-for-one replacement proposed within the subject application provides comparable units pursuant to Section 41.13(a)(1) of Chapter 41 of the San Francisco Administrative Code. Please be advised the department has a series of previous applications related to this project, that is now superceded by this application, which can be made available at your request.

Please note that pursuant to Section 41.12(d) of the HCO, once a completed Permit to Convert application has been received by the Department of Building Inspection, any interested party may submit a written request for a public hearing to the City Planning Commission within 15 days of the received application date. This hearing shall be scheduled and conducted on the proposed conversion to solicit public opinion on whether to approve or deny the permit to convert or demolish residential units and to determine whether proposed replacement units are "comparable units" as defined in Section 41.4(b).

Should you have any questions regarding the subject application, please contact Andrew Karcs at 415.558.6465. Thank you for your consideration on this matter.

Very truly yours,

A large, stylized signature in purple ink, appearing to read "Rosemary Bosque".

Rosemary Bosque
Chief Housing Inspector

Enclosures: *Application for a Permit to Convert*

Cc: *Andrew Karcs*
HCO File



August 3, 2016

Ms. Kate Conner
San Francisco Planning Department
1650 Mission St., Suite #400
San Francisco, CA 94103

Re: Notice of Receipt of a Complete Permit to Convert, Transmittal to Interested Parties
54 04th Street (Mosser Hotel), Block 3705, Lot 004
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Application for Permit to Convert submitted May 27, 2016, as amended
Filed per Section 41.12, Chapter 41 of the S.F. Administrative Code
Residential Hotel Unit Conversion and Demolition Ordinance (HCO)

Dear Ms. Conner:

The application referenced above has been enclosed for your review. This department requests the assistance of your Office in evaluating whether the one-for-one replacement proposed within the subject application provides comparable units pursuant to Section 41.13(a)(1) of Chapter 41 of the San Francisco Administrative Code. Please be advised the department has a series of previous applications related to this project, that is now superseded by this application, which can be made available at your request.

Please note that pursuant to Section 41.12(d) of the HCO, once a completed Permit to Convert application has been received by the Department of Building Inspection, any interested party may submit a written request for a public hearing to the City Planning Commission within 15 days of the received application date. This hearing shall be scheduled and conducted on the proposed conversion to solicit public opinion on whether to approve or deny the permit to convert or demolish residential units and to determine whether proposed replacement units are "comparable units" as defined in Section 41.4(b).

Should you have any questions regarding the subject application, please contact Andrew Karcs at 415.558.6465. Thank you for your consideration on this matter.

Very truly yours,


Rosemary Bosque
Chief Housing Inspector

Enclosures: Application for a Permit to Convert

Cc: Andrew Karcs
HCO File



August 3, 2016

Mr. Olson Lee
Director of Mayor's Office of Housing
Mayor's Office of Housing
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Re: Notice of Receipt of a Complete Permit to Convert, Transmittal to Interested Parties
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Residential Hotel Unit Conversion and Demolition Ordinance (HCO)

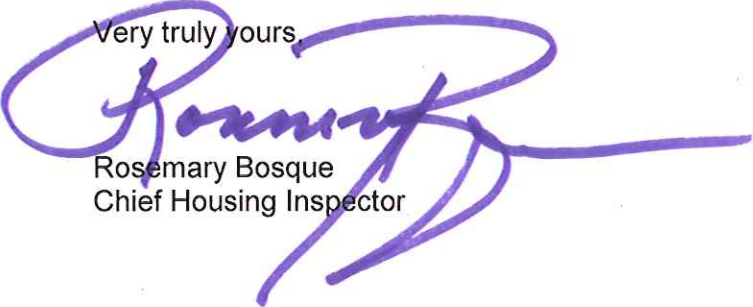
Dear Mr. Lee:

The application referenced above has been enclosed for your review. This department requests the assistance of your Office in evaluating whether the one-for-one replacement proposed within the subject application provides comparable units pursuant to Section 41.13(a)(1) of Chapter 41 of the San Francisco Administrative Code. Please be advised the department has a series of previous applications related to this project, that is now superseded by this application, which can be made available at your request.

Please note that pursuant to Section 41.12(d) of the HCO, once a completed Permit to Convert application has been received by the Department of Building Inspection, any interested party may submit a written request for a public hearing to the City Planning Commission within 15 days of the received application date. This hearing shall be scheduled and conducted on the proposed conversion to solicit public opinion on whether to approve or deny the permit to convert or demolish residential units and to determine whether proposed replacement units are "comparable units" as defined in Section 41.4(b).

Should you have any questions regarding the subject application, please contact Andrew Karcs at 415.558.6465. Thank you for your consideration on this matter.

Very truly yours,


Rosemary Bosque
Chief Housing Inspector

Enclosures: *Application for a Permit to Convert*

Cc: *Andrew Karcs*
HCO File



August 3, 2016

Raul Fernandez
Families SRO Collaborative
468 Turk Street
San Francisco, CA 94102

Re: Notice of Receipt of a Complete Permit to Convert, Transmittal to Interested Parties
54 04th Street (Mosser Hotel), Block 3705, Lot 004
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Application for Permit to Convert submitted May 27, 2016, as amended
Filed per Section 41.12, Chapter 41 of the S.F. Administrative Code
Residential Hotel Unit Conversion and Demolition Ordinance (HCO)

Dear Mr. Fernandez:

The application referenced above has been enclosed for your review as an interested party as defined by Section 41.4(h) of the HCO. Please be advised the department has a series of previous applications related to this project, that is now superceded by this application, which can be made available at your request.

Please note that pursuant to Section 41.12(d) of the HCO, once a completed Permit to Convert application has been received by the Department of Building Inspection, any interested party may submit a written request for a public hearing to the City Planning Commission within 15 days of the received application date. This hearing shall be scheduled and conducted on the proposed conversion to solicit public opinion on whether to approve or deny the permit to convert or demolish residential units and to determine whether proposed replacement units are "comparable units" as defined in Section 41.4(b).

Should you have any questions regarding the subject application, please contact Andrew Karcs at 415.558.6465. Thank you for your consideration on this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Rosemary Bosque". The signature is fluid and cursive, with the first name "Rosemary" being more prominent than the last name "Bosque".

Rosemary Bosque
Chief Housing Inspector

Enclosures: *Application for a Permit to Convert*

Cc: *Andrew Karcs*
HCO File



August 3, 2016

Mr. Charley Goss
San Francisco Apartment Association
265 Ivy Street
San Francisco, CA 94102

Re: Notice of Receipt of a Complete Permit to Convert, Transmittal to Interested Parties
54 04th Street (Mosser Hotel), Block 3705, Lot 004
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Filed per Section 41.12, Chapter 41 of the S.F. Administrative Code
Residential Hotel Unit Conversion and Demolition Ordinance (HCO)

Dear Mr. Goss:

The application referenced above has been enclosed for your review as an interested party as defined by Section 41.4(h) of the HCO. Please be advised the department has a series of previous applications related to this project, that is now superceded by this application, which can be made available at your request.

Please note that pursuant to Section 41.12(d) of the HCO, once a completed Permit to Convert application has been received by the Department of Building Inspection, any interested party may submit a written request for a public hearing to the City Planning Commission within 15 days of the received application date. This hearing shall be scheduled and conducted on the proposed conversion to solicit public opinion on whether to approve or deny the permit to convert or demolish residential units and to determine whether proposed replacement units are "comparable units" as defined in Section 41.4(b).

Should you have any questions regarding the subject application, please contact Andrew Karcs at 415.558.6465. Thank you for your consideration on this matter.

Very truly yours,

A handwritten signature in blue ink, reading "Rosemary Bosque".

Rosemary Bosque
Chief Housing Inspector

Enclosures: *Application for a Permit to Convert*

Cc: *Andrew Karcs*
HCO File



August 3, 2016

Wendy Phillips
Mission SRO Collaborative
938 Valencia Street
San Francisco, CA 94110

Re: Notice of Receipt of a Complete Permit to Convert, Transmittal to Interested Parties
54 04th Street (Mosser Hotel), Block 3705, Lot 004
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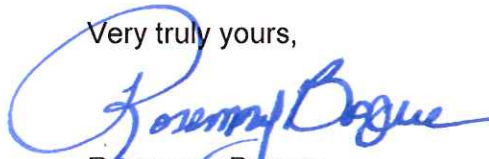
Dear Wendy Phillips:

The application referenced above has been enclosed for your review as an interested party as defined by Section 41.4(h) of the HCO. Please be advised the department has a series of previous applications related to this project, that is now superceded by this application, which can be made available at your request.

Please note that pursuant to Section 41.12(d) of the HCO, once a completed Permit to Convert application has been received by the Department of Building Inspection, any interested party may submit a written request for a public hearing to the City Planning Commission within 15 days of the received application date. This hearing shall be scheduled and conducted on the proposed conversion to solicit public opinion on whether to approve or deny the permit to convert or demolish residential units and to determine whether proposed replacement units are "comparable units" as defined in Section 41.4(b).

Should you have any questions regarding the subject application, please contact Andrew Karcs at 415.558.6465. Thank you for your consideration on this matter.

Very truly yours,


Rosemary Bosque
Chief Housing Inspector

Enclosures: *Application for a Permit to Convert*

Cc: *Andrew Karcs*
HCO File



August 3, 2016

Ms. Marie Lim
Chinatown Community Development Center
663 Clay Street
San Francisco, CA 94113

Re: Notice of Receipt of a Complete Permit to Convert, Transmittal to Interested Parties
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Residential Hotel Unit Conversion and Demolition Ordinance (HCO)

Dear Ms. Lim:

The application referenced above has been enclosed for your review as an interested party as defined by Section 41.4(h) of the HCO. Please be advised the department has a series of previous applications related to this project, that is now superceded by this application, which can be made available at your request.

Please note that pursuant to Section 41.12(d) of the HCO, once a completed Permit to Convert application has been received by the Department of Building Inspection, any interested party may submit a written request for a public hearing to the City Planning Commission within 15 days of the received application date. This hearing shall be scheduled and conducted on the proposed conversion to solicit public opinion on whether to approve or deny the permit to convert or demolish residential units and to determine whether proposed replacement units are "comparable units" as defined in Section 41.4(b).

Should you have any questions regarding the subject application, please contact Andrew Karcs at 415.558.6465. Thank you for your consideration on this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Rosemary Bosque". The signature is fluid and cursive, with the first name "Rosemary" being more prominent than the last name "Bosque".

Rosemary Bosque
Chief Housing Inspector

Enclosures: *Application for a Permit to Convert*

Cc: *Andrew Karcs*
HCO File



August 3, 2016

Mr. Randy Shaw
Tenderloin Housing Clinic
48 Turk Street
San Francisco, CA 94102

Re: Notice of Receipt of a Complete Permit to Convert, Transmittal to Interested Parties
54 04th Street (Mosser Hotel), Block 3705, Lot 004
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Filed per Section 41.12, Chapter 41 of the S.F. Administrative Code
Residential Hotel Unit Conversion and Demolition Ordinance (HCO)

Dear Mr. Shaw:

The application referenced above has been enclosed for your review as an interested party as defined by Section 41.4(h) of the HCO. Please be advised the department has a series of previous applications related to this project, that is now superceded by this application, which can be made available at your request.

Please note that pursuant to Section 41.12(d) of the HCO, once a completed Permit to Convert application has been received by the Department of Building Inspection, any interested party may submit a written request for a public hearing to the City Planning Commission within 15 days of the received application date. This hearing shall be scheduled and conducted on the proposed conversion to solicit public opinion on whether to approve or deny the permit to convert or demolish residential units and to determine whether proposed replacement units are "comparable units" as defined in Section 41.4(b).

Should you have any questions regarding the subject application, please contact Andrew Karcs at 415.558.6465. Thank you for your consideration on this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Rosemary Bosque".

Rosemary Bosque
Chief Housing Inspector

Enclosures: Application for a Permit to Convert

Cc: Andrew Karcs
HCO File



August 3, 2016

Pratibha Tekkey
Central City SRO Collaborative
48 Turk Street
San Francisco, CA 94102

Re: Notice of Receipt of a Complete Permit to Convert, Transmittal to Interested Parties
54 04th Street (Mosser Hotel), Block 3705, Lot 004
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Application for Permit to Convert submitted May 27, 2016, as amended
Filed per Section 41.12, Chapter 41 of the S.F. Administrative Code
Residential Hotel Unit Conversion and Demolition Ordinance (HCO)

Dear Pratibha Tekkey:

The application referenced above has been enclosed for your review as an interested party as defined by Section 41.4(h) of the HCO. Please be advised the department has a series of previous applications related to this project, that is now superceded by this application, which can be made available at your request.

Please note that pursuant to Section 41.12(d) of the HCO, once a completed Permit to Convert application has been received by the Department of Building Inspection, any interested party may submit a written request for a public hearing to the City Planning Commission within 15 days of the received application date. This hearing shall be scheduled and conducted on the proposed conversion to solicit public opinion on whether to approve or deny the permit to convert or demolish residential units and to determine whether proposed replacement units are "comparable units" as defined in Section 41.4(b).

Should you have any questions regarding the subject application, please contact Andrew Karcs at 415.558.6465. Thank you for your consideration on this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Rosemary Bosque".

Rosemary Bosque
Chief Housing Inspector

Enclosures: *Application for a Permit to Convert*

Cc: *Andrew Karcs*
HCO File



August 3, 2016

Ms. Diana Flores
Causa Justa
2301 Mission Street
San Francisco, CA 94110

Re: Notice of Receipt of a Complete Permit to Convert, Transmittal to Interested Parties
54 04th Street (Mosser Hotel), Block 3705, Lot 004
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Residential Hotel Unit Conversion and Demolition Ordinance (HCO)

Dear Ms. Flores:

The application referenced above has been enclosed for your review as an interested party as defined by Section 41.4(h) of the HCO. Please be advised the department has a series of previous applications related to this project, that is now superceded by this application, which can be made available at your request.

Please note that pursuant to Section 41.12(d) of the HCO, once a completed Permit to Convert application has been received by the Department of Building Inspection, any interested party may submit a written request for a public hearing to the City Planning Commission within 15 days of the received application date. This hearing shall be scheduled and conducted on the proposed conversion to solicit public opinion on whether to approve or deny the permit to convert or demolish residential units and to determine whether proposed replacement units are "comparable units" as defined in Section 41.4(b).

Should you have any questions regarding the subject application, please contact Andrew Karcs at 415.558.6465. Thank you for your consideration on this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Rosemary Bosque".

Rosemary Bosque
Chief Housing Inspector

Enclosures: Application for a Permit to Convert

Cc: Andrew Karcs
HCO File



August 3, 2016

Mr. Tommi Mecca
Housing Rights Committee
417 South Van Ness Ave
San Francisco, CA 94103

Re: Notice of Receipt of a Complete Permit to Convert, Transmittal to Interested Parties
54 04th Street (Mosser Hotel), Block 3705, Lot 004
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Residential Hotel Unit Conversion and Demolition Ordinance (HCO)

Dear Mr. Mecca:

The application referenced above has been enclosed for your review as an interested party as defined by Section 41.4(h) of the HCO. Please be advised the department has a series of previous applications related to this project, that is now superceded by this application, which can be made available at your request.

Please note that pursuant to Section 41.12(d) of the HCO, once a completed Permit to Convert application has been received by the Department of Building Inspection, any interested party may submit a written request for a public hearing to the City Planning Commission within 15 days of the received application date. This hearing shall be scheduled and conducted on the proposed conversion to solicit public opinion on whether to approve or deny the permit to convert or demolish residential units and to determine whether proposed replacement units are "comparable units" as defined in Section 41.4(b).

Should you have any questions regarding the subject application, please contact Andrew Karcs at 415.558.6465. Thank you for your consideration on this matter.

Very truly yours,


Rosemary Bosque
Chief Housing Inspector

Enclosures: *Application for a Permit to Convert*

Cc: *Andrew Karcs*
 HCO File



August 3, 2016

Mirna Hidalgo
354 Columbus Avenue
San Francisco, CA 94133

Re: Notice of Receipt of a Complete Permit to Convert, Transmittal to Interested Parties
54 04th Street (Mosser Hotel), Block 3705, Lot 004
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Application for Permit to Convert submitted May 27, 2016, as amended
Filed per Section 41.12, Chapter 41 of the S.F. Administrative Code
Residential Hotel Unit Conversion and Demolition Ordinance (HCO)

Dear Mirna Hidalgo:

The application referenced above has been enclosed for your review per your request. Please be advised the department has a series of previous applications related to this project, that is now superceded by this application, which can be made available at your request.

Please note that once a completed Permit to Convert application has been received by the Department of Building Inspection, any interested party (pursuant to Section 41.12(h) of the HCO) may submit a written request for a public hearing to the City Planning Commission within 15 days of the received application date. This hearing shall be scheduled and conducted on the proposed conversion to solicit public opinion on whether to approve or deny the permit to convert or demolish residential units and to determine whether proposed replacement units are "comparable units" as defined in Section 41.4(b).

Should you have any questions regarding the subject application, please contact Andrew Karcs at 415.558.6465. Thank you for your consideration on this matter.

Very truly yours,


Rosemary Bosque
Chief Housing Inspector

Enclosures: Application for a Permit to Convert

Cc: Andrew Karcs
HCO File



August 3, 2016

Benjamin Shaffer
447 Valencia Street
San Francisco, CA 94103

Re: Notice of Receipt of a Complete Permit to Convert, Transmittal to Interested Parties
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Residential Hotel Unit Conversion and Demolition Ordinance (HCO)

Dear Benjamin Shaffer:

The application referenced above has been enclosed for your review per your request. Please be advised the department has a series of previous applications related to this project, that is now superceded by this application, which can be made available at your request.

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Should you have any questions regarding the subject application, please contact Andrew Karcs at 415.558.6465. Thank you for your consideration on this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Rosemary Bosque". The signature is fluid and cursive, with the first name "Rosemary" and last name "Bosque" clearly visible.

Rosemary Bosque
Chief Housing Inspector

Enclosures: *Application for a Permit to Convert*

Cc: *Andrew Karcs*
HCO File



August 3, 2016

Jackie Rokisky
876 Guerrero Street
San Francisco, CA 94110

Re: Notice of Receipt of a Complete Permit to Convert, Transmittal to Interested Parties
54 04th Street (Mosser Hotel), Block 3705, Lot 004
447 Bush Street (Des Arts Hotel), Block 0287, Lot 020
140 Ellis Street (Hotel Fusion), Block 0326, Lot 023
432 Geary Street (Union Square Plaza Hotel), Block 0306, Lot 006
1412 Market Street (New Central Hotel), Block 0835, Lot 001
972 Sutter Street (Mithila Hotel), Block 0280, Lot 012
Application for Permit to Convert submitted May 27, 2016, as amended
Filed per Section 41.12, Chapter 41 of the S.F. Administrative Code
Residential Hotel Unit Conversion and Demolition Ordinance (HCO)

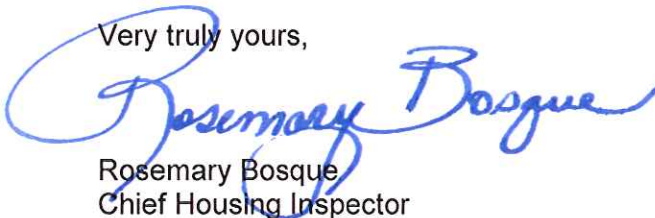
Dear Jackie Rokisky:

The application referenced above has been enclosed for your review per your request. Please be advised the department has a series of previous applications related to this project, that is now superceded by this application, which can be made available at your request.

Please note that once a completed Permit to Convert application has been received by the Department of Building Inspection, any interested party (pursuant to Section 41.12(h) of the HCO) may submit a written request for a public hearing to the City Planning Commission within 15 days of the received application date. This hearing shall be scheduled and conducted on the proposed conversion to solicit public opinion on whether to approve or deny the permit to convert or demolish residential units and to determine whether proposed replacement units are "comparable units" as defined in Section 41.4(b).

Should you have any questions regarding the subject application, please contact Andrew Karcs at 415.558.6465. Thank you for your consideration on this matter.

Very truly yours,


Rosemary Bosque
Chief Housing Inspector

Enclosures: Application for a Permit to Convert

Cc: Andrew Karcs
HCO File

TENDERLOIN HOUSING CLINIC

RANDALL M. SHAW
STEPHEN L. COLLIER
RAQUEL FOX
JOSEPH K. BARBER
STEPHEN P. BOOTH
MARGARET DEMATTEO

126 Hyde Street
San Francisco, CA 94102
Tel. (415) 771-9850
Fax. (415) 771-1287

Contact:

Email: randy@thclinic.org
Phone: 771-9850 ext. 117

August 10, 2016

Via E-mail

Angus McCarthy, President
Building Inspection Commission
Via email: Dbicustomerservice@customerservice.org

Re: File No. 6968.01

Dear President McCarthy and fellow Commissioners:

I am writing to address the six applications to convert residential SRO's to tourist use filed by Forge Land Company, LLC. These applications were previously filed by a different project sponsor and were discussed at your February 17, 2016 meeting. They have now been resubmitted with a new sponsor and with some minor revisions.

As Deputy City Attorney John Malamud told the Commission at the February 17, 2016 Building Inspection Commission meeting, the Department of Building Inspection is the agency with primary responsibility for enforcing Section 41 of the Administrative Code (the Hotel Conversion Ordinance). City Attorney Malamud stated that the Director of Building Inspection must rule on whether these conversion applications should be approved. The Director's decision is then appealable to the Board of Appeal. If the Board of Appeal ultimately rules that the applications should be approved, then the Planning Commission would consider whether the conversion applications also meet the test for obtaining a conditional use permit.

We recognize that there is no legal requirement that the Commission hold a hearing on these applications. Director Hui is not required to even consult with the Commission before reaching his decision. Since the Hotel Conversion Ordinance was last revised prior to the Commission's creation, its lack of formal role in the conversion application process is understandable.

That the Commission does not have a mandated legal role in the process does not mean it cannot offer guidance to Director Hui. And given that approving these conversions could set a precedent for converting hundreds if not thousands of residential SRO units to tourist use, it makes strong public policy sense for the Commission to offer guidance here.

The Commission is the chief policy voice for the Department of Building Inspection. Its opinion would be of value to Director Hui's decision making process. I

August 10, 2016


Page 2

therefore request that the Commission hold a hearing on these applications so you can hear arguments from both sides and Director Hui can get the benefit of your thoughts on whether he should approve or deny the conversion applications.

If the Commission does not wish to hear the matter and prefers to have Director Hui reach a decision without your guidance, please let me know. We will then address our legal arguments to him directly on why these applications fail to comply with the conversion requirements of the Ordinance and must be denied.

Thank you for your consideration.

Sincerely,



Randy Shaw
Attorney at Law

RS/mg

Cc: Director Tom Hui

Market Street for the Masses Coalition

November 28, 2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street #400
San Francisco, CA 94103

Dear President Fong and Planning Commissioners,

On behalf of Market Street for the Masses Coalition (MSMC), we are writing to you about several items to be heard on December 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. **We strongly urge you not to certify the petition to convert these hotels.**

Market Street for the Masses Coalition is a collective voice of community organizations and neighborhood residents in the Mid-Market, Tenderloin, and South of Market Area neighborhoods which formed in 2012. Our member organizations serve a variety of constituencies across a broad range of economic, educational, arts, and social issues. MSMC works to build partnerships across levels and groups, to inform and educate our members and constituencies, and to call for policies and programs that ensure development without displacement.

It is in the spirit of development without displacement that we implore you not to support this proposal. This project would destroy hundreds of units of our already-dwindling rent-controlled housing stock and will set a disastrous precedent for the elimination of more in the future. As San Francisco continues to face an unprecedented housing affordability crisis, we cannot afford to lose even one more unit of rent-controlled SRO housing which has historically served some of our lowest income tenants.

We would be more than happy to speak with you further about this issue. Feel free to contact Jackie at (415) 749-2113 or Mike at (415) 552-5220 x301. Thank you for your serious attention to this important decision and your support for San Francisco's lowest income residents.

Respectfully,

Jackie Jenks
MSMC Co-Chair
Executive Director, Hospitality House

Mike Anderer
MSMC Co-Chair
Vice President, De Marillac Academy

A Woman's Place
ABD Productions
AfroSolo Theater Company
AIDS Housing Alliance/SF
The ARC San Francisco
Asian Neighborhood Design
Asian & Pacific Islander Wellness Center
Catholic Charities CYO
Coalition on Homelessness
Community Housing Partnership
Compass Family Services

CounterPULSE
Curry Senior Center
De Marillac Academy
DISH (Delivering Innovation in Supportive Housing)
Episcopal Community Services
Eviction Defense Collaborative
Faithful Fools Street Ministry
The Gubbio Project
Hamilton Family Center
Hospitality House
Larkin Street Youth Services

Lutheran Social Services
North of Market/Tenderloin CBD
SF Contemporary Music Players
Shih Yu-Lang Central YMCA
Senior & Disability Action
SOMCAN (SOMA Community Action Network)
St. Anthony Foundation
St. Francis Living Room
TNDC
Veterans Equity Center – BISHOP
Youth With A Mission



November 28, 2016

Rodney Fong, President
San Francisco Planning Commission
c/o Carly Grob, Planner
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear President Fong and Planning Commissioners,

I am writing on behalf of the participants, staff, and board of directors at Hospitality House concerning the SRO Conversion project (items 2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) to be heard on at the December 8 meeting. **We strongly urge you not to support this proposal to convert these hotels, which would be detrimental to our community and would set a dangerous precedent for the future.**

Founded in 1967, Hospitality House is a community-based organization located in San Francisco's Tenderloin Neighborhood, Sixth Street Corridor, and Mid-Market Area that provides opportunities and resources for personal growth and self-determination to neighborhood residents struggling with poverty and homelessness. Our mission is to build community strength by advocating policies and rendering services which foster self-sufficiency and cultural enrichment. We serve nearly 18,000 residents each year through our six programs.

During our almost 50 years of work in the Tenderloin, Hospitality House has worked collaboratively with other non-profit organizations as well as departments within the City and County of San Francisco to address neighborhood issues and promote positive change in our community. We have recently become increasingly concerned about the relentless economic inequality that is plaguing our city and the housing affordability crisis that has left many of our residents without options for dignified housing and quality of life in San Francisco. Half of those who visit our programs on a daily basis are currently experiencing homelessness, and the other half continues to struggle with the effects of extreme poverty.

Hospitality House is deeply concerned about the impact of new market rate residential developments in our immediate area that are rapidly gentrifying our neighborhood and creating displacement of individuals and families who have lived and worked here for decades. **Our residents have historically depended on SRO housing over the years to meet their low income housing needs, and this housing stock is critical now more than ever. This project would take 239 rent-controlled units off the market in exchange for 239 non-rent controlled rooms in two new market-rate projects. We cannot stand for**

the destruction of our already dwindling rent-controlled assets in San Francisco and the precedent it would set for the future. Please stand up for our most low-income neighbors and reject this SRO hotel conversion.

Thank you for your time and attention. If you have questions or would like to discuss this further, I can be reached at (415) 749-2113.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jackie Jenks".

Jackie Jenks

Executive Director



DISH Central Office
232 Eddy Street
San Francisco, CA 94102
PH 415.776.3474
TTY 415.885.1601
FX 415.771.3474
dishsf.org

11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Ariel Fortune and I am writing on behalf of my organization Delivering Innovation in Supportive Housing.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. *We are urging you not to certify the petition to convert these hotels.*

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin, where I work. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. We simply cannot afford to lose any more affordable housing because there aren't enough options for those with the greatest need. Housing is not a luxury, housing is a right. Everyone deserves a home and to remove options from the our lowest income tenants is to remove options for our entire community.

We are happy to meet and speak with you more on this topic, feel free to contact Ariel Fortune, Community Project Manager, arielfortune@dishsf.org or (415) 776-3474 x102.

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

Ariel Fortune
Community Project Manager



November 21, 2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

This letter is in regards to an item we at the Coalition on Homelessness are very concerned about and would like the commission to oppose.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. *We are urging you not to certify the petition to convert these hotels.*

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future. SRO hotels comprise a third of the housing stock in the Tenderloin. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. **We simply cannot afford to lose any more affordable housing because this would further exacerbate the homeless crisis San Francisco is facing. These hotels are almost always the only form of housing homeless and destitute people can afford.**

We are happy to meet and speak with you more on this topic, feel free to contact me at the number below.

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,


Jennifer Friedenbach
Executive Director

11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Charles Moreno and I am writing on behalf of my organization _____.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. ***We are urging you not to certify the petition to convert these hotels.***

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin, where I live/work. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. ***We simply cannot afford to lose any more affordable housing because _____.***

We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,



11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is George Bracey and I am writing on behalf of my organization Hospitality House.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. **We are urging you not to certify the petition to convert these hotels.**

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin, where I live/work. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. **We simply cannot afford to lose any more affordable housing because, for obvious reasons.**

We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely, George Bracey

Rodney Fong, President
San Francisco Planning Commission
 1650 Mission St. #400
 San Francisco, Ca 94103

My name is Dina Salinas and I am writing on behalf of my organization _____.

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

We are happy to meet and speak with you more on this topic, feel free to **contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920**).

Sincerely,

11/23/2016


Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is HMASUN and I am writing on behalf of my organization .

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. ***We are urging you not to certify the petition to convert these hotels.***

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin, where I live/work. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. ***We simply cannot afford to lose any more affordable housing because*** 

We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

**Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103**

My name is IRMA SERRANO and I am writing on behalf of my organization _____.

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

Sincerely,

I. Senn

11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Sheena Sherry and I am writing on behalf of my organization _____.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. ***We are urging you not to certify the petition to convert these hotels.***

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin, where I live/work. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. ***We simply cannot afford to lose any more affordable housing because we are not building enough to replace.***

We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,



Otto Duffy
Precinct 7621

11/28/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Otto Duffy and I am concerned about affordable housing in the Tenderloin and SOMA neighborhoods. I live in precinct 7621.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. *We are urging you not to certify the petition to convert these hotels.*

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin. They are a crucial source of

naturally affordable housing for the lowest income San Franciscans. We simply cannot afford to

lose any more affordable housing because the owners of these residence hotels have already taken these units off the market denying our Community hundreds of rentable units for what, years?, now. They should be in JAIL! not asking for even more favors for their rapacious self aggrandizement.

Thank you for helping to maintain the North-of Market planning area as a place for residents living well below
Thank you for your continued support for San Francisco's lowest income tenants! 55% AMI

Sincerely, Otto Duffy And others of goodwill who want to help.

11/28/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is NATIVIDAD T. GALINATO and I am concerned about affordable housing in the Tenderloin and SOMA neighborhoods.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. *We are urging you not to certify the petition to convert these hotels.*

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin. They are a crucial source of

naturally affordable housing for the lowest income San Franciscans. We simply cannot afford to

lose any more affordable housing because, *it is very difficult to find another one to live in. (2) it takes time, months & years to look where to transfer. (3) we do not have enough finances or financial capacity to pay. how*

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

11/28/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

BONES PRESIDENT
OF MANILATOWN
HERITAGE FOUNDATION

Dear President Fong and Commissioners-

My name is TONY ROBLES and I am concerned about affordable housing in the Tenderloin and SOMA neighborhoods.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. *We are urging you not to certify the petition to convert these hotels.*

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. We simply cannot afford to lose any more affordable housing because WE CAN NOT AFFORD TO LOSE RENT

CONTROLLED UNITS THAT HOUSE SO MANY SENIORS. WE CANNOT
REWARD LANDLORDS FOR TAKING THOSE UNITS OFF THE MARKET
IN OUR SEVERE HOUSING AFFORDABILITY CRISIS.

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

Tony Robles

11/28/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Curtis Bradford and I am concerned about affordable housing in the Tenderloin and SOMA neighborhoods.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. *We are urging you not to certify the petition to convert these hotels.*

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin. They are a crucial source of

naturally affordable housing for the lowest income San Franciscans. We simply cannot afford to

lose any more affordable housing because the housing is needed

for Seniors/Disabled and other low income people in S.F. It's an area of last refuge for many of those most in need.

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

Curtis Bradford President, East
Tenderloin Residents Community Association.

11/28/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Larry Martin and I am concerned about affordable housing in the Tenderloin and SOMA neighborhoods.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. *We are urging you not to certify the petition to convert these hotels.*

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin. They are a crucial source of

naturally affordable housing for the lowest income San Franciscans. We simply cannot afford to

lose any more affordable housing because THE POOR PEOPLE

OF SAN FRANCISCO HAVE A RIGHT
TO AFFORDABLE HOUSING AND
ITS UNJUST TO DISPLACE
ANYONE

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

11/28/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is HARRY WILLIAMS and I am concerned about affordable housing in the Tenderloin and SOMA neighborhoods.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. *We are urging you not to certify the petition to convert these hotels.*

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. We simply cannot afford to lose any more affordable housing because THERE IS ALREADY LIMITED

HOUSING AS IT IS. A PERSON ON SSI CANT AFFORD 99.9% OF THE "AFFORDABLE" HOUSING BEING PLANNED AND BUILT.

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,



11/28/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Regi Meadows and I am concerned about affordable housing in the Tenderloin and SOMA neighborhoods.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. *We are urging you not to certify the petition to convert these hotels.*

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin. They are a crucial source of

naturally affordable housing for the lowest income San Franciscans. We simply cannot afford to

lose any more affordable housing because Let's strike the word Affordable

housing because there are no homes not SRO's Hotels affordable homes
besides Condo's are being builded in a major way with the removing
of parking lots which very need with Tenants and Store owners.

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

11/28/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Annette Bunnus and I am concerned about affordable housing in the Tenderloin and SOMA neighborhoods.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. *We are urging you not to certify the petition to convert these hotels.*

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. We simply cannot afford to lose any more affordable housing because People Become Homeless its

Just not good for the city. if make it
difficult for people

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

Annette Bunnus

11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Jeremy Putnam and I am writing on behalf of my organization _____.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. **We are urging you not to certify the petition to convert these hotels.**

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SRO hotels comprise a third of the housing stock in the Tenderloin, where I live/work. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. We simply cannot afford to lose any more affordable housing because _____

→ I live in the Tenderloin area. It is already very difficult to get housing in San Fran. and eliminating SRO's will make it even more difficult. We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, even I TND- agoldman@tndc.org or (415) 358-3920).

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

Jeremy Putnam

11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is John W. Silver III and I am writing on behalf of my organization _____.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. ***We are urging you not to certify the petition to convert these hotels.***

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SRO hotels comprise a third of the housing stock in the Tenderloin, where I live/work. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. **We simply cannot afford to lose any more affordable housing because _____.**

We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely, 

11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Michael Boyd and I am writing on behalf of my organization TNDC.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. ***We are urging you not to certify the petition to convert these hotels.***

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SRO hotels comprise a third of the housing stock in the Tenderloin, where I live/work. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. ***We simply cannot afford to lose any more affordable housing because***_____.

We are happy to meet and speak with you more on this topic, feel free to contact **Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920**.

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

Michael Boyd

**Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103**

My name is Delfert and I am writing on behalf of my organization _____.

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

We are happy to meet and speak with you more on this topic, feel free to **contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920**).

Sincerely,

Doelbut 707

**Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103**

My name is Donald Raymond and I am writing on behalf of my organization _____.

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin, where I live/work. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. **We simply cannot afford to lose any more affordable housing because_____.**

We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

Truly,
Dwight Edmund

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

My name is Paul Antoine and I am writing on behalf of my organization _____.

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Sincerely, Paul Astorine

11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is HENRI WHITE and I am writing on behalf of my organization _____.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. ***We are urging you not to certify the petition to convert these hotels.***

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

SRO hotels comprise a third of the housing stock in the Tenderloin, where I live/work. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. ***We simply cannot afford to lose any more affordable housing because_____.***

We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,



**Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103**

My name is Anthony Williams and I am writing on behalf of my organization _____.

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

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Sincerely,

Anthony Williams

11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Linda Krater and I am writing on behalf of my organization _____.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. ***We are urging you not to certify the petition to convert these hotels.***

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SRO hotels comprise a third of the housing stock in the Tenderloin, where I live/work. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. ***We simply cannot afford to lose any more affordable housing because _____.***

We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

Linda Krater

11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is JAMES E. ROBINSON and I am writing on behalf of my organization M3.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. **We are urging you not to certify the petition to convert these hotels.**

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SRO hotels comprise a third of the housing stock in the Tenderloin, where I live/work. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. **We simply cannot afford to lose any more affordable housing because** I WANT TO STAY IN S.F.

We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

James E. Robinson

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

My name is Michael Tillman and I am writing on behalf of my organization _____.

The proposal in front of you is a complicated one; however it amounts to the destruction of our precious, dwindling, rent-controlled housing stock. This project not only eliminates 239 rent controlled units, but also sets a dangerous precedent for the destruction of more rent controlled SRO units in the future.

We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Sincerely, Michael Gilman

11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is JAMES L. SAYLOR and I am writing on behalf of my organization _____.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. ***We are urging you not to certify the petition to convert these hotels.***

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We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

James L. Saylor

11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Elisha Redmond and I am writing on behalf of my organization _____.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. **We are urging you not to certify the petition to convert these hotels.**

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SRO hotels comprise a third of the housing stock in the Tenderloin, where I live/work. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. **We simply cannot afford to lose any more affordable housing because** we are not able to afford. This Change

We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

Elisha Redmond

11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is AHMAD DARVIZ and I am writing on behalf of my organization _____.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. ***We are urging you not to certify the petition to convert these hotels.***

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We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,



11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Lisley Thomas and I am writing on behalf of my organization _____.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. **We are urging you not to certify the petition to convert these hotels.**

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Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,



11/23/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Bettina Mateo and I am writing on behalf of my organization .

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. ***We are urging you not to certify the petition to convert these hotels.***

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SRO hotels comprise a third of the housing stock in the Tenderloin, where I live/work. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. ***We simply cannot afford to lose any more affordable housing because it is already difficult to find affordable housing***

We are happy to meet and speak with you more on this topic, feel free to contact Alexandra Goldman, Senior Community Organizing and Planning Manager, TNDC- agoldman@tndc.org or (415) 358-3920).

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely, Bettina Mateo

11/28/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is John Ophir and I am concerned about affordable housing in the Tenderloin and SOMA neighborhoods.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. *We are urging you not to certify the petition to convert these hotels.*

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SRO hotels comprise a third of the housing stock in the Tenderloin. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. We simply cannot afford to lose any more affordable housing because I will end up

homeless.

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,



11/28/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners-

My name is Eric H. Marcoux and I am concerned about affordable housing in the Tenderloin and SOMA neighborhoods.

I am writing you about six separate items to be heard on Dec 8 (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO Hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets. *We are urging you not to certify the petition to convert these hotels.*

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SRO hotels comprise a third of the housing stock in the Tenderloin. They are a crucial source of naturally affordable housing for the lowest income San Franciscans. We simply cannot afford to

lose any more affordable housing because it is completely irresponsible

to continue the attempt to replace long-term low-income residents of San Francisco with more well-heeled out-of-towners

Thank you for your continued support for San Francisco's lowest income tenants!

Sincerely,

Eric H. Marcoux

THOMAS P. O'CONNOR JR.
PRESIDENT

DANIEL A. GRACIA
VICE PRESIDENT

FLOYD K. ROLLINS II
SECRETARY

SHON M. BUFORD
TREASURER



DIRECTORS

STEPHEN V. GIACALONE

THOMAS A. FOGLE

ADAM H. WOOD

ADRIENNE R. SIMS

DANIEL V. CASEY

SAN FRANCISCO FIRE FIGHTERS - Local 798 -

1139 MISSION STREET, SAN FRANCISCO, CA 94103-1514

TELEPHONE (415) 621-7103 • FAX (415) 621-1578

WWW.SFFDLOCAL798.ORG

Via U.S. Mail and Email scott.sanchez@sfgov.org

March 8, 2016

Mr. Scott Sanchez

Zoning Administrator

San Francisco Planning Department & San Francisco Planning Commission

1650 Mission Street, Suite 400

San Francisco CA 94103

Dear Mr. Sanchez,

As representative of the men and women of San Francisco Firefighters Local 798, we would like to officially register our full endorsement of the application for conversions proposed by DKR Partners, LP ("DKR") on behalf of the many hotel owners represented in this process. Providing workforce housing for firefighters, police officers, teachers and non-profits will create a healthy tenant mix for a stronger community.

For decades we have heard promises to dedicate such workforce housing options for the men and women I represent and this project actually delivers. The funding generated from transferring these designated residential hotel units will help finance the project and allow our members an opportunity to live in brand new housing at an affordable rate. We have been working with DKR and Forge Land Company to accomplish these goals.

Local 798 recognizes the importance of creating workforce housing in our communities that enables our young recruits to live in San Francisco, right alongside the same people they protect and serve each and every day. Like many individuals, our young recruits are having difficulties finding affordable housing options in the City. They do not qualify for "affordable" housing, as defined by the City, and there is no other program that addresses this incredible need. This project and the process of conversions will help alleviate these difficulties in two ways: first, by creating 231 units of new housing of which 40 units or 17% will be workforce affordable on top of the City mandated 12% BMR, and second, through DKR's commitment to offer young recruits of our organization the opportunity to rent units in this development at a reduced rate.

Forge Land Company, owner of the project, has already agreed to provide 12% of its units at below market rate ("BMR") as mandated by the City. Working in concert with DKR, Forge has agreed to accept the conversion units, per the current law, and, under a separate lease agreement with DKR, provide an additional 17% or 40 units approximately 140% of Area Median Income ("AMI"). Under the agreement,

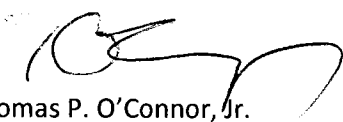
these 40 units will be made available by DKR to middle-income households of First Responders, teachers, and non-profit employees, those people who are necessary to serve San Francisco's growing population, including the most vulnerable among us.

As a result of our work with DKR, they have committed to enter into a ten-year agreement, with renewal options, to provide these 40 units to our Local 798 members, along with police officers, teachers and non-profit workers.

In the future, as our Department continues to increase hiring levels for new Academy classes, we need opportunities for housing like the one being offered within this project. We implore you to sincerely consider these new housing options that will ensure a high quality of life for our younger firefighters and new recruits, and enable them to live in the community they serve.

As President of San Francisco Firefighters Local 798, representing the hardworking men and women of this department, we respectfully ask the San Francisco Planning Department and the San Francisco Planning Commission to grant approval to proceed with the residential hotel conversions under San Francisco's Residential Hotel Ordinance.

Sincerely,



Thomas P. O'Connor, Jr.
President, Local 798



**BOYS & GIRLS CLUBS
OF SAN FRANCISCO**

Tuesday, April 19, 2016

John Rahaim
Director of Planning
john.rahaim@sfgov.org

Scott Sanchez
Zoning Administrator
scott.sanchez@sfgov.org

Jonas P. Ionin
Commission Secretary
Commissions.Secretary@sfgov.org

San Francisco Planning Department &
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

To Whom It May Concern,

Boys & Girls Clubs of San Francisco is pleased to offer our full endorsement of the application for conversions proposed by DKR Partners, LP ("DKR") on behalf of the many hotel owners represented in this process. Providing workforce housing for firefighters, police officers, teachers and non-profits will create a healthy tenant mix for a stronger Tenderloin community, a place we have called home for 20 years.

For decades, we have heard promises to dedicate workforce housing for non-profit workers and this project actually delivers. We understand that the funding generated from transferring these designated residential hotel units will help finance the project and allow some of our staff to live in brand new housing at an affordable rate. We have been working with DKR and Forge Land Company to accomplish these goals.

Boys & Girls Clubs of San Francisco recognizes the importance of creating workforce housing in our communities that enables our employees and program graduates the ability to live in San Francisco, right alongside the same people they work with each and every day. Like many individuals, our staff members and program graduates are having difficulties finding affordable housing options in the city. They do not qualify for "affordable" housing, as defined by the City, and there are too few solutions that address this incredible need. This project and the process of conversions will help alleviate these difficulties in two ways: first, by creating 231 units of new housing of which 40 units or 17% will be workforce affordable housing, and second, through DKR's commitment to offer our staff the opportunity to rent units in this development at a notably reduced rate.

Forge Land Company, owner of the project, has already agreed to provide 12% of its units at below market rate ("BMR") as mandated by City law. Working in concert with DKR, Forge has agreed to accept

the conversion units, per the current law, and, under a separate lease agreement with DKR, provide an additional 17% or 40 units at approximately 140% of Area Median Income ("AMI"). Under the agreement, these 40 units will be made available by DKR to middle-income households of First Responders, teachers, and non-profit workers like those at Boys & Girls Clubs. Professionals such as these are necessary to serve San Francisco's growing population, including the most vulnerable among us.

As a result of our work with DKR, they have committed to enter into a twenty-year agreement, with renewal options, to provide these 40 units to our non-profit employees and program graduates, along with San Francisco firefighters, police officers and teachers.

In the future, as we continue to serve the local community of the Tenderloin and families across San Francisco, we need opportunities for housing like the one being offered within this project. We implore you to sincerely consider these new housing options that will ensure a high quality of life for our employees and the people and partners we work with, and enable them to live in the community they know and serve.

As President of Boys & Girls Clubs of San Francisco, I respectfully ask the San Francisco Planning Department and the San Francisco Planning Commission to grant approval to proceed with the residential hotel conversions under San Francisco's Residential Hotel Ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Connolly", with a stylized flourish at the end.

Rob Connolly
President
Boys & Girls Clubs of San Francisco



SAN FRANCISCO POLICE OFFICERS ASSOCIATION

800 Bryant Street, Second Floor

San Francisco, CA 94103

415.861.5060 tel

415.552.5741 fax

www.sfpoa.org

MARTIN HALLORAN
President

TONY MONTOYA
Vice President

MICHAEL NEVIN
Secretary

JOE VALDEZ
Treasurer

VAL KIRWAN
Sergeant At Arms

March 10, 2016

John Rahaim
Director of Planning
john.rahaim@sfgov.org

Scott Sanchez
Zoning Administrator
scott.sanchez@sfgov.org

Jonas P. Ionin
Commission Secretary
Commissions.Secretary@sfgov.org

San Francisco Planning Department &
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

To Whom It May Concern:

As representative of the men and women of the San Francisco Police Officers Association, we would like to officially register our full endorsement of the application for conversions proposed by DKR Partners, LP ("DKR") on behalf of the many hotel owners represented in this process. Providing workforce housing for firefighters, police officers, teachers and non-profits will create a healthy tenant mix for a stronger community.

For decades we have heard promises to dedicate such workforce housing options for the men and women I represent and this project actually delivers. The funding generated from transferring these designated residential hotel units will help finance the project and allow our members an opportunity to live in brand new housing at an affordable rate. We have been working with DKR and Forge Land Company to accomplish these goals.

March 10, 2016

2 | Page

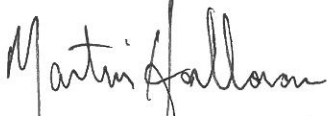
The San Francisco Police Officers Association recognizes the importance of creating workforce housing in our communities that enables our young recruits to live in San Francisco, right alongside the same people they protect and serve each and every day. Like many individuals, our young recruits are having difficulties finding affordable housing in the city. They do not qualify for "affordable" housing, as defined by the City, and there is no other program that addresses this incredible need. This project and the process of conversions will help alleviate these difficulties in two ways: first, by creating 231 units of new housing of which 40 units or 17% will be workforce affordable on top of the mandated 12% BMR, and second, through DKR's commitment to offer young recruits of our organization the opportunity to rent units in this development at a reduced rate.

Forge Land Company, owner of the project, has already agreed to provide 12% of its units at below market rate ("BMR") per the City's mandate. Working in concert with DKR, Forge has agreed to accept the conversion units, per the current law, and, under a separate lease agreement with DKR, provide an additional 17% or 40 units at approximately 140% of Area Median Income ("AMI"). Under the agreement, these 40 units will be made available by DKR to middle-income households of First Responders, teachers, and non-profit employees, those people who are necessary to serve San Francisco's growing population, including the most vulnerable among us.

As a result of our work with DKR, they have committed to enter into a ten-year agreement, with renewal options, to provide these 40 units to our members, along with firefighters, teachers and non-profits.

In the future, with a commitment from the City for five new Police Academy classes over the next five years, not including additional lateral classes, our Department's increased hiring levels for new recruits will necessitate essential opportunities for housing like the one being offered within this project. We implore you to sincerely consider these new housing options that will ensure a high quality of life for our younger police officers and new recruits, and enable them to live in the community they serve.

As President of the San Francisco Police Officers Association, representing the hard working men and women of this department, we respectfully ask the San Francisco Planning Department and the San Francisco Planning Commission to grant approval to proceed with the residential hotel conversions under San Francisco's Residential Hotel Ordinance.

A handwritten signature in black ink, appearing to read "Martin Halloran". The signature is fluid and cursive, with the first name "Martin" and last name "Halloran" clearly distinguishable.

Martin Halloran, President
San Francisco Police Officers Association

John Rahaim
Director of Planning
San Francisco Planning Department
john.rahaim@sfgov.org

Jonas P. Ionin
Commission Secretary
San Francisco Planning Commission
Commissions.Secretary@sfgov.org

Friday, April 22, 2016

To the San Francisco Planning Commission and Planning Department,

As a long-time, local hotel owner and operator who cares deeply about our City and the success of the Tenderloin community, I am writing this letter of support to respectfully request your approval of the application for residential hotel conversions put forth by DKR Partners, LP reflected in this Planning process under project sponsors Forge Land Company, LLC for the new buildings located at 361 Turk Street and 145 Leavenworth Street.

Having already been entitled by the Commission last summer, we see these transfers of residential hotel units from our hotel to new group housing at 361 Turk and 145 Leavenworth as a net positive gain for the community, allowing both our hotels to realize our dream of operating 100% as tourist hotels, while enabling these new buildings to serve our City with more long-term housing stock that we so desperately need by committing nearly 30% of these new units at Turk and Leavenworth to be rent restricted at below market rate.

When it was first enacted in 1981 the purpose of the Residential Hotel Ordinance was to protect existing, naturally affordable housing by restricting guest rooms in the City that had been occupied by a tenant for at least 32 consecutive days on November 23, 1979. These rooms are required to be occupied for 7 days or more at a time. This was somewhat of an emergency measure at the time, and as such it was very broadly applied to any units in any buildings that met this criterion. As a result, this created a situation where a significant number of buildings in the City, such as our hotel, have a mix of tourist and residential hotel rooms.

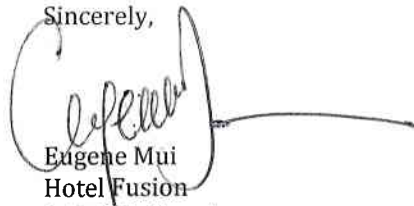
Ours and the other hotels were all built before June 13, 1979, meaning they are subject to rent control. However, as the rooms are only required to be rented for 7 days or more at a time, rent control never actually kicks in because this only applies after a tenant has occupied a room for at least 32 consecutive days. So, these are not naturally affordable rooms intended to be protected when the Ordinance was first enacted. Our hotel is one of 6 hotels who will benefit from converting our current mixed-tourist use units into more long-term residential housing stock at the new buildings at Turk and Leavenworth, which will keep more in line with the original intent of the Ordinance.

Furthermore, on top of fulfilling the City's 12% BMR mandate, the project sponsors are working with the Police and Firefighters unions, the Boys and Girls Club, and other essential local workforce to dedicate 40 additional units in these new buildings at a restricted, middle income rate for years to come. We believe this additional 17% commitment of new workforce housing goes above and beyond what is required and will provide our first responders and non-profit service providers who have a hard time finding places to live in the City with the opportunity to become neighbors in the very communities they serve. We think local residents will appreciate knowing that they will live alongside first responders and service providers. It is also our hope that this workforce housing will help sustain a healthy tenant mix in the community and become an innovative workforce housing model for future positive development throughout all San Francisco.

The project sponsors have also taken a proactive and collaborative approach reaching out to the community to listen to their ideas, register any concerns and make sure that they deliver on the best possible, positive project for the neighborhood. In doing so, the project sponsors have committed both to open up outside use for community meeting spaces within these new buildings and to ensure that any building management team selected will hire from the local community.

In closing, we respectfully request that the Planning Commission and Planning Department approve these important conversions to ensure that the Tenderloin neighborhood continues to thrive as a vibrant and economically diverse community, so that we as hotel owners have the ability to operate our hotels most effectively, so that as a City we create housing options to accommodate all of our workforce, and so San Francisco can benefit by gaining more of the essential BMR housing stock that will ultimately uphold the original intent of the Residential Hotel Ordinance.

Sincerely,



Eugene Mui
Hotel Fusion
140 Ellis Street
San Francisco, CA 94109



[Letterhead]

John Rahaim
Director of Planning
john.rahaim@sfgov.org

Jonas P. Ionin
Commission Secretary
Commissions.Secretary@sfgov.org

San Francisco Planning Department &
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Monday, March 28, 2016

To the San Francisco Planning Commission and Department,

As the owners and operators of a local hospitality establishment deeply invested in the success of the Tenderloin community, we want to register our support along with that of other community voices for the application of conversions proposed by DKR Partners, LP for the projects at 361 Turk Street and 145 Leavenworth Street represented under project sponsors Forge Land, LLC in this Planning process.

Our hotel, the Phoenix Hotel, a *Joie de Vivre* hotel, strives to be a beacon for the community, bridging a diverse Tenderloin neighborhood by bringing people together via a hip, mid-century boutique motor lodge located at 601 Eddy, that has what we think is an irreverent, rock 'n' roll soul and more than a little edge, where everyone from any background is welcome.

We believe that the innovative workforce housing proposed within the projects at 361 Turk Street and 145 Leavenworth Street, dedicated specifically for our City's first responders, local non-profit community service providers and other essential neighborhood employees – those who have had a difficult time finding housing options in the City – will help create a healthy tenant mix for a stronger Tenderloin community and hopefully provide a powerful model for future positive development throughout all of San Francisco.

Of these 231 new units at the Turk and Leavenworth buildings, on top of the 12% BMR that fulfills the City's mandate, these 40 units or an additional 17% of dedicated workforce housing offered at a restricted, middle-income rate will help sustain San Francisco's growing population and foster an economically diverse community by allowing for the very people who serve our residents the opportunity to live alongside them as fellow neighbors.

The project sponsor has also committed to both outside use of the community meeting spaces within these new buildings and to ensure that any building management team selected will hire from the local community. We appreciate the communicative approach the project sponsor has taken reaching out to the neighborhood in order to deliver on a collaborative and positive project.

For decades there has been a lot of talk about dedicated workforce housing, though not a lot of action, so we applaud the project sponsors for going above and beyond what is simply required. As a neighbor, we respectfully ask the Planning Commission and Department to approve these conversations so that the project might move forward for the community.

Very truly yours,

Diana Weech
General Manager
Phoenix Hotel
A Joie de Vivre hotel
601 Eddy Street, San Francisco, CA 94109

workforce to dedicate 40 additional units in these new buildings at a restricted, middle income rate for years to come. We believe this additional 17% commitment of new workforce housing goes above and beyond what is required and will provide our first responders and non-profit service providers who have a hard time finding places to live in the City with the opportunity to become neighbors in the very communities they serve. We think local residents will appreciate knowing that they will live alongside first responders and service providers. It is also our hope that this workforce housing will help sustain a healthy tenant mix in the community and become an innovative workforce housing model for future positive development throughout all San Francisco.

The project sponsors have also taken a proactive and collaborative approach reaching out to the community to listen to their ideas, register any concerns and make sure that they deliver on the best possible, positive project for the neighborhood. In doing so, the project sponsors have committed both to open up outside use for community meeting spaces within these new buildings and to ensure that any building management team selected will hire from the local community.

In closing, we respectfully request that the Planning Commission and Planning Department approve these important conversions to ensure that the Tenderloin neighborhood continues to thrive as a vibrant and economically diverse community, so that we as hotel owners have the ability to operate our hotels most effectively, so that as a City we create housing options to accommodate all of our workforce, and so San Francisco can benefit by gaining more of the essential BMR housing stock that will ultimately uphold the original intent of the Residential Hotel Ordinance.

Sincerely,



Anil Patel

Owner, Operator

New Central Hotel & Hostel LLC
1412 Market Street
San Francisco, CA 94102

NEW CENTRAL HOTEL & HOSTEL LLC

1412 MARKET STREET

SAN FRANCISCO, CA 94102

TEL: (415) 509.8620

FAX: (415) 702.6496

EMAIL: anilpatel855@yahoo.com

Thursday, April 21, 2016

John Rahaim

Director of Planning

San Francisco Planning Department

john.rahaim@sfgov.org

Jonas P. Ionin

Commission Secretary

San Francisco Planning Commission

Commissions.Secretary@sfgov.org

To the San Francisco Planning Commission and Planning Department,

As a long-time, local hotel owner and operator who cares deeply about our City and the success of the Tenderloin community, I am writing this letter of support to respectfully request your approval of the application for residential hotel conversions put forth by DKR Partners, LP reflected in this Planning process under project sponsors Forge Land Company, LLC for the new buildings located at 361 Turk Street and 145 Leavenworth Street

Having already been entitled by the Commission last summer, we see these transfers of residential hotel units from our hotel to new group housing at 361 Turk and 145 Leavenworth as a net positive gain for the community, allowing both our hotels to realize our dream of operating 100% as tourist hotels, while enabling these new buildings to serve our City with more long-term housing stock that we so desperately need by committing nearly 30% of these new units at Turk and Leavenworth to be rent restricted at below market rate.

When it was first enacted in 1981 the purpose of the Residential Hotel Ordinance was to protect existing, naturally affordable housing by restricting guest rooms in the City that had been occupied by a tenant for at least 32 consecutive days on November 23, 1979. These rooms are required to be occupied for 7 days or more at a time. This was somewhat of an emergency measure at the time, and as such it was very broadly applied to any units in any buildings that met this criterion. As a result, this created a situation where a significant number of buildings in the City, such as our hotel, have a mix of tourist and residential hotel rooms.

Ours and the other hotels were all built before June 13, 1979, meaning they are subject to rent control. However, as the rooms are only required to be rented for 7 days or more at a time, rent control never actually kicks in because this only applies after a tenant has occupied a room for at least 32 consecutive days. These rooms are therefore used primarily as extended stay tourist rooms - at tourist rates. So, these are not naturally affordable rooms intended to be protected when the Ordinance was first enacted. Our hotel is one of 6 hotels who will benefit from converting our current mixed-tourist use units into more long-term residential housing stock at the new buildings at Turk and Leavenworth, which will keep more in line with the original intent of the Ordinance.

Furthermore, on top of fulfilling the City's 12% BMR mandate, the project sponsors are working with the Police and Firefighters unions, the Boys and Girls Club, and other essential local



1360 Mission St., Suite 400
San Francisco, CA 94103
415-546-1333
www.sdaction.org

12/1/2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St. #400
San Francisco, Ca 94103

Dear President Fong and Commissioners,

Senior and Disability Action is very concerned about an SRO conversion project that is on your December 8 agenda. There are six separate items to be heard (2015-010755CUA, 2014.0909C, 2014.0911C, 2015-010747CUA, 2012.1531C, 2014.0910C) which constitute an SRO Conversion project that will exchange 239 rent-controlled SRO rooms spread throughout six SRO hotels with 239 non-rent controlled SRO rooms in two new market-rate projects on Turk & Leavenworth Streets.

We strongly urge you **not** to certify the petition to convert these hotels.

This proposal for conversion will take away much-needed rent-controlled housing units, at a time when thousands of people cannot afford housing. The project would eliminate 239 rent-controlled units and would set a dangerous precedent for the destruction of more rent-controlled SRO units in the future.

Senior and Disability Action coordinates a SRO Senior and Disability Workgroup, focused on improving living conditions for seniors and people with disabilities living in San Francisco's more than 500 Single Room Occupancy hotels. With our partners, we conducted a study in 2012 about SROs, which can be found on our website at www.sdaction.org. The majority of people living in SROs are seniors and people with disabilities. Residents struggle with poor physical access, lack of food security, lack of social services, and many other issues. Despite these conditions, SROs are often the only option for people to have a roof over their heads. It is imperative that we preserve rent-controlled SRO units and not push more seniors and people with disabilities out onto the streets.

If you would like to discuss this issue, please contact me at jessica@sdaction.org or (415) 546-1333.

Please vote NO on the SRO conversion proposal and protect low-income residents of San Francisco.

Sincerely,

A handwritten signature in blue ink that reads "Jessica Lehman". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Jessica Lehman
Executive Director

MOSSER

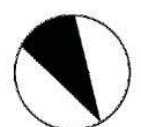
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San Francisco, CA 94102



NORTH ELEVATION - 4TH STREET

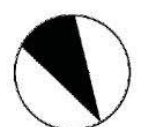


SECOND FLOOR PLAN



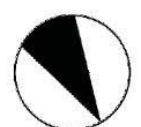


THIRD FLOOR PLAN



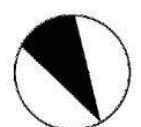


FOURTH FLOOR PLAN



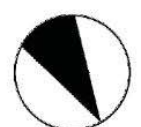


FIFTH FLOOR PLAN



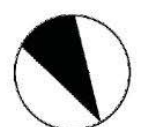


SIXTH FLOOR PLAN



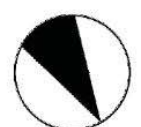


SEVENTH FLOOR PLAN





EIGHTH FLOOR PLAN

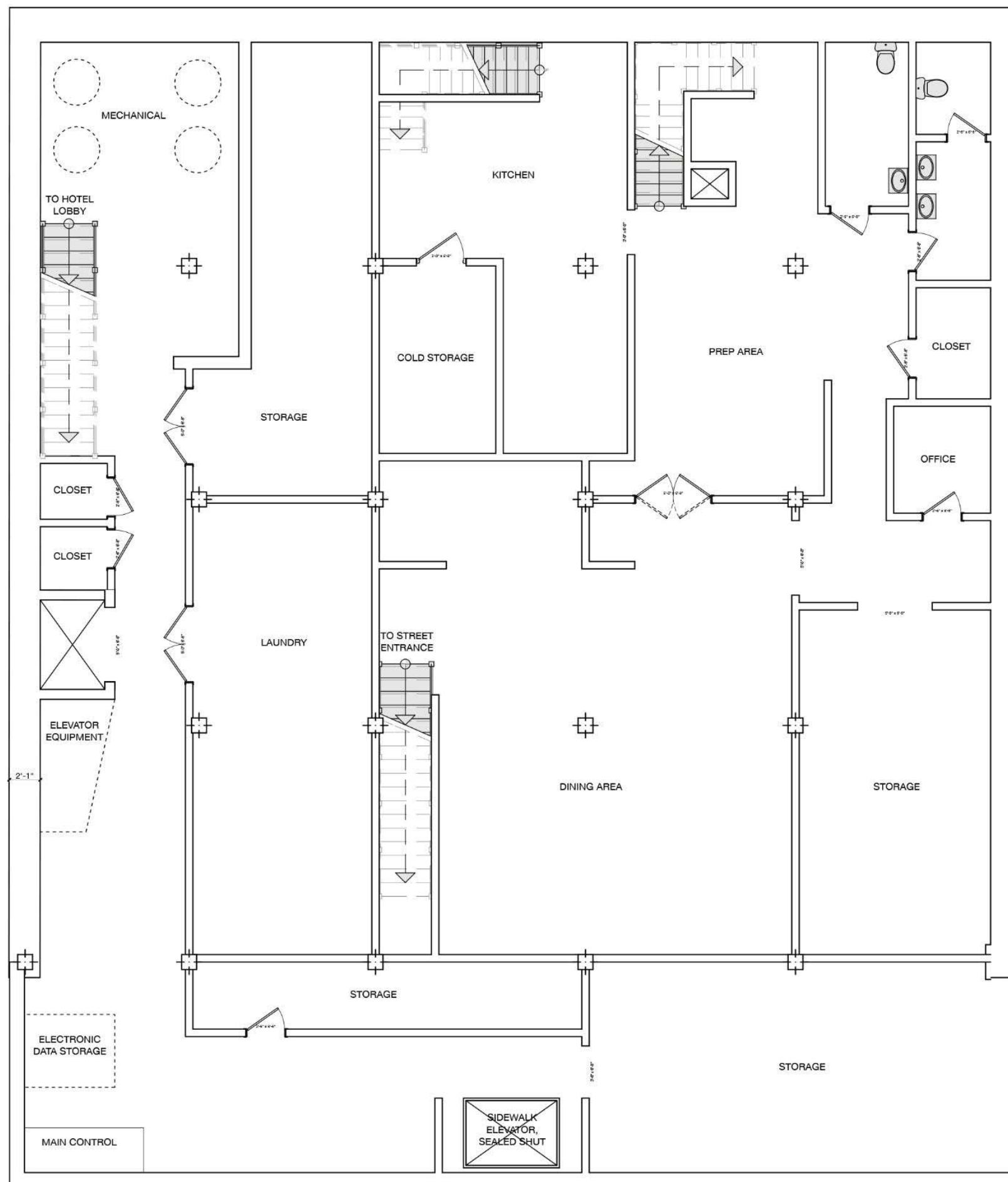


UNION SQUARE PLAZA

432 Geary St.
San Francisco, CA 94102

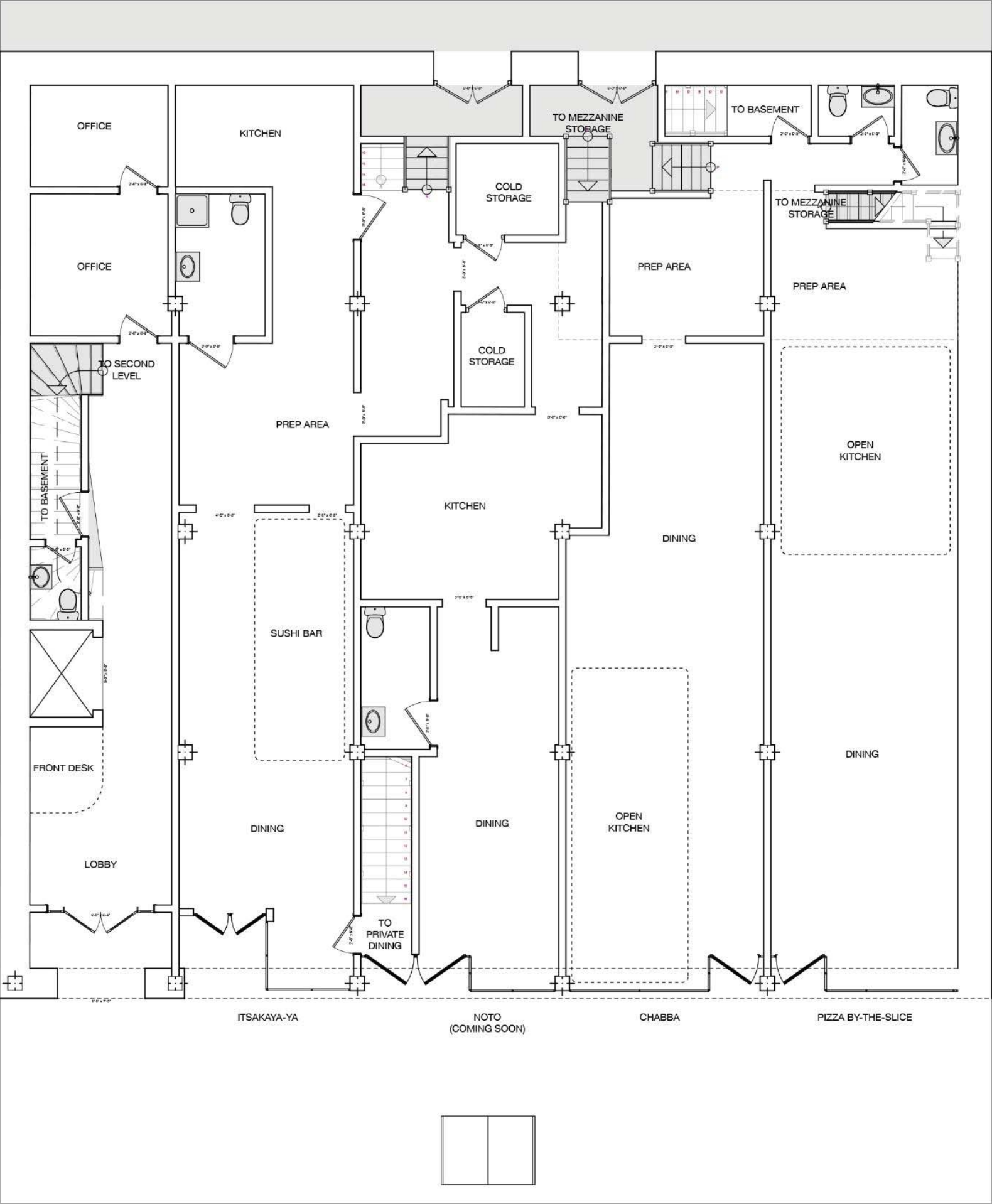


SOUTH ELEVATION - GEARY STREET



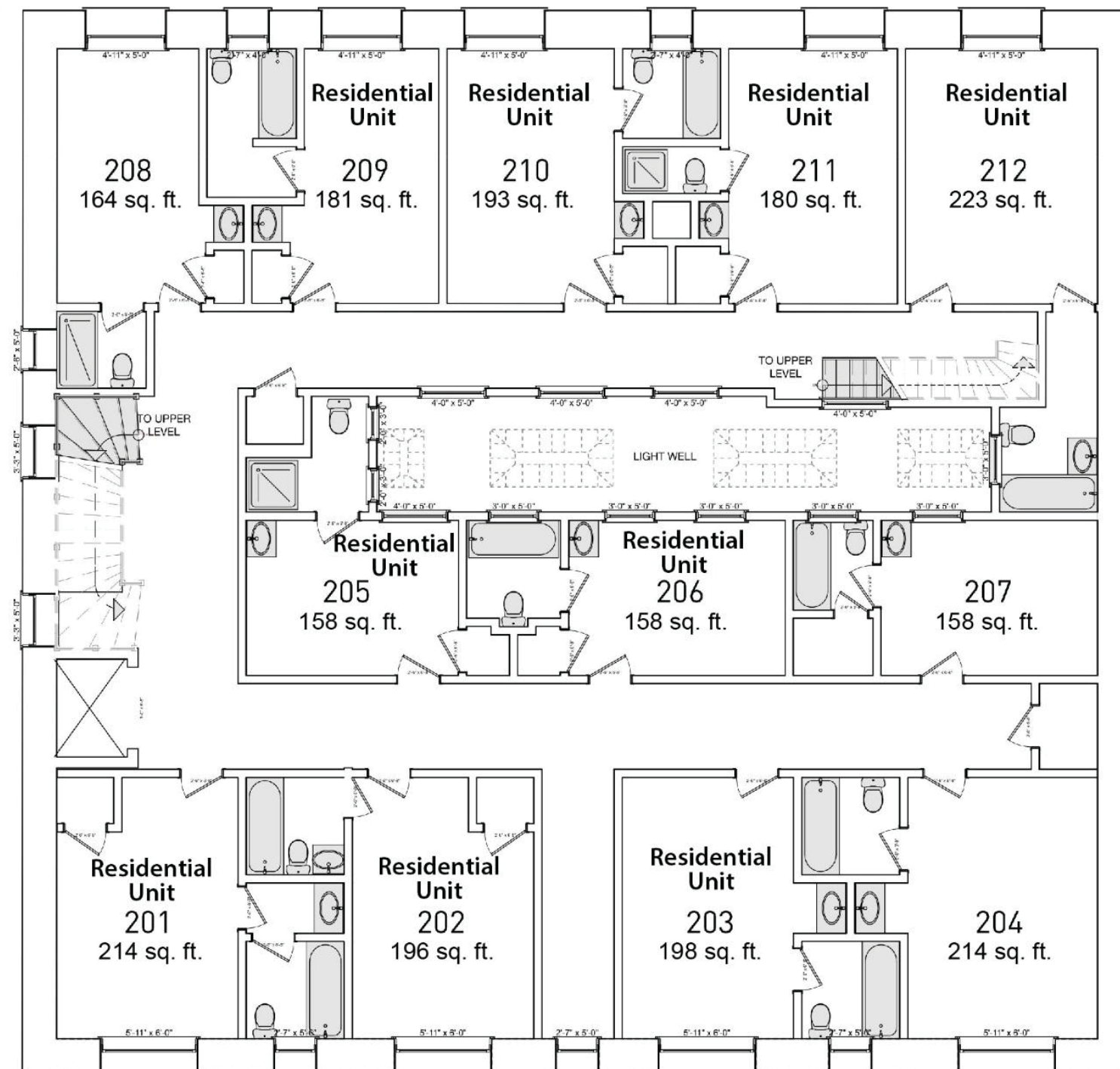
BASEMENT FLOOR PLAN





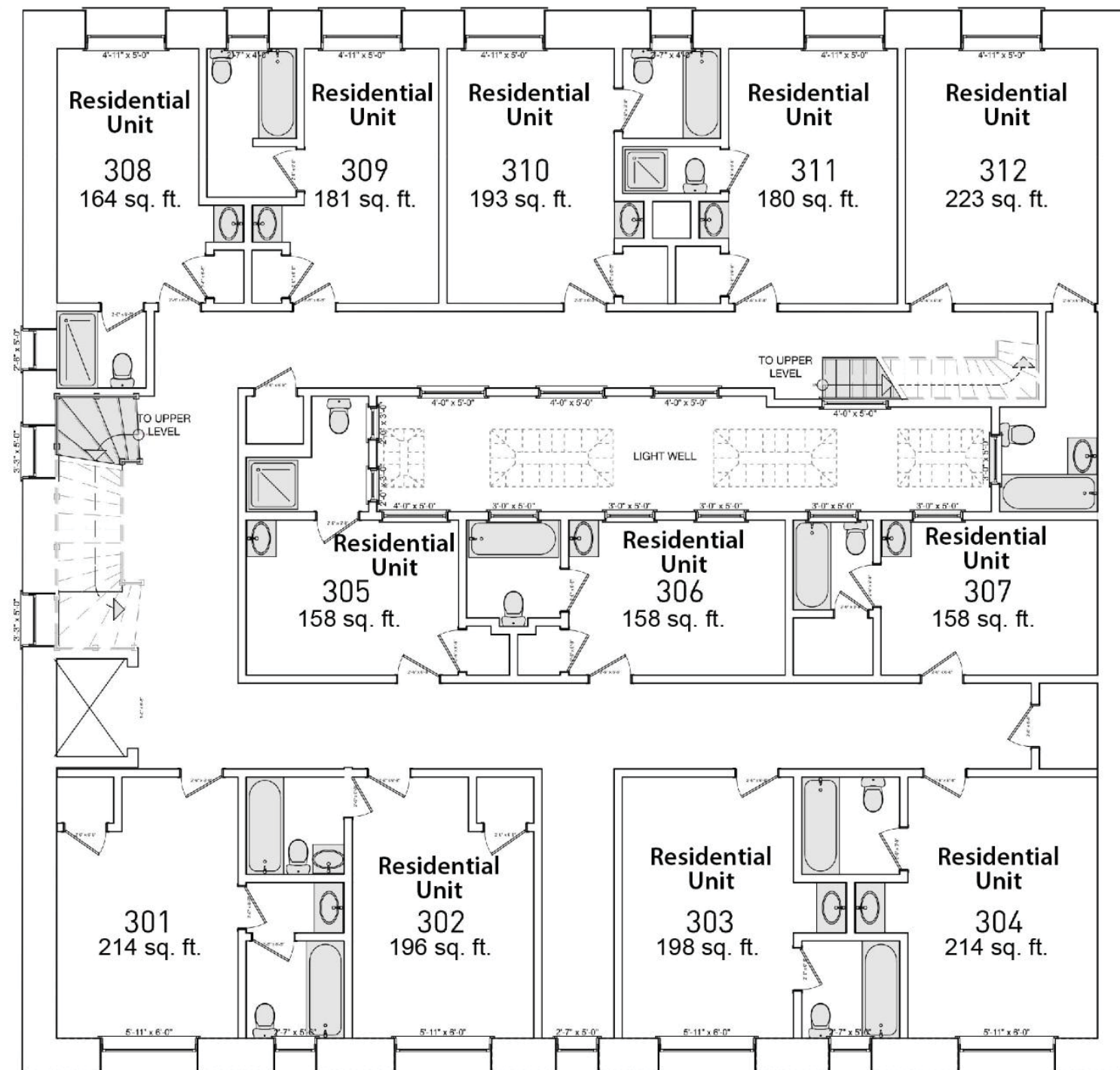
FIRST FLOOR PLAN





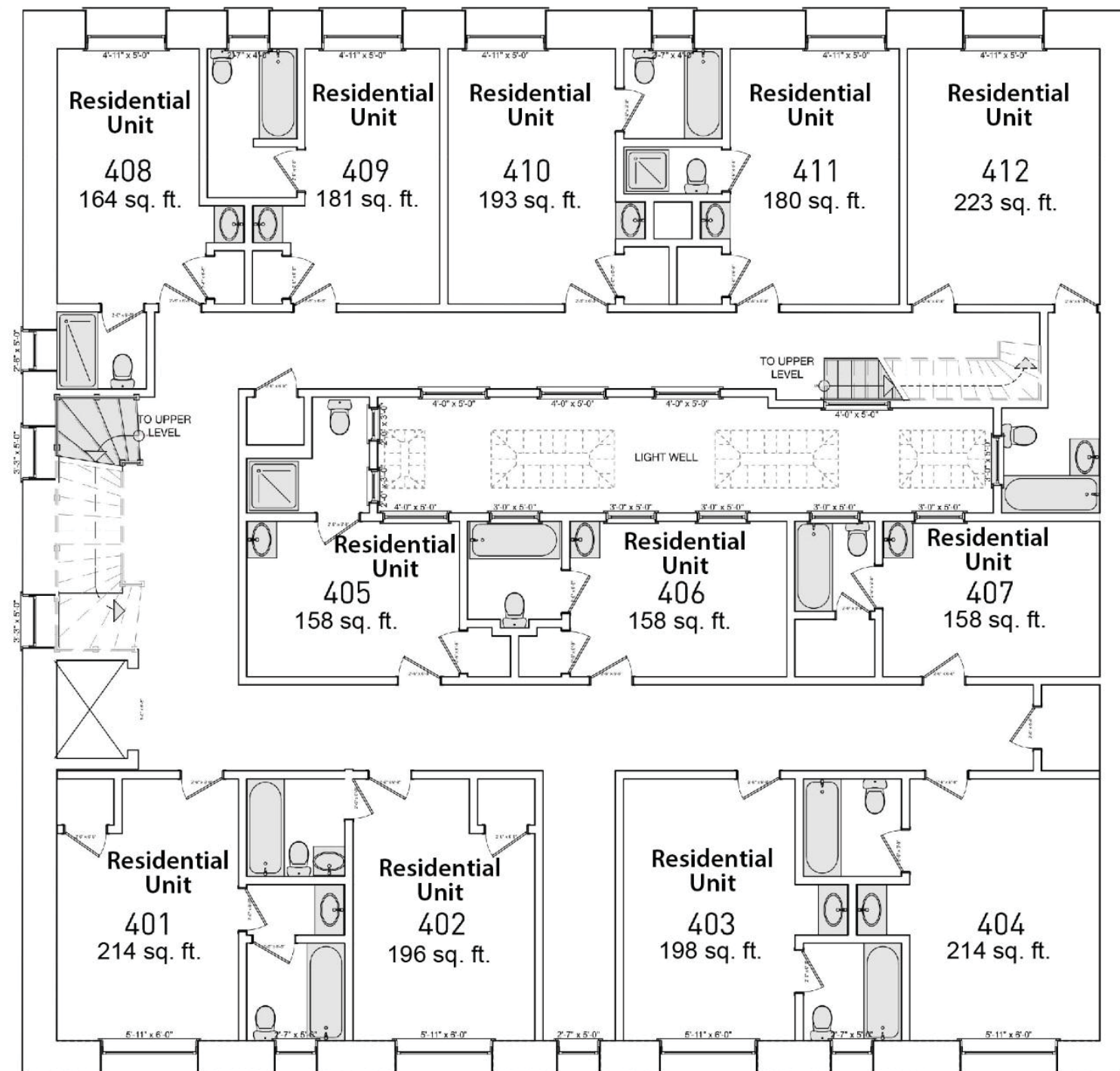
SECOND FLOOR PLAN





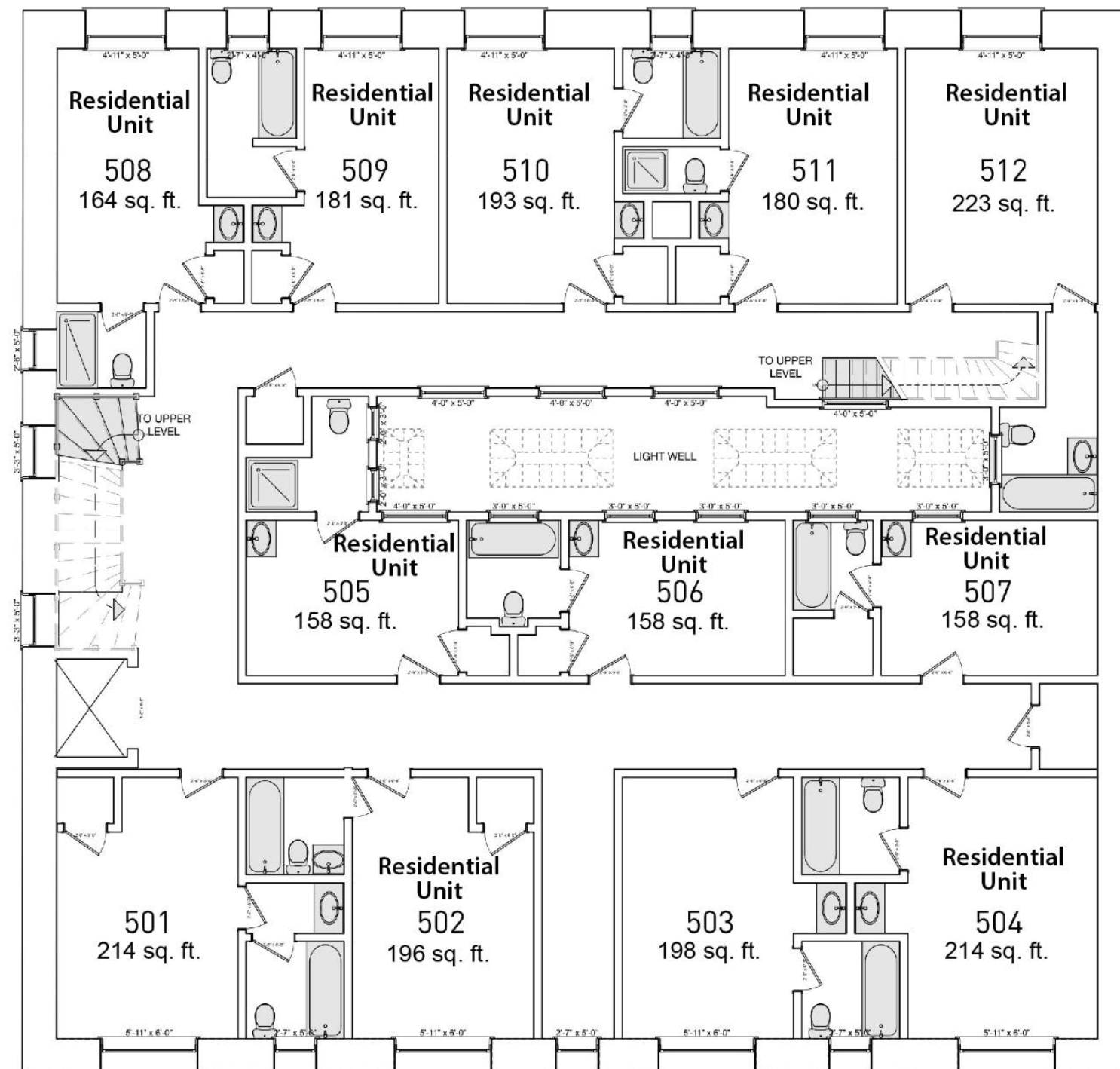
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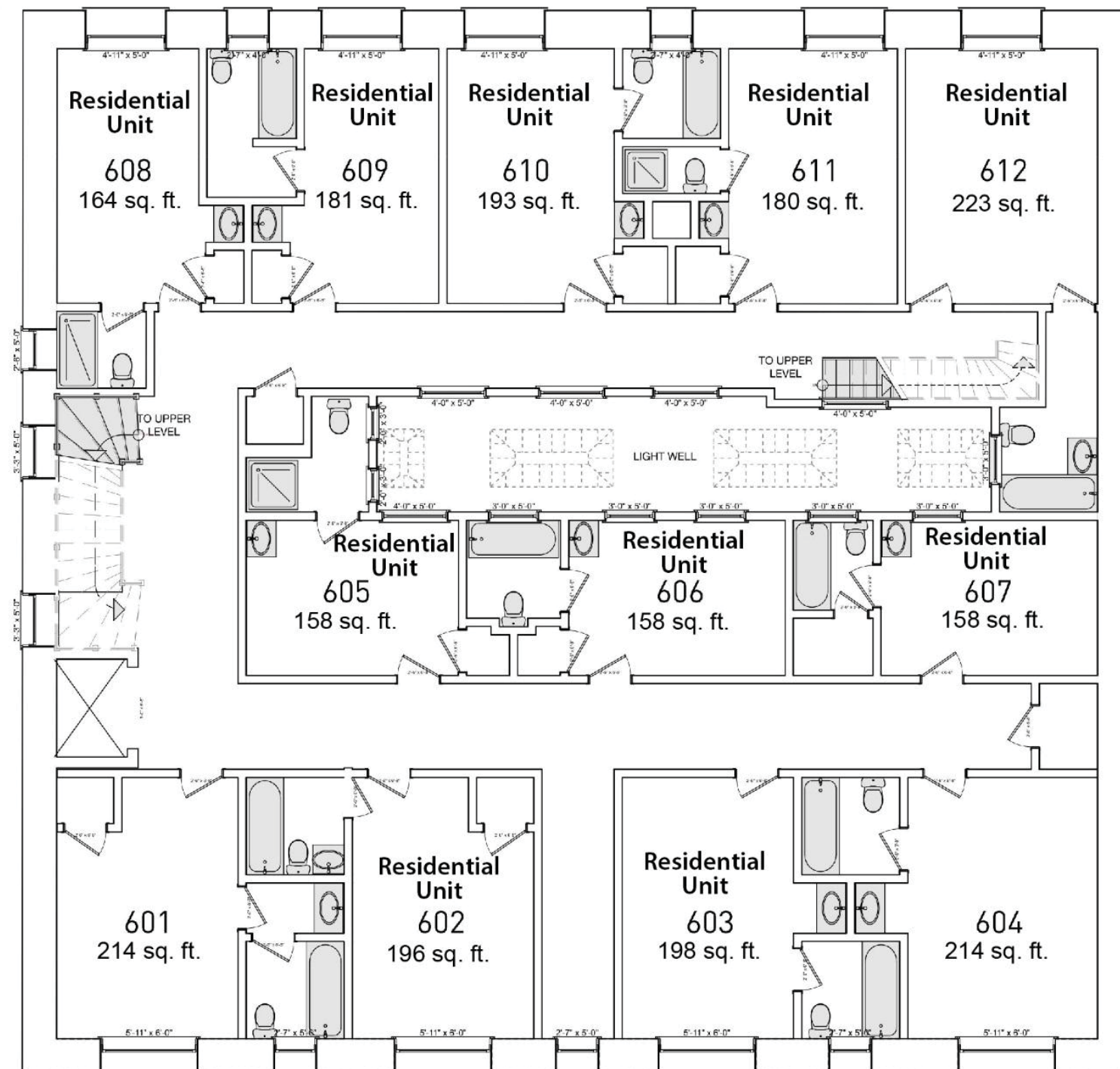
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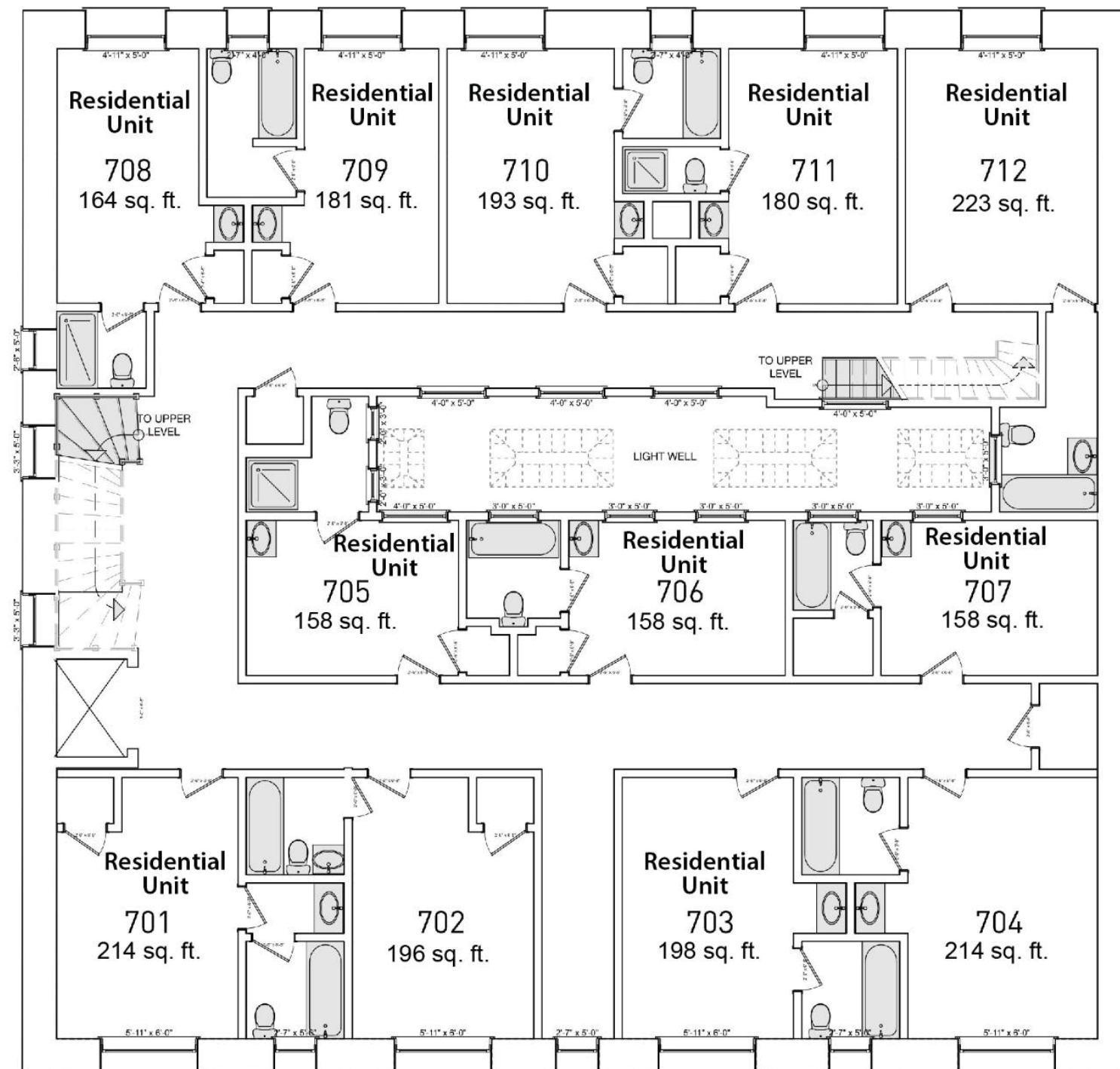
FIFTH FLOOR PLAN





SIXTH FLOOR PLAN



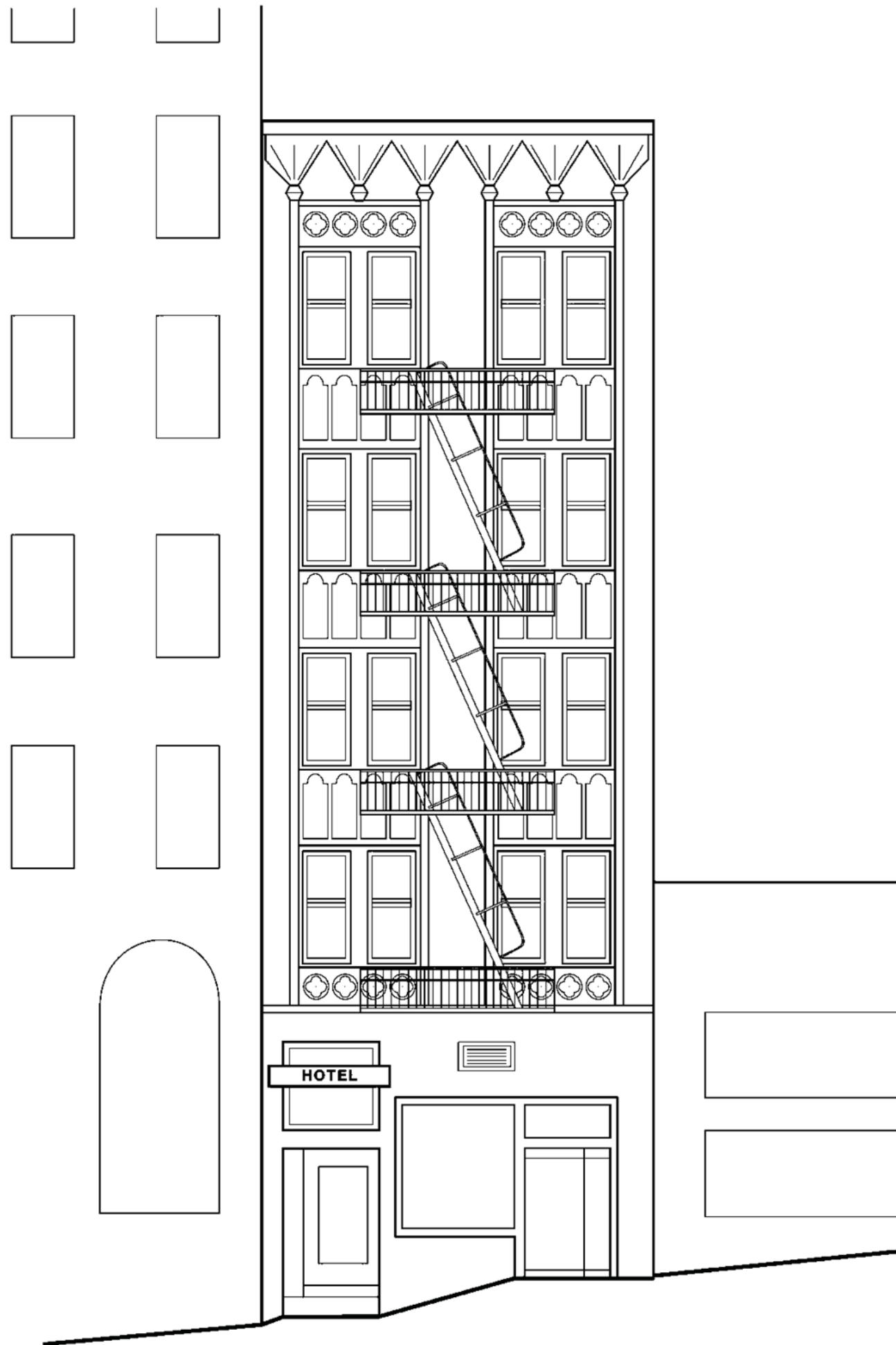


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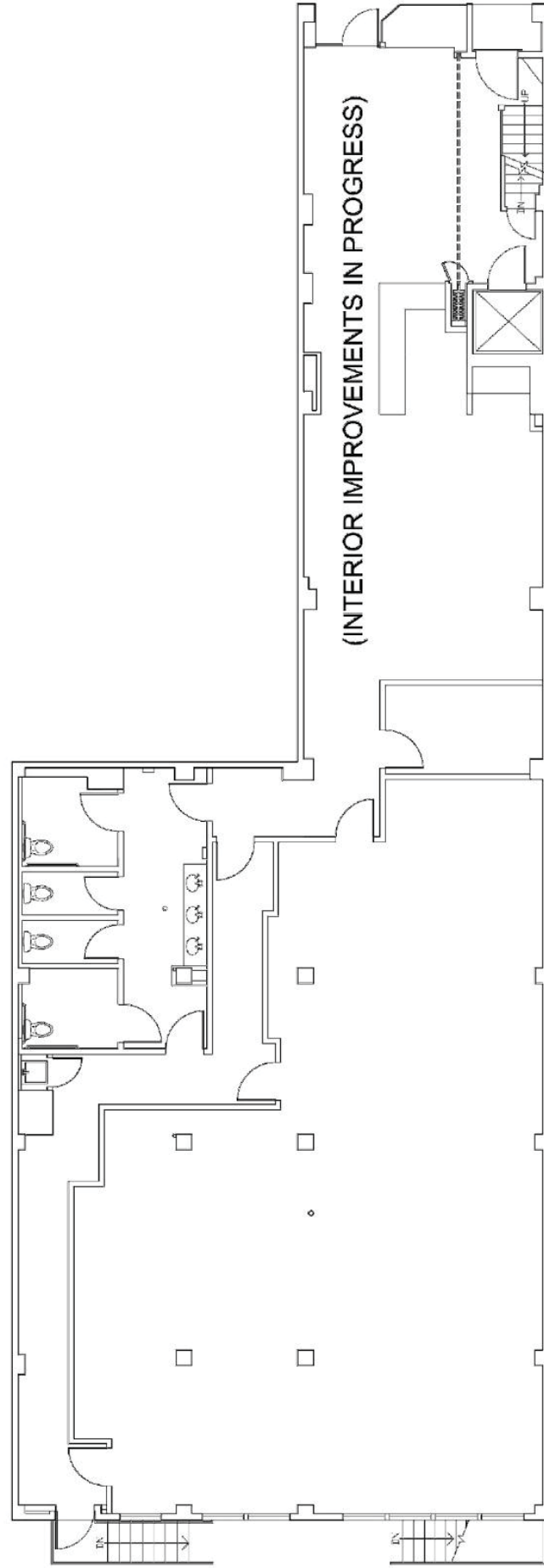


HOTEL DES ARTS

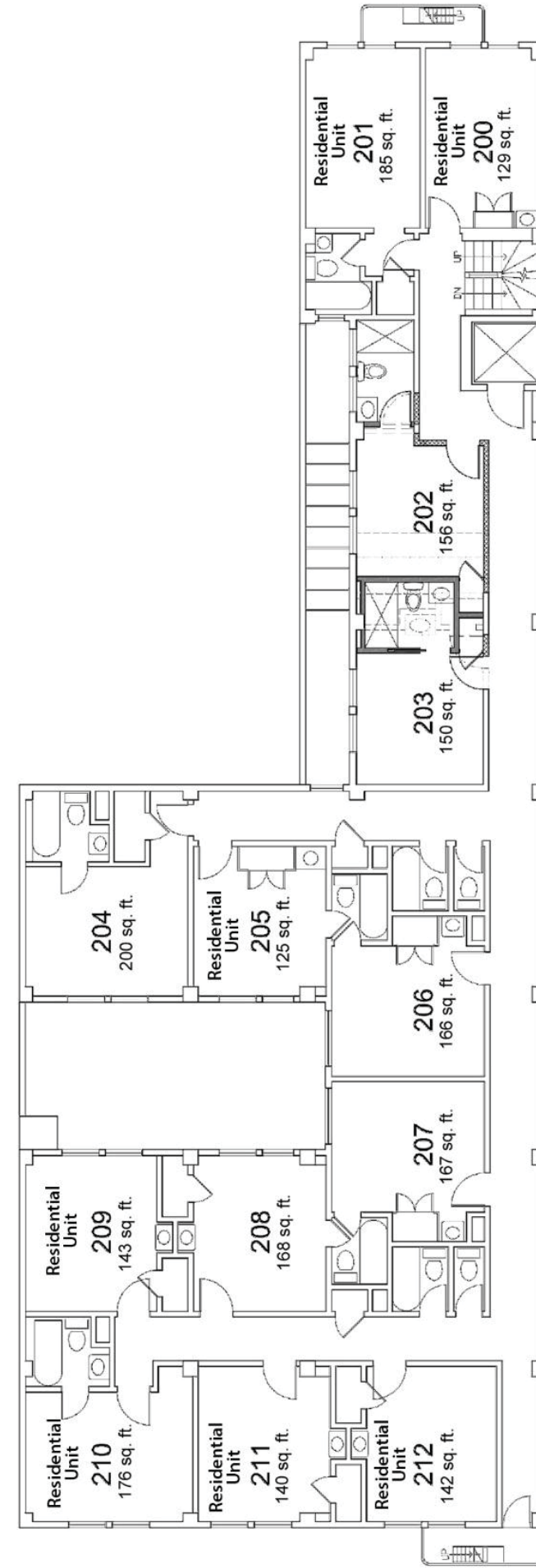
447 Bush St.
San Francisco, CA 94108



NORTH ELEVATION - BUSH STREET

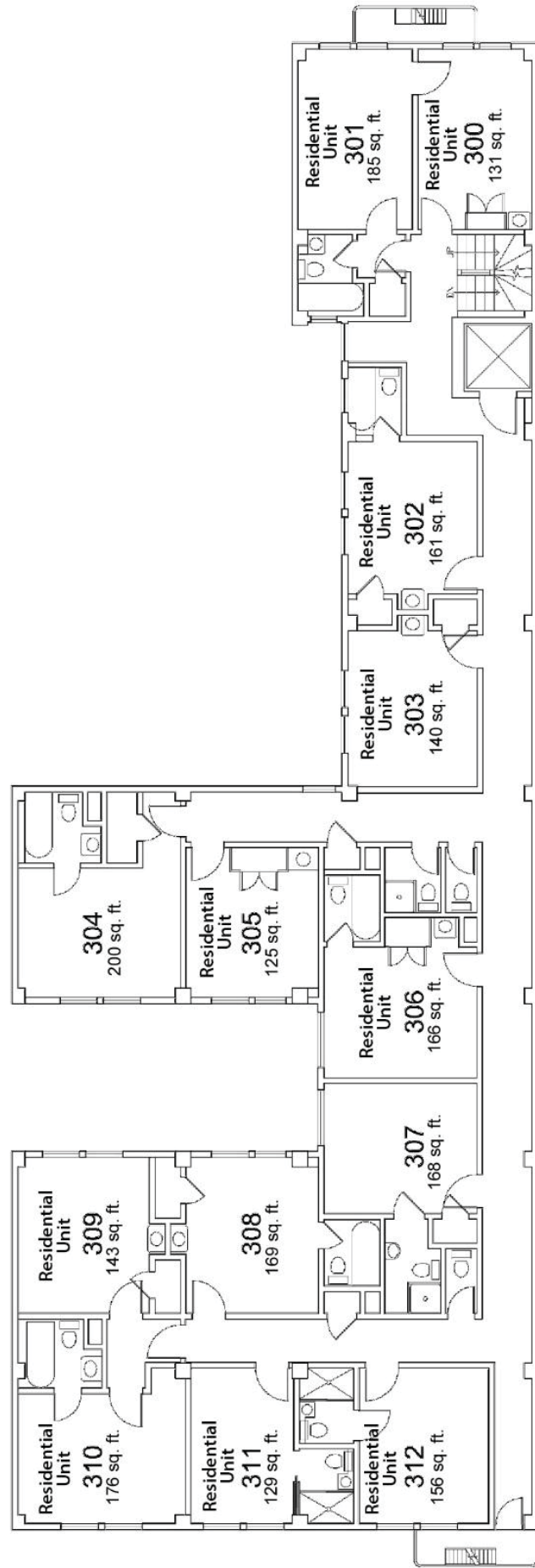


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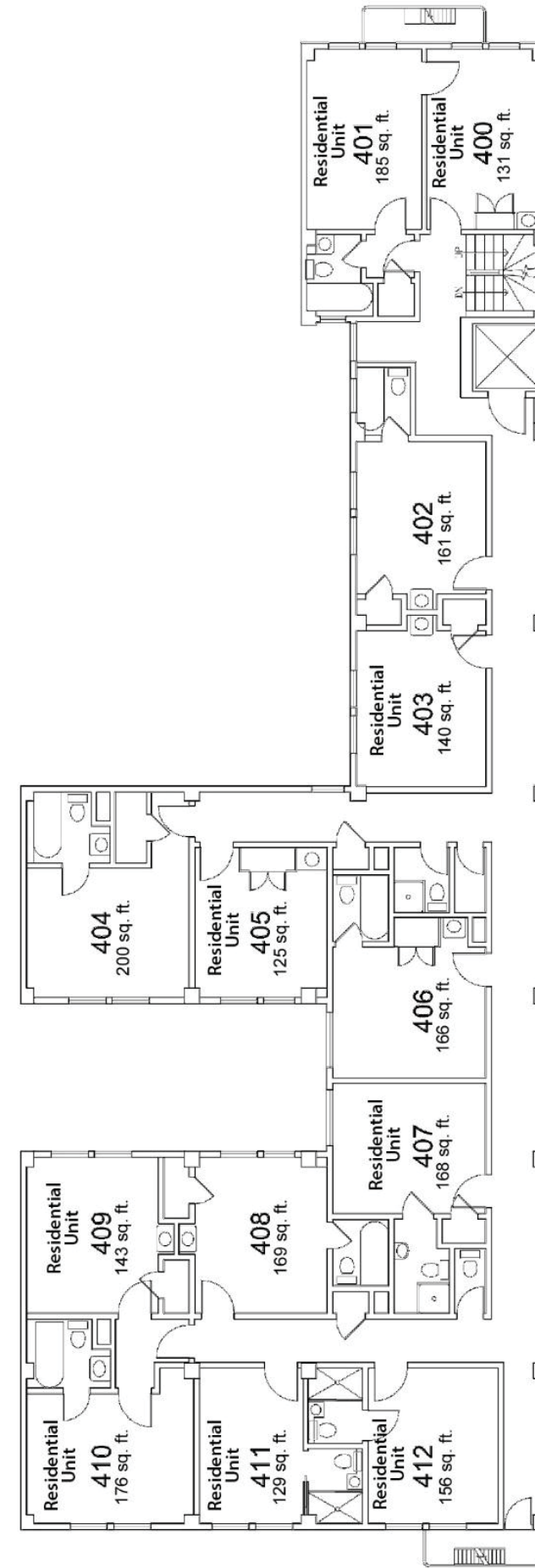


SECOND FLOOR PLAN



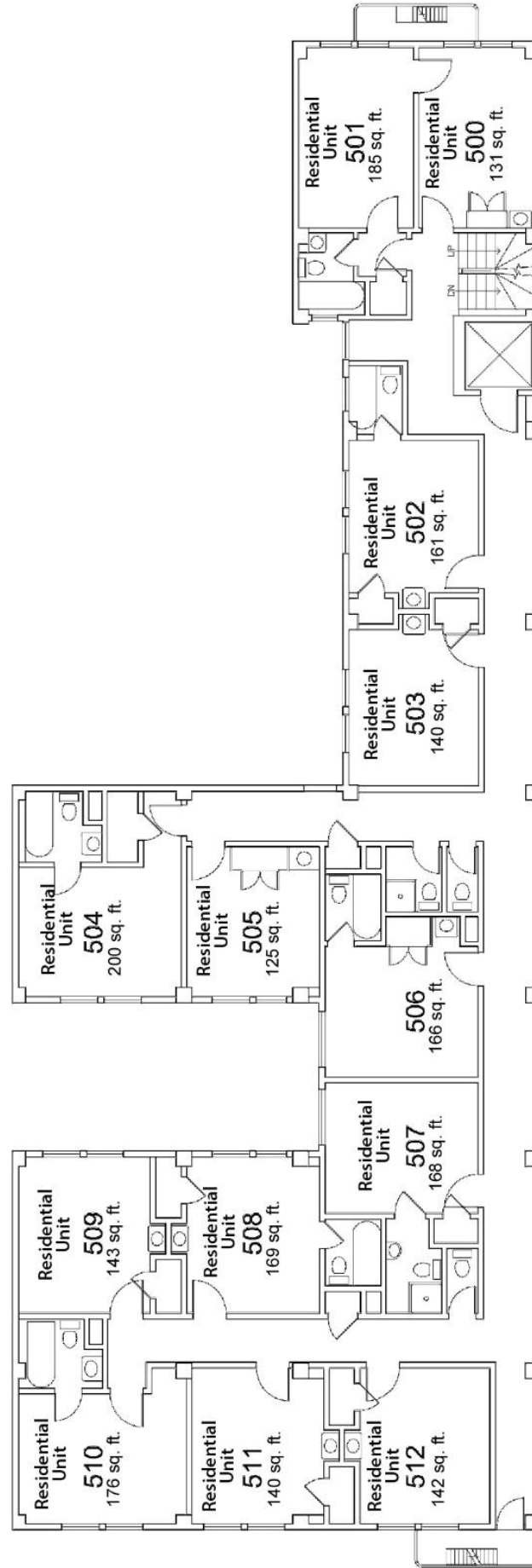


THIRD FLOOR PLAN



FOURTH FLOOR PLAN





FIFTH FLOOR PLAN

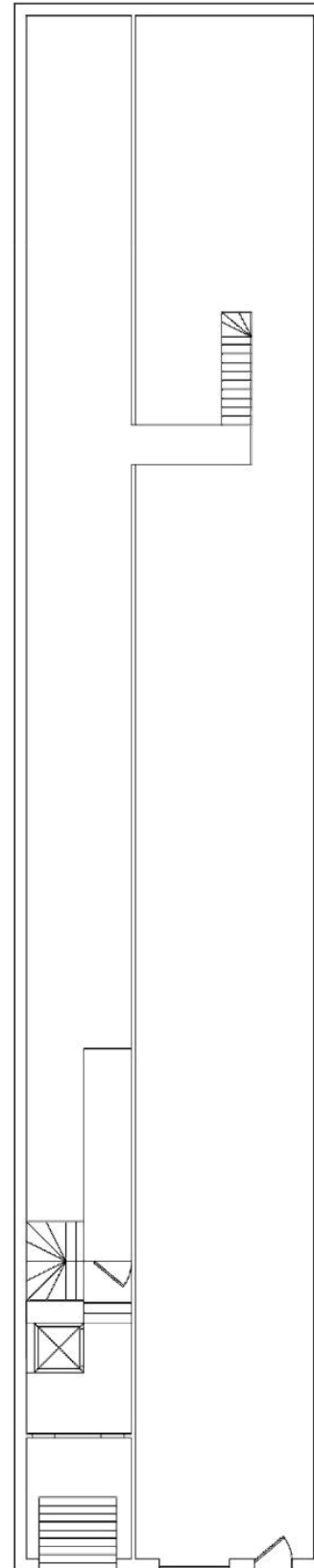


MITHILA

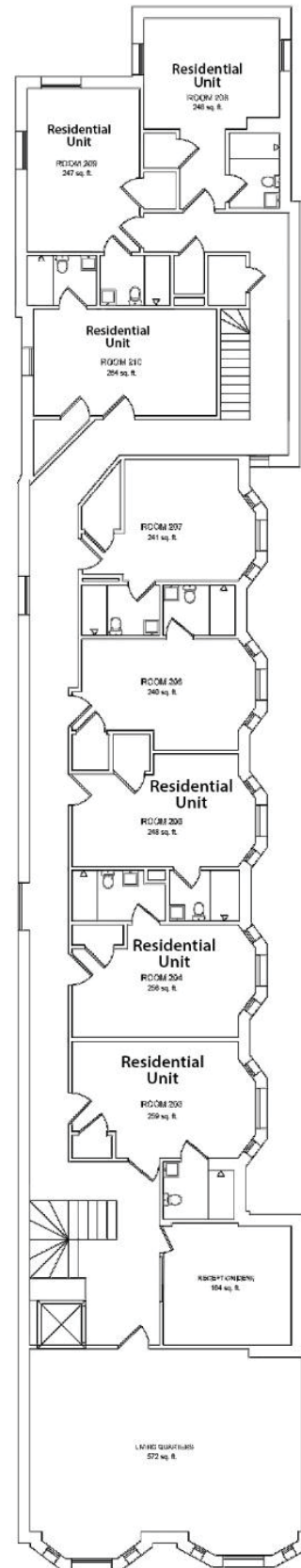
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San Francisco, CA 94109



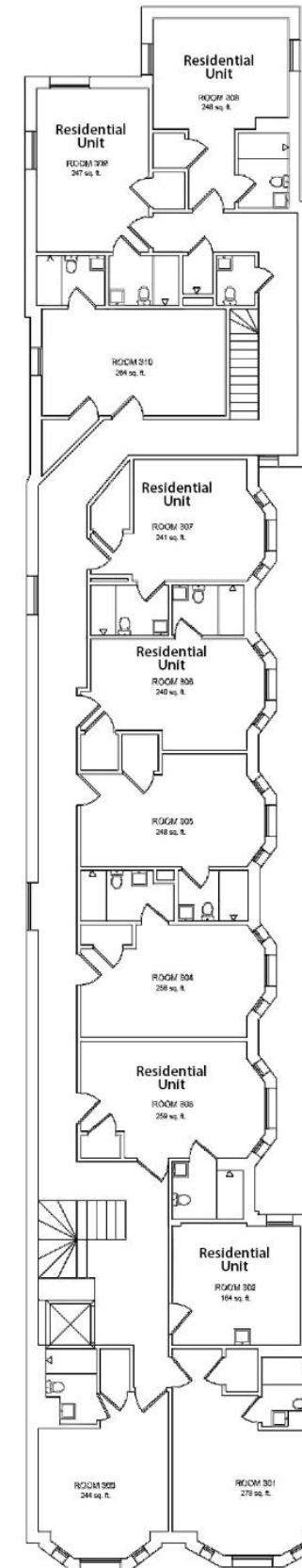
SOUTH ELEVATION - SUTTER STREET



FIRST FLOOR PLAN

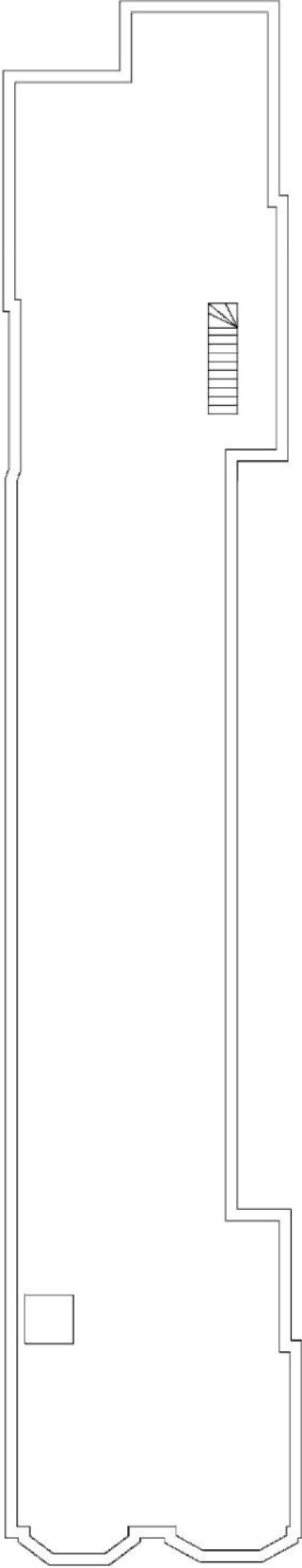


SECOND FLOOR PLAN



THIRD FLOOR PLAN





ROOF PLAN

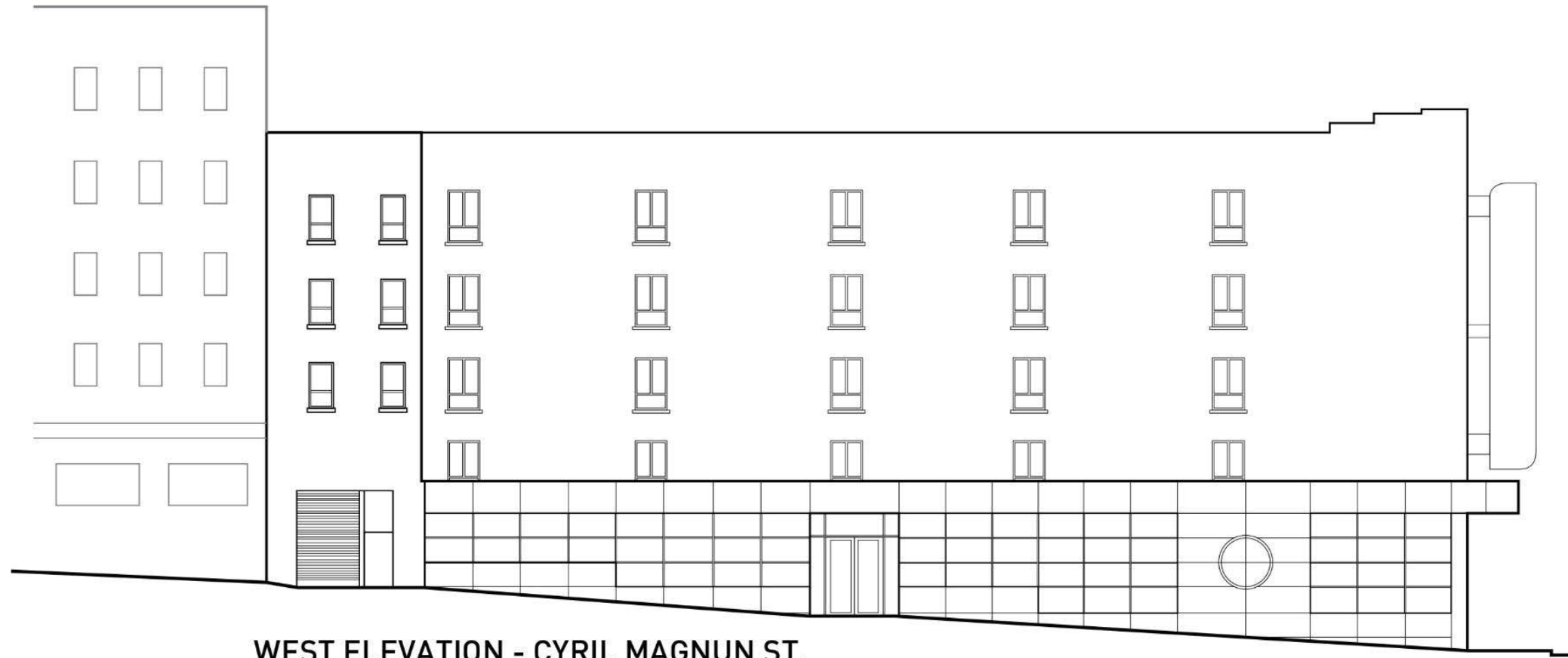


FOURTH FLOOR PLAN



HOTEL FUSION

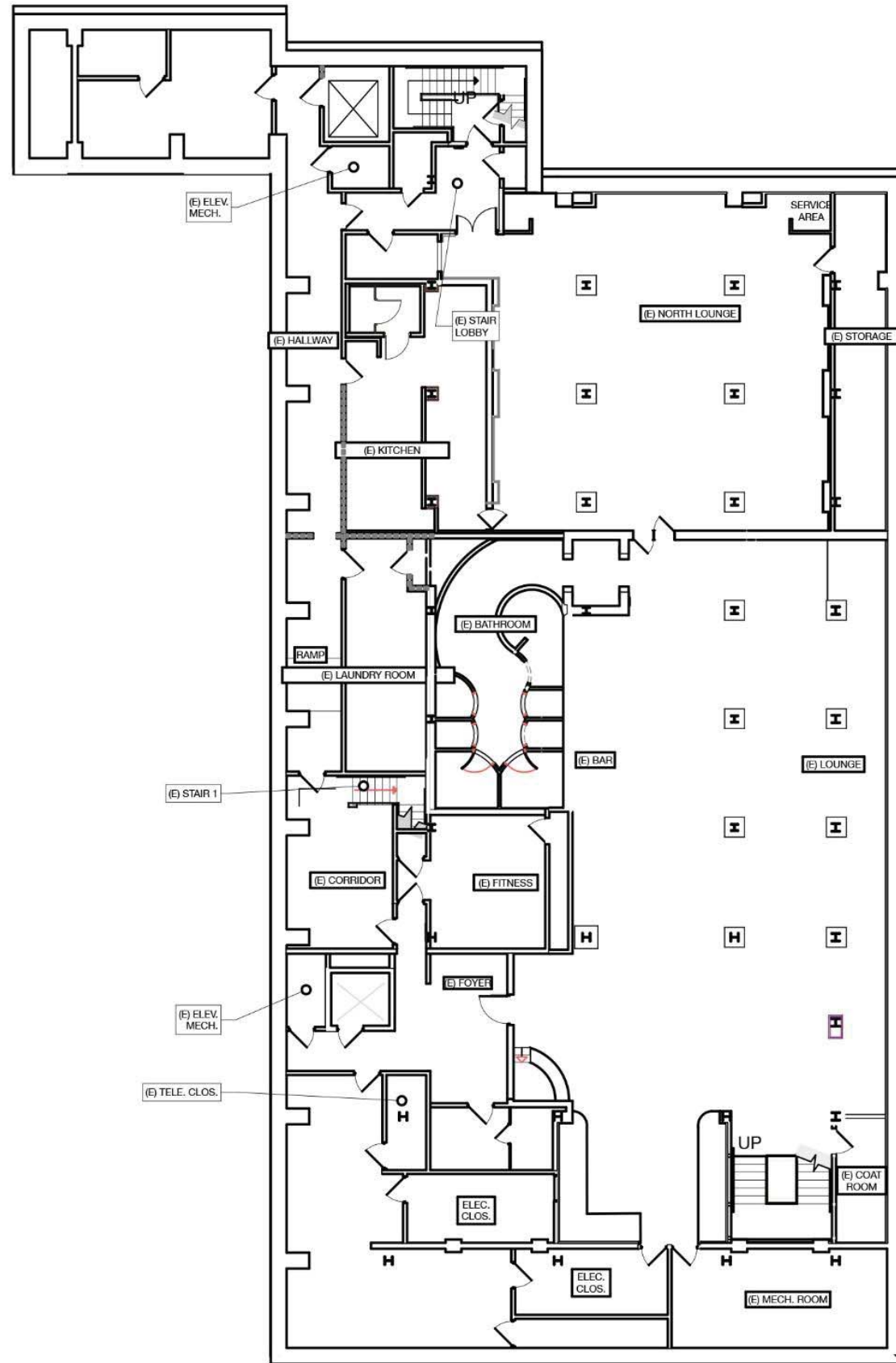
140 Ellis St.
San Francisco, CA 94102



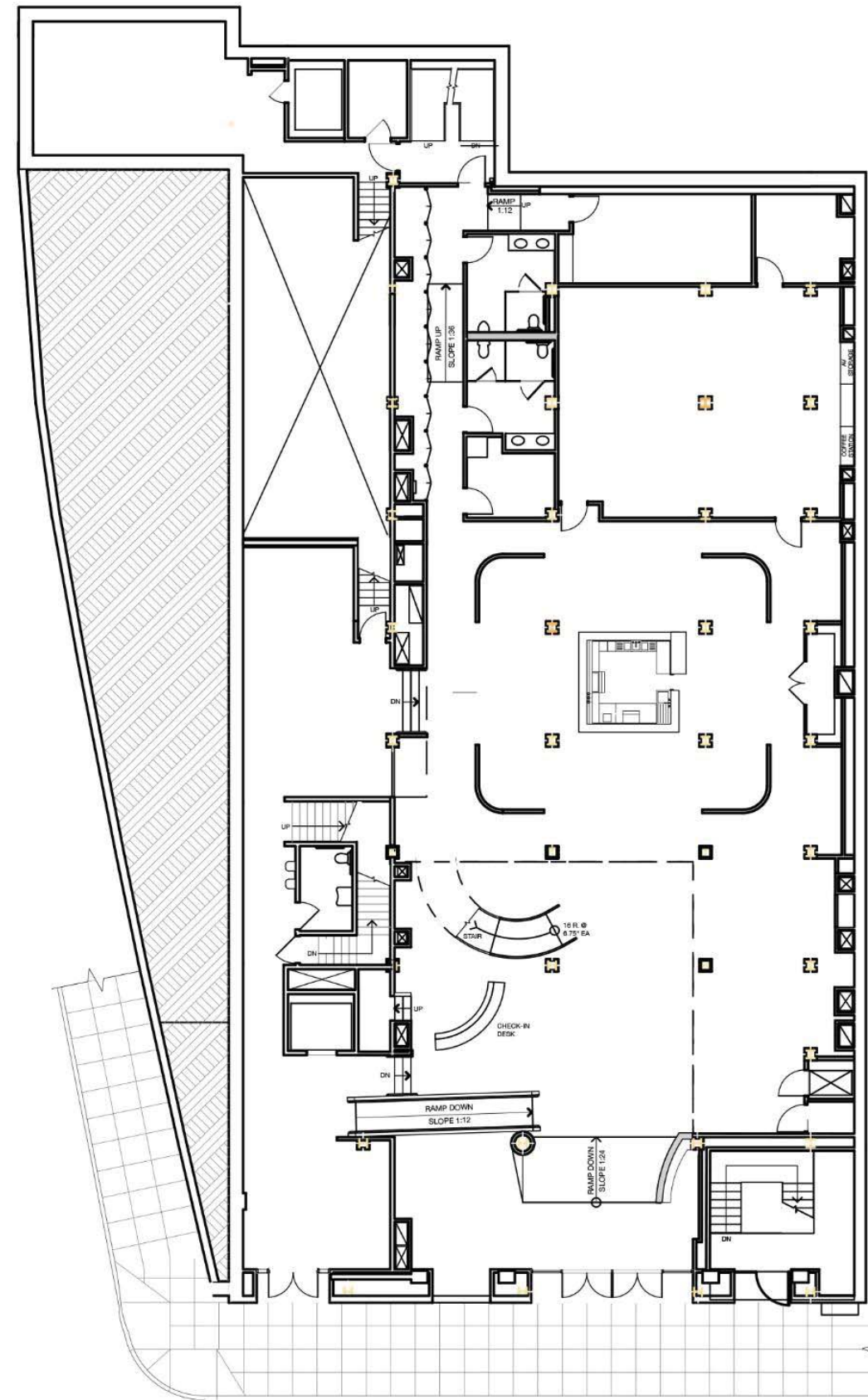
WEST ELEVATION - CYRIL MAGNUN ST.



SOUTH ELEVATION - ELLIS ST.

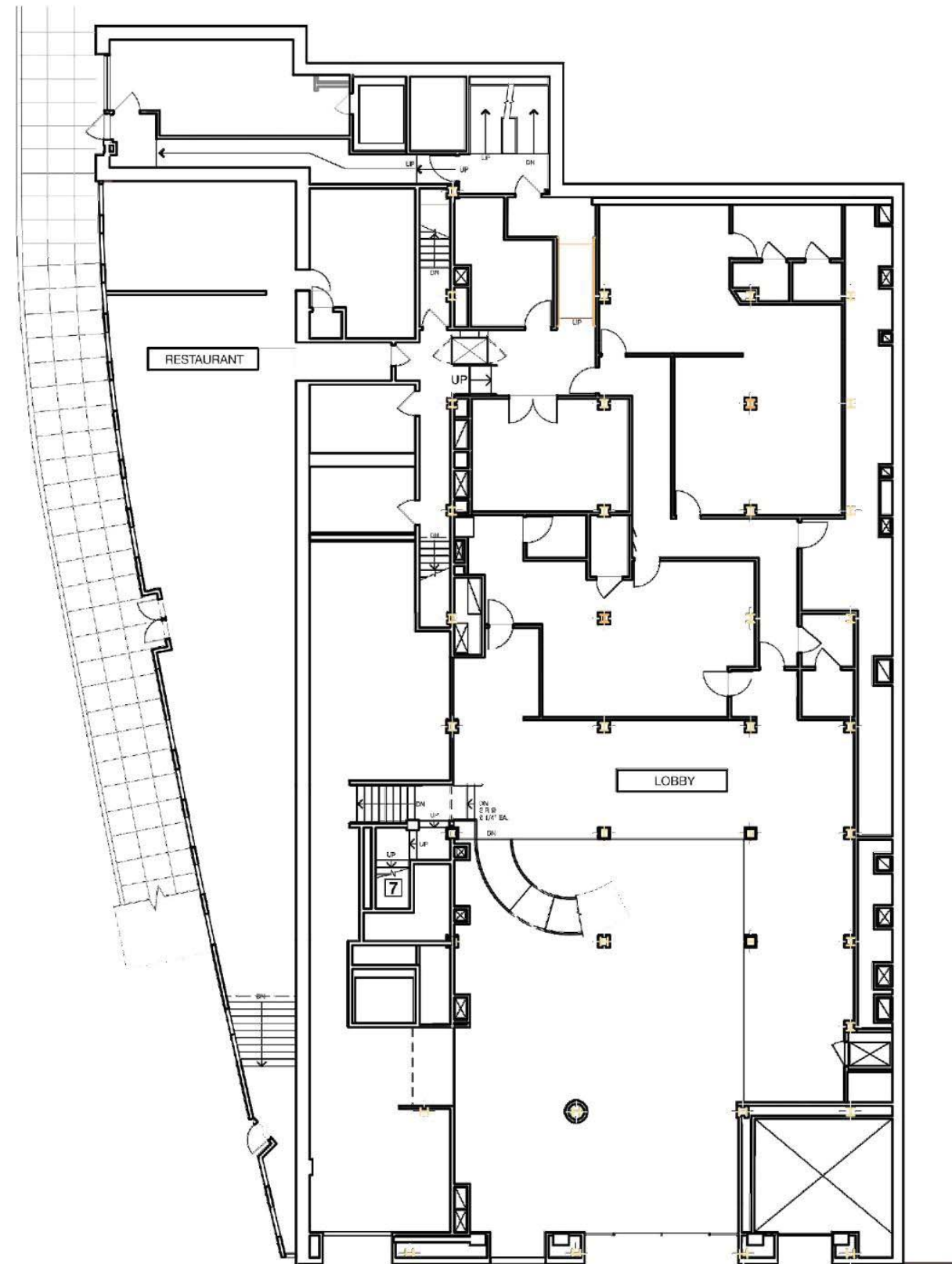


1ST BASEMENT FLOOR PLAN

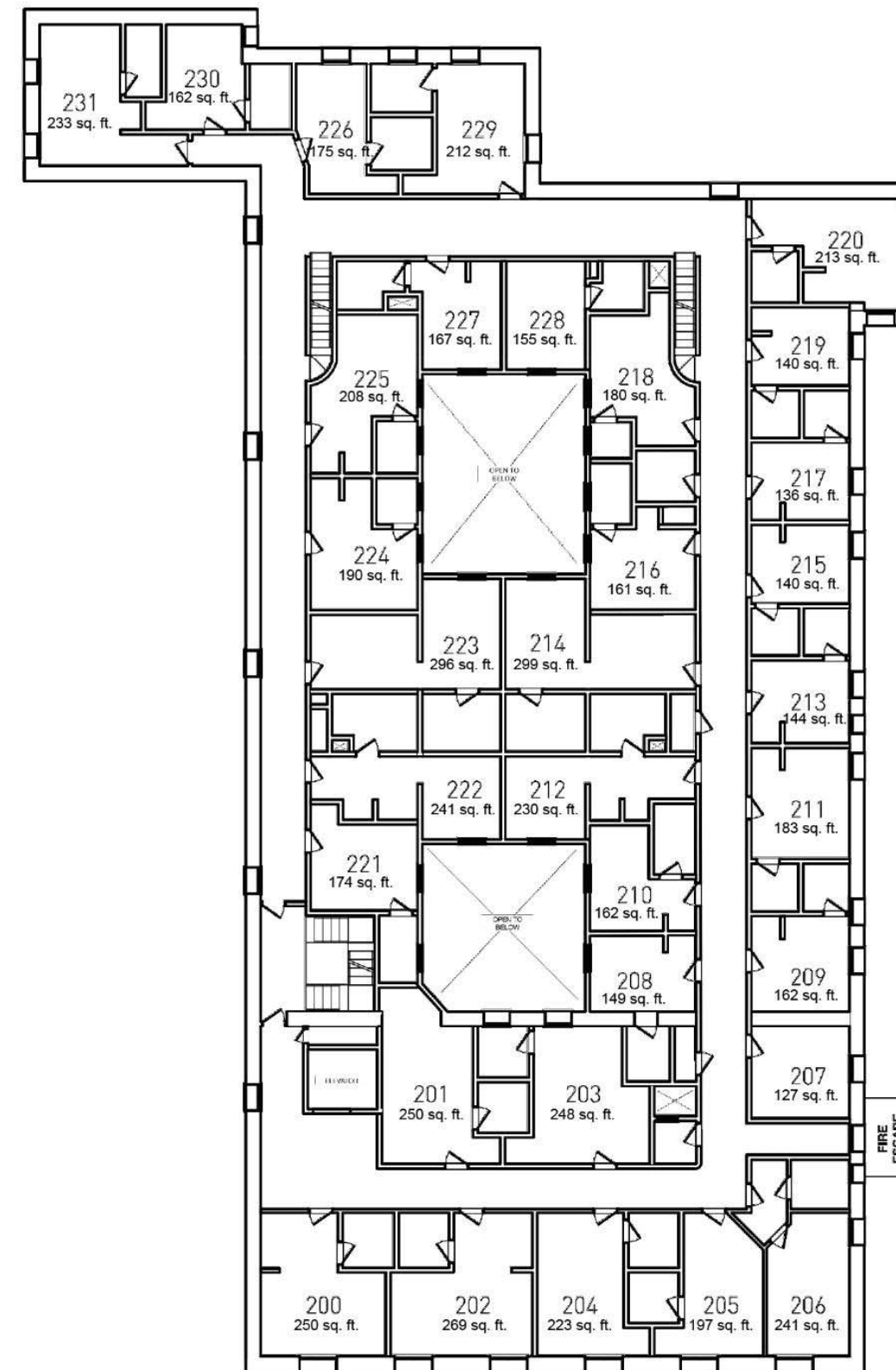


2ND BASEMENT FLOOR PLAN

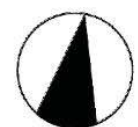


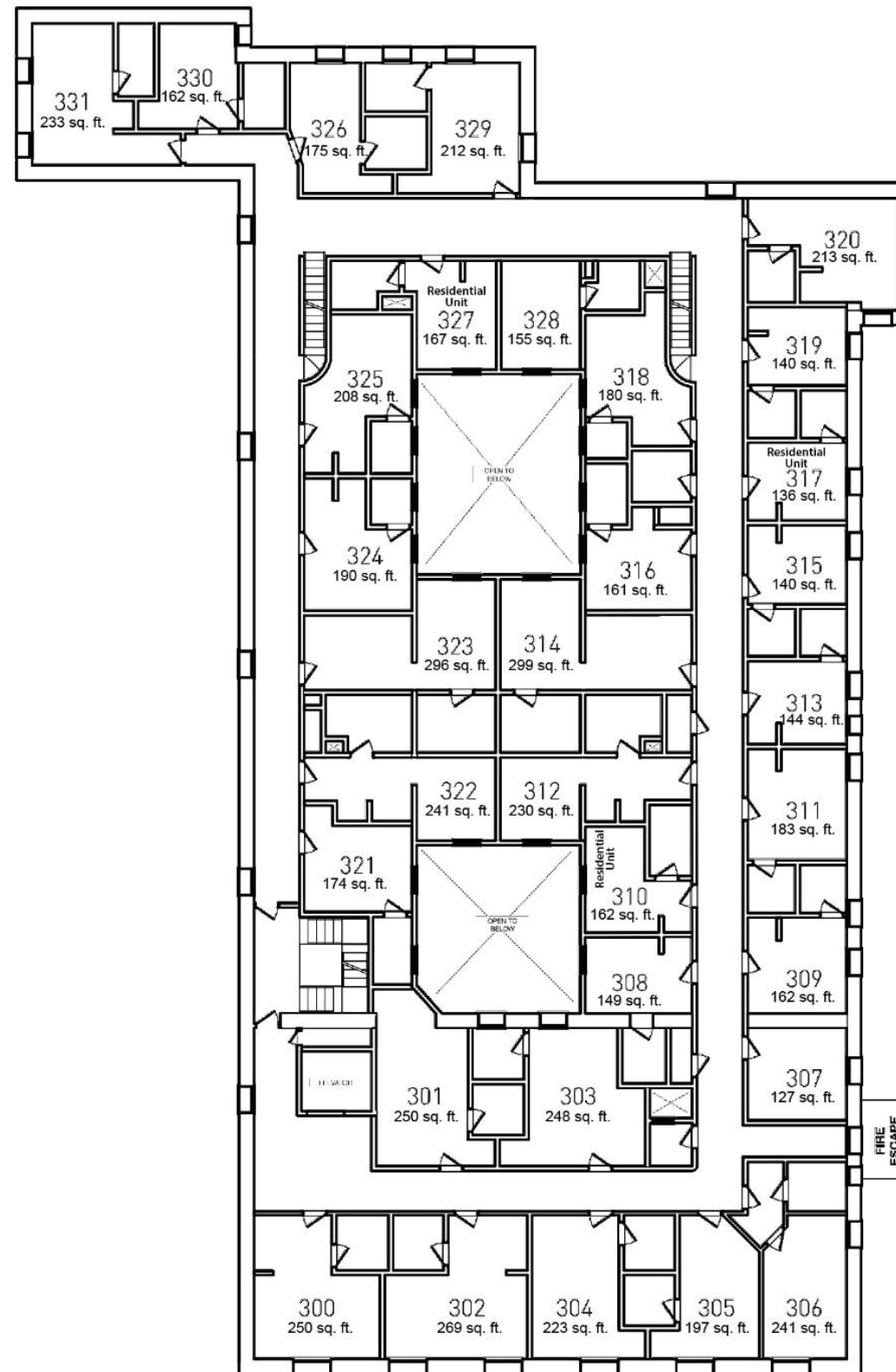


GROUND FLOOR PLAN

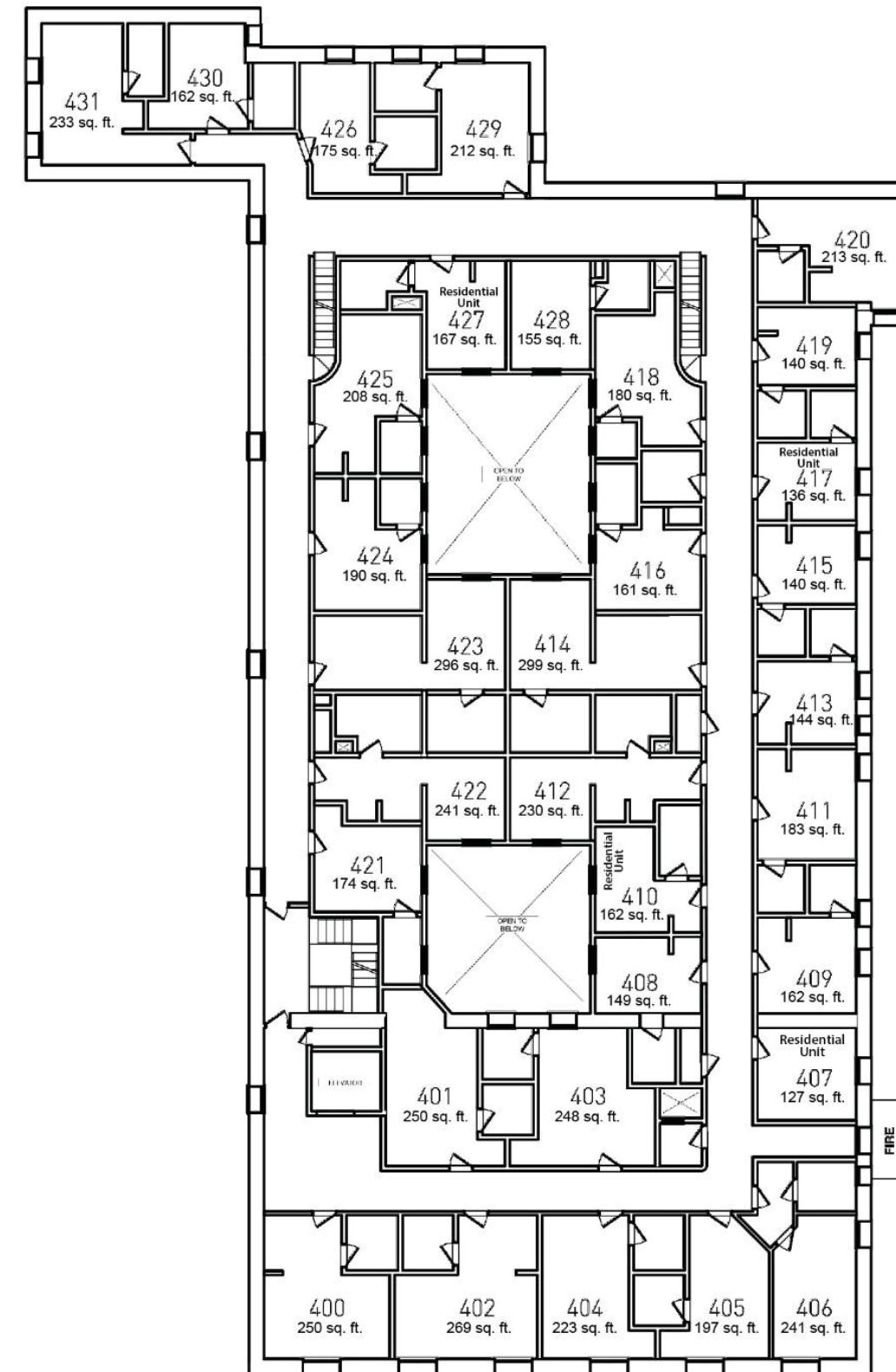


2ND FLOOR PLAN



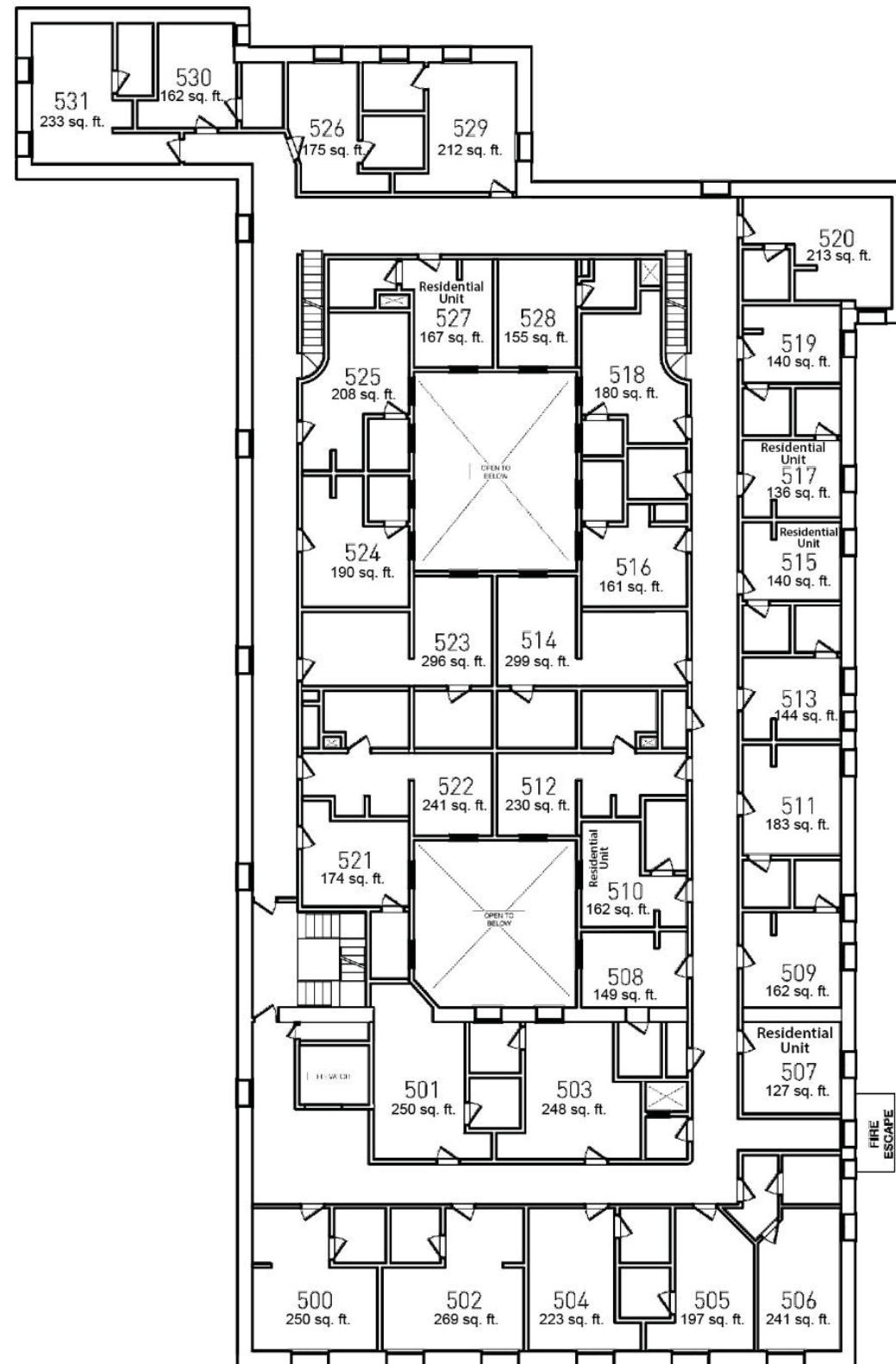


THIRD FLOOR PLAN

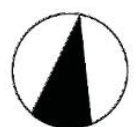


FOURTH FLOOR PLAN



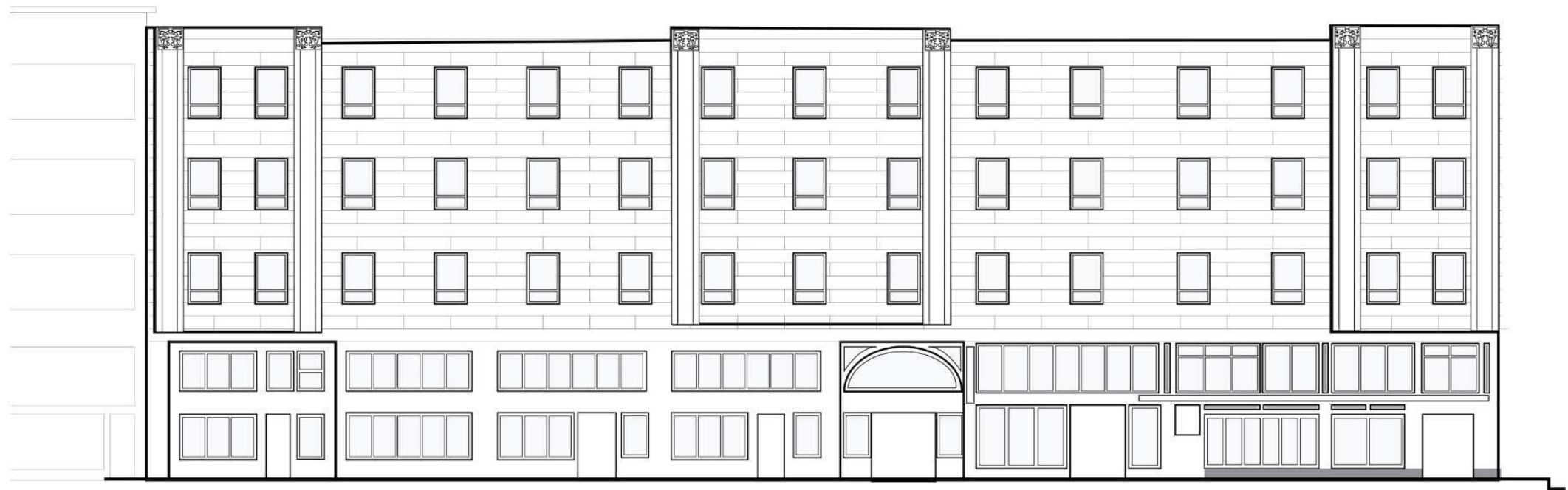


FIFTH FLOOR PLAN

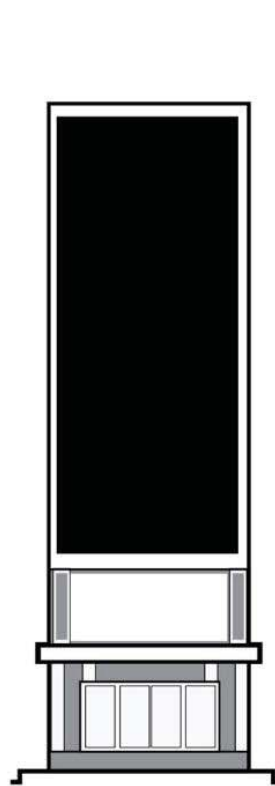


NEW CENTRAL

1412 Market St.
San Francisco, CA 94102



SOUTH ELEVATION - MARKET STREET



EAST ELEVATION - FELL STREET



NORTH ELEVATION - FELL STREET

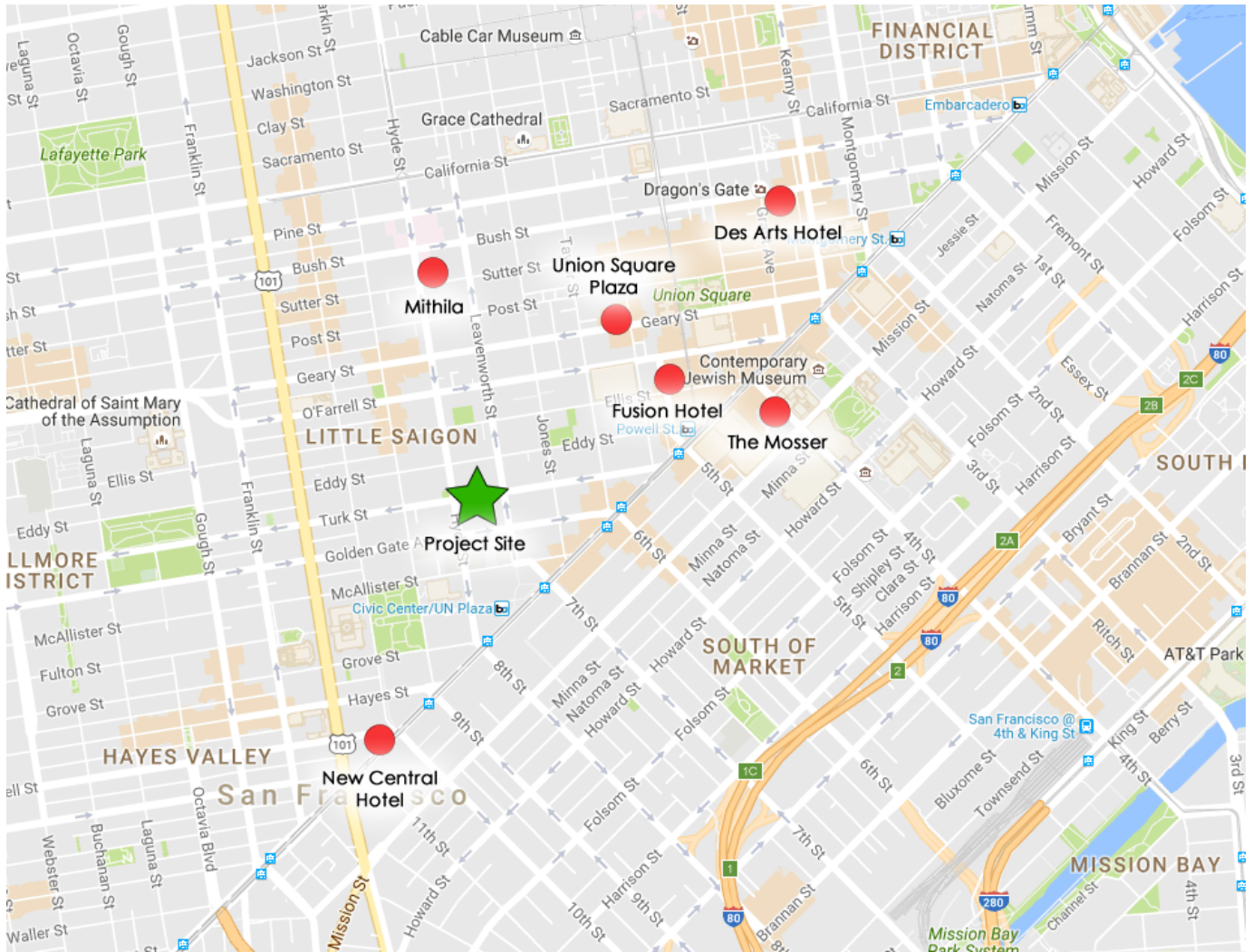




FOURTH FLOOR PLAN



Forge Project Map: Existing Hotels and Turk and Leavenworth Project Site





SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

☐ Inclusionary Housing (Sec. 415)

☒ First Source Hiring (Admin. Code)

☐ Jobs Housing Linkage Program (Sec. 413)

☐ Child Care Requirement (Sec. 414)

☐ Downtown Park Fee (Sec. 412)

☒ Other

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Planning Commission Motion 19412

HEARING DATE: JULY 9, 2015

Date: July 2, 2015
Case No.: **2012.1531CEX**
Project Address: **145 LEAVENWORTH STREET**
Zoning: C-3-G (Downtown, General Commercial) District
80-X Height and Bulk District
Block/Lots: 0345/002
Project Sponsor: Forge Land Company LLC
260 Townsend Street
San Francisco, CA 94107
Staff Contact: Kate Conner – (415) 575-6914
kate.conner@sfgov.org

ADOPTING FINDINGS AUTHORIZING A DETERMINATION OF COMPLIANCE PURSUANT TO PLANNING CODE SECTION 309, WITH EXCEPTIONS TO THE REQUIREMENTS FOR THE REDUCTION OF GROUND-LEVEL WIND CURRENTS IN C-3 DISTRICTS PURSUANT TO PLANNING CODE SECTION 148. THE PROPOSED PROJECT IS TO CONSTRUCT AN EIGHT-STORY 94-ROOM GROUP HOUSING BUILDING WITH APPROXIMATELY 3,776 GROSS SQUARE FEET (GSF) OF GROUND FLOOR RETAIL USES. THE PROJECT SITE IS LOCATED WITHIN THE C-3-G (DOWNTOWN GENERAL) ZONING DISTRICT AND 80-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 30, 2014, Richard Hannum (hereinafter "Project Sponsor") filed an application (Case No. 2012.1531CEX) with the Planning Department (hereinafter "Department") seeking authorization for new construction of a residential building, eight stories and approximately 80 feet in height, containing 94 group housing rooms and 3,776 gross square feet of ground floor retail space (hereinafter "Project") at 145 Leavenworth Street, northwest of the intersection with Golden Gate Avenue, within the C-3-G (Downtown General Commercial) District and a 80-X Height and Bulk District.

On September 15, 2014 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2012.1531CEX at 1650 Mission Street, Fourth Floor, San Francisco, California.

On July 9, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2012.1531CEX.

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 approves the Determination of Compliance and Exceptions to Section 309 requested in Application No. 2012.1531CEX, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site is a vacant lot with surface parking for 26 automobiles located on the west side of Leavenworth Street, south of the intersection with Turk Street, Lot 002 in Assessor's Block 0345 (hereinafter "Subject Property"). The Subject Property is in the Downtown/Civic Center neighborhood, which features a mixture of high-density dwellings with supporting commercial uses. The property at 361 Turk Street is also being developed as part of this Project and is located directly west of the subject property, fronting on Turk Street and located on the same Assessor's Block as the Subject Property. There is an access easement connecting the two properties. The Subject Property is in a C-3-G (Downtown General Commercial) District and an 80-X Height and Bulk District and has a lot area of approximately 6,875 square feet.

The subject block is bounded by Leavenworth Street to the east, Turk Street to the north, Hyde Street to the west, and Golden Gate Avenue to the south. There is approximately 50 feet of frontage on Leavenworth Street.

3. **Surrounding Properties and Neighborhood.** Adjacent to the north of the Subject Property is a four-story residential hotel, the Page Hotel; directly to the west is a fourteen-story residential building, and directly south is the Young Man Christians' Association. The remainder of the block is developed with residential and commercial buildings ranging from two to fourteen stories. There is a market located at the northeast corner of Golden Gate Avenue and Leavenworth Street and social services offered across Leavenworth Street to the east.

The Project Site is one block north on the Civic Center Historic District and is located in the Upper Tenderloin Historic District. Plaza. Phillip Burton Courthouse is two blocks to the west and United Nations Plaza is two blocks to the south. Properties to the south are zoned P (Public) Zoning and contain such civic structures as the Asian Art Museum, the San Francisco Public

Library and Hastings College of Law. To the north, the zoning changes to RC-4 (Residential Commercial, High Density) and supports high density residential uses. Many of these buildings have ground floor commercial uses. The Project Site is approximately three blocks north of Market Street and the Civic Center Station serving BART and MUNI. The Project is well served by transit of all varieties.

The Project Site is located in the C-3-G District: Downtown General Commercial Zoning District. This District covers the western portions of downtown and is composed of a variety of uses: retail, offices, hotels, entertainment, clubs and institutions, and high-density residential. Many of these uses have a Citywide or regional function, although the intensity of development is lower here than in the downtown core area. As in the case of other downtown districts, no off-street parking is required for individual commercial buildings. In the vicinity of Market Street, the configuration of this district reflects easy accessibility by rapid transit.

4. **Project Description.** The Project Sponsor proposes to construct an eight-story building consisting of 3,776 square feet of ground floor commercial space and 94 group-housing rooms, with shared common spaces on alternating floors, a second floor common patio, and a common roof deck open space. There is no parking proposed on-site.

The Project consists of approximately 38,408 gsf of residential uses on a site containing 6,873 sf of lot area. The 94 group housing rooms will each be provided with a private bath and limited cooking facilities. The Project Sponsor contends that the size and location of these rental units makes them “affordable” by design and that the target market for the units averages 150% of Average Median Income (AMI).

There is a 935 sf interior courtyard located at the second floor and a 2,712 roof deck and outdoor amenity space. The outdoor spaces may have cooking facilities or may be wired for entertainment depending on the needs of the users living in the building. In addition to these exterior common amenities, there are interior amenity spaces located on alternating floors. These rooms are double height spaces which provide openness in the building and an attractive space for residents to congregate. These spaces will also be programed dependent on the residents but will likely include common areas for cooking and entertainment, and quieter areas for reading and computer work.

The Project includes a 309 exception for the Reduction of Ground-Level Wind Currents in C-3 Districts.

5. **Design.** The design of 145 Leavenworth Street is a mix of contemporary and vernacular architecture. Although it is a modern design, it fulfills the requirements of the Secretary of Interior Standards for historic compatibility within the historic district. There is an exoskeletal steel system that serves as a frame on the building. Behind the frame is a building of floor-to-ceiling glass. To soften the effect, the Project is skinned in perforated patinaed copper panels allowing the glass and steel to be seen through the materials. The finish is expected to be similar to the De Young Museum and is made by the same team. The windows are patterned to emulate the pattern language of punched openings of the adjacent buildings. The copper finish was

chosen because it will age to a similar patina as the brick which is common throughout the historic district.

6. **Public Comment.** The Project Sponsor has participated in various community group meetings with the Tenderloin Community Benefit District, Tenderloin Housing Clinic, Tenderloin Housing Action, Tenderloin Neighborhood Development Corporation, San Francisco Housing Coalition, Kelly Cullen Community Center, Tenderloin Community School, and Community Benefit District. To date, there has been concern raised over the lack of affordability, setbacks to adjacent properties, the amount of community outreach, the use of the ground floor retail uses, and concern over the original project submittal which included a SRO residential hotel conversion component. The Department has received 72 letters expressing concerns about the Project and five letters in support of the Project. It should be noted that the Project as proposed no longer includes the SRO residential hotel conversion.

Those opposed were concerned that there are not adequate setbacks provided between the proposed structures and adjacent buildings and that there are no affordable units being provided on-site. In addition, there was concern that long-time residents of San Francisco are being displaced by high-income employees of the high-tech industry (although there is no displacement caused directly by this Project).

This case was heard at the Planning commission on Jun4, 2015 and issues regarding affordability, setbacks, and community outreach were discussed during public comment for the project. The matter was continued in an effort to address these issues. As of this writing, according to the Project sponsor, there has been community engagement and modifications to both buildings to increase setbacks, not block property line windows, and address the needs of adjacent buildings. The bedroom count has been reduced to accommodate these changes.

Ordinance file No. 150348 has been introduced by Supervisor Avalos and sponsored by Supervisors Avalos and Kim amending the Planning Code to clarify that the Inclusionary Affordable Housing Program applies to housing projects, including group housing projects. This ordinance is scheduled to be heard at the Planning Commission on July 2, 2015. An addition to the standard "Conformity with Current Law" condition of approval has been drafted stating that if this ordinance is passed, the Project will be subject to the Inclusionary Affordable Housing Program.

In addition, the Commission is aware of a private community benefit agreement that addresses specific community issues. As part of that agreement, the Project Sponsor has agreed to provide affordable units in the Project commensurate with the City's Inclusionary Affordable Housing Program, whether or not the Board adopts the Ordinance contained in Board of Supervisors File No. 150348. As a private agreement, the City cannot condition compliance with the private agreement as a condition of approval.

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

- a. **Floor Area Ratio (Section 124).** The floor area ratio (FAR) limit as defined by Planning Code Section 124 for the Downtown General Commercial District is 6.0 to 1.

In the C-3-G District, the maximum floor area ratio (FAR) is 6.0:1. The proposed gsf subject to FAR is 38,408 sf on a 6,873 sf lot, thereby yielding a FAR of 5.9 to 1.0. The 3,776 gsf of retail on the ground floor is exempt from FAR calculations pursuant to Planning Code Section 102.9.

- b. **Rear Yard (Section 134).** Planning Code Section 134 requires that a project provide a minimum rear yard depth be equal to 25 percent of the total depth of the lot on which the building is situated at the lowest story containing a dwelling unit, and at each succeeding story, except those buildings which contain only single room occupancy (SRO) units.

The rear yard provision of the Planning Code does not apply to the Project because there are no dwelling units; the Project includes only group housing rooms which would qualify as SRO units for the purposes of rear yard calculations.

- c. **Residential Open Space (Section 135).** Planning Code Section 135, requires is 36 sf per dwelling unit of residential open space requirement if the open space is private and 48 sf per dwelling unit if it is provided through common open space. For group housing structures, SRO units, and dwelling units that measure less than 350 square feet plus a bathroom, the minimum amount of usable open space provided for use by each bedroom or SRO unit shall be one-third the amount required for a dwelling unit; therefore, the requirement per bedroom is 12 sf for private and 16 sf for common open space.

The Project includes 94 group housing rooms; therefore, the Project must provide 1,504 sf of common open space. Included in the proposal are a 2,712 sf roof deck and a 935 sf second level courtyard. The second level courtyard does not meet the exposure requirements for open space; however, the roof deck alone satisfies the open space requirements.

- d. **Exposure (Section 140).** Planning Code Section 140 requires that all dwelling units face directly onto 25 feet of open area (a public street, alley, or side yard) or onto an inner courtyard that is 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase in five feet in every horizontal dimension at each subsequent floor.

This Planning Code Section applies only to dwelling units; group housing rooms are not considered dwelling units.

- e. **Street Frontage in Commercial Districts: Active Uses (145.1(c)(3)).** Planning Code Section 145.1(c)(3) requires that within Downtown Commercial Districts, space for “active uses” shall be provided within the first 25 feet of building depth on the ground floor. Spaces accessory to residential uses, such as fitness or community rooms, are considered active uses only if they meet the intent of this section and have access directly to the public sidewalk or street. Building systems including mechanical, electrical, and plumbing features may be exempted from this requirement by the Zoning Administrator

only in instances where those features are provided in such a fashion as to not negatively impact the quality of the ground floor space.

The ground floor along Leavenworth Street contains "active uses" with direct access to the sidewalk within the first 25 feet of building depth and are thus compliant with this Code Section. Along Leavenworth Street, the Project includes a lobby, retail space, and pedestrian corridor. Lobbies are only considered active uses, if they do not exceed 40 feet or 25% of building frontage, whichever is larger. The frontage on Leavenworth is 50 feet and the lobby is approximately 12 feet, thereby meeting this requirement. The retail space occupies the majority of the frontage, aside from a narrow pedestrian corridor along the north property line. The Project meets this section of the Code in that the frontage is completely devoted to active uses, building systems, and residential entry.

- f. **Street Frontage in Commercial Districts: Ground Floor Transparency (Section 145.1(c)(6)).** Planning Code Section 145.1(c)(6) requires that within Downtown Commercial Districts, frontages with active uses that are not residential or PDR must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

The Leavenworth Street frontage measures approximately 50 feet and meets the transparency requirement for the active uses on each frontage. The residential entry and retail tenant space will meet the glazing requirements by being 100% glazed and transparent.

- g. **Shadows on Public Sidewalks (Section 146).** Planning Code Section 146(a) establishes design requirements for buildings on certain streets in order to maintain direct sunlight on public sidewalks in certain downtown areas during critical use periods. Section 146(c) requires that other buildings, not located on the specific streets identified in Section 146(a), shall be shaped to reduce substantial shadow impacts on public sidewalks, if it can be done without unduly creating an unattractive design and without unduly restricting development potential.

Section 146(a) does not apply to construction on Leavenworth Street, and therefore does not apply to the Project.

As it relates to Section 146(c), the Project would replace a vacant surface parking lot with an eight story building. Although there would be new shadows on sidewalks and pedestrian areas adjacent to the Site, the Project's shadow effects would be limited in scope and would not increase the total amount of shading above levels that are commonly and generally accepted in urban areas. The Project is proposed at a height that is zoned for the property and cannot be further shaped to reduce substantial shadow impacts on public sidewalks without creating an unattractive design and without unduly restricting development potential. Therefore, the Project will not create substantial shadow impacts to public sidewalks.

- h. **Shadows on Public Open Spaces (Section 147).** Planning Code Section 147 seeks to reduce substantial shadow impacts on public plazas and other publicly accessible open

spaces other than those protected under Section 295. Consistent with the dictates of good design and without unduly restricting development potential, buildings taller than 50 feet should be shaped to reduce substantial shadow impacts on open spaces subject to Section 147. In determining whether a shadow is substantial, the following factors shall be taken into account: the area shaded the shadow's duration, and the importance of sunlight to the area in question.

A shadow analysis determined that the Project would not cast net new shadow on Turk and Hyde Mini Park or any other open space under the jurisdiction of, or designated to be acquired by the Recreation and Park Commission. No other significant public or private open spaces – including those not protected by Section 295 – would be affected by shadows from the Project.

- i. **Ground Level Wind (Section 148).** Pursuant to Section 148, in C-3 Districts, buildings and additions to existing buildings shall be shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause ground-level wind currents to exceed more than 10 percent of the time year round, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 miles per hour equivalent wind speed in areas of substantial pedestrian use and seven miles per hour equivalent wind speed in public seating areas.

When preexisting ambient wind speeds exceed the comfort level, or when a proposed building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be designed to reduce the ambient wind speeds to meet the requirements. An exception may be granted, in accordance with the provisions of Section 309, allowing the building or addition to add to the amount of time that the comfort level is exceeded by the least practical amount if (1) it can be shown that a building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the foregoing requirements without creating an unattractive and ungainly building form and without unduly restricting the development potential of the building site in question, and (2) it is concluded that, because of the limited amount by which the comfort level is exceeded, the limited location in which the comfort level is exceeded, or the limited time during which the comfort level is exceeded, the addition is insubstantial.

No exception shall be granted and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour for a single hour of the year.

A wind study was prepared in May 2014 by Rowan Williams Davies & Irwin Inc. for the proposed Project that tested existing and existing plus project conditions. The wind study found that six of the 35 sidewalk test point locations exceed the pedestrian comfort criterion of 11mph (more than 10 percent of the time) under existing conditions. The wind study concluded that the proposed Project would result in the exact same exceedances (these locations are on Turk Street, in front and cross the proposed building at 351 Turk Street, and on Leavenworth Street, across the proposed building at 145 Leavenworth Street as well as south of Golden Gate Avenue). The proposed Project would not result in any net new exceedances of the 11 mph pedestrian comfort

criterion; nonetheless, because the Project would not eliminate existing wind speeds to meet the pedestrian comfort criteria at all test points, a Section 309 exception is required.

- j. **Parking (Section 151.1).** Planning Code Section 151.1 does not require off-street parking for the project, and permits up to one car for each three bedrooms or for each six beds, whichever results in the greater requirement.

The Project proposes no off-street parking, meeting this Planning Code requirement.

- k. **Loading (Section 152.1).** Section 152.1 establishes minimum requirements for off-street loading. In C-3 Districts, the loading requirement is based on the total gross floor area of the structure or use. Residential uses exceeding 100,000 square feet are required to provide one off-street loading spaces. Retail uses less than 10,000 square feet are not required to provide any loading spaces. Two service-vehicle spaces may be provided in place of one full-sized loading space.

The Project is not providing any off-street loading spaces. With a floor area of approximately 38,408 gsf, the residential component of the Project is not required to provide off-street loading spaces. No off-street loading is required for the approximately 3,776 sf devoted to retail uses.

- l. **Bicycle Parking (Section 155.5).** Planning Code Section 155.2 requires one Class space for every four beds and a minimum of two Class 2 spaces. A minimum of two spaces is required for the retail use.

The Project requires a minimum of 24 indoor secure Class 1 bicycle parking spaces. The Class 1 bicycle spaces would be provided at street level and accessed from the main residential entry. The Project is required to provide four Class 2 spaces on the sidewalk. For the retail component, an additional two Class 2 spaces are required bringing the bicycle requirement total to 25 Class 1 spaces and four Class 2 spaces. The Project is providing 25 Class 1 spaces and four Class 2 spaces, thereby meeting this requirement.

- m. **Car Share (Section 166).** Planning Code Section 166 requires one car-share space when a residential project includes between 50 and 200 residential units.

The Project does not propose any off-street parking and is therefore not required to provide any car-share parking.

- n. **Density (Section 210.2).** Planning Code Section 210.2 states that the C-3 districts do not have a density limit. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each development lot.

The proposed residential density of 94 group housing rooms on a parcel that is 6,873 sf in area is one group housing room per 73 sf of area which meets the Planning Code requirement. There is no maximum density requirement.

- o. **Use (Sections 210.2, 208, 102).** The Project Site is located in a Downtown General (C-3-G) District wherein residential and commercial uses are permitted. Areas in the City identified as Downtown General include a variety of different uses, such as retail, offices, hotels, entertainment, clubs and institutions, and high-density residential. Many of these uses have a Citywide or regional function, although the intensity of development is lower here than in the downtown core area.

The residential and retail uses of the proposed Project at the density proposed would be consistent with the permitted Downtown General uses, pursuant to Planning Code Section 210.2.

- p. **Height (Section 260).** The property is located in the 80-X Height and Bulk District, thus permitting structures up to a height of 80 feet.

The Project would reach a height of approximately 80'-0" conforming in its entirety to the Height and Bulk District. The building includes various features, such as elevator/stair penthouses, mechanical structures, and wind screens that extend above the 80-foot proposed height; however, these features meet the Planning Code for exemptions to the height calculation. The Project would therefore comply with the Planning Code's 80-X Height and Bulk District.

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

The preliminary shadow fan prepared by the Planning Department found that both of the new buildings' shadow could reach the Turk and Hyde Mini-Park, a Recreation and Parks Department property. However, the preliminary shadow fan assumes no other buildings are present. Therefore, a more detailed shadow study was conducted that includes intervening buildings by PreVision Design on March 7, 2013. The results of the shadow study indicate that the proposed Project would not result in any net new shadows on Turk and Hyde Mini-Park. Shadows cast by existing buildings in the vicinity subsume any potential shadow cast by the proposed development, at the times when the proposed Project could cast shadow on the Turk and Hyde Mini-Park. At the times when shadow would be cast by the proposed Project that is not subsumed by existing shadows, the Project-related net new shadow would not be long enough to reach Turk and Hyde Mini-Park. Therefore, the proposed Project would not add any net new shadow on public open spaces under Recreation and Parks jurisdiction.

- r. **Inclusionary Affordable Housing Program (Section 415).** Inclusionary Affordable Housing Program. Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements would apply to projects that consist of 10 or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 12% of the proposed dwelling units as affordable.

The Project is not subject to the Inclusionary Affordable Housing Program in that it is a group housing project. The Inclusionary Affordable Housing Program only applies to projects with dwelling units. Ordinance file No. 150348 has been introduced by Supervisor Avalos and sponsored by Supervisors Avalos and Kim amending the Planning Code to clarify that the Inclusionary Affordable Housing Program applies to housing projects, including group housing projects. This ordinance is scheduled to be heard at the Planning Commission on July 2, 2015. An addition to the standard "Conformity with Current Law" condition of approval has been drafted stating that if this ordinance is passed, the Project will be subject to the Inclusionary Affordable Housing Program.

- s. **Street Trees (Sections 138.1 and 428).** Planning Code Section 138.1 requires the installation of street trees in the case of the construction of a new building. One 24-inch box tree is required for every 20 feet of property frontage along each street or alley, with any remaining fraction of ten feet or more of frontage requiring an additional tree. The species and locations of trees installed in the public right-of-way shall be subject to approval by the Department of Public Works (DPW). The requirements of Section 138.1 may be waived or modified by the Zoning Administrator, pursuant to Section 428, where DPW cannot grant approval due to practical difficulties. There are additional requirements for street trees in C-Districts. Street trees must have a minimum 2 inch caliper (measured at breast height); must maintain branches a minimum of 80 inches above sidewalk grade; must be planted in a sidewalk opening at least 16 square feet, and have a minimum soil depth of 3 feet 6 inches; and include street tree basins edged with decorative treatment, such as pavers or cobbles. Edging features may be counted toward the minimum sidewalk opening per (cc) if they are permeable surfaces per Section 102.33.

The Project includes a total of approximately 50 feet of street frontage, along the Leavenworth Street frontage, which results in a requirement for 3 street trees. Conditions of approval are included that require the Project to plant 3 street trees as part of the Project's site plan, along the Leavenworth Street frontage, unless DPW cannot grant approval for installation of any of the required trees on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare. In any such case, the requirements of Section 138.1 may be modified or waived by the Zoning Administrator. There is one existing tree located on Leavenworth Street. Two additional street trees will be planted as part of the Project if the existing tree is retained.

- t. **Public Art (Section 429).** In the case of construction of a new building or addition of floor area in excess of 25,000 gsf to an existing building in a C-3 District, Section 429 requires a project to include works of art costing an amount equal to one percent of the construction cost of the building.

The Project would comply by dedicating one percent of construction cost to works of art, as required through the Conditions of Approval. The public art concept and location will be subsequently presented to the Planning Commission at an informational presentation.

8. **Exceptions Request Pursuant to Planning Code Section 309.** The Planning Commission has considered the following exceptions to the Planning Code, makes the following findings and grants each exception as further described below:

- a. **Section 148: Ground-Level Wind Currents.** In C-3 Districts, buildings and additions to existing buildings shall be shaped, or other wind-baffling measures shall be adopted, so that the developments will not cause ground-level wind currents to exceed more than 10 percent of the time year round, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 miles per hour equivalent wind speed in areas of substantial pedestrian use and seven miles per hour equivalent wind speed in public seating areas.

When preexisting ambient wind speeds exceed the comfort level, or when a proposed building or addition may cause ambient wind speeds to exceed the comfort level, the building shall be designed to reduce the ambient wind speeds to meet the requirements. An exception may be granted, in accordance with the provisions of Section 309, allowing the building or addition to add to the amount of time that the comfort level is exceeded by the least practical amount if (1) it can be shown that a building or addition cannot be shaped and other wind-baffling measures cannot be adopted to meet the foregoing requirements without creating an unattractive and ungainly building form and without unduly restricting the development potential of the building site in question, and (2) it is concluded that, because of the limited amount by which the comfort level is exceeded, the limited location in which the comfort level is exceeded, or the limited time during which the comfort level is exceeded, the addition is insubstantial.

Section 309(a) (2) permits exceptions from the Section 148 ground-level wind current requirements. No exception shall be granted and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 miles per hour for a single hour of the year.

Comfort Criterion

A wind study was prepared in May 2014 by Rowan Williams Davies & Irwin Inc. for the proposed Project that tested existing and existing plus project conditions. The wind study found that six of the 35 sidewalk test point locations exceed the pedestrian comfort criterion of 11mph (more than 10 percent of the time) under existing conditions. The wind study concluded that the proposed Project would result in the exact same exceedances (these locations are on Turk Street, in front and cross the proposed building at 351 Turk Street, and on Leavenworth Street, across the proposed building at 145 Leavenworth Street as well as south of Golden Gate Avenue). The proposed Project would not result in any net new exceedances of the 11 mph pedestrian comfort criterion; nonetheless, because the Project would not eliminate existing wind speeds to meet the pedestrian comfort criteria at all test points, a Section 309 exception is required.

An exception is warranted because the project will not add to the amount of time that the comfort level is exceeded. The project cannot be shaped and other wind-baffling measures cannot be adopted to meet the comfort criteria without creating an unattractive and ungainly building form and without unduly restricting the development potential of the project site.

9. **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.

The proposed Project responds to the need for new housing by providing 94 group housing rooms on a previously vacant lot.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.4:

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

The proposed Project provides 948 group housing rooms. These are smaller units built with a sustainable methodology which is projected to reduce the construction period.

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 11.5:

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

Policy 11.6:

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

The Project is well designed and compatible with the scale and proportions of buildings in the area, and will be built with high quality materials. The design is compatible with design elements in the neighborhood and would add to the image and mixed-use orientation of the downtown district. The design of the building incorporates contemporary design and detailing that responds appropriately to the variety of heights, scales, styles and periods found in the area. The design and proportions feature clean lines with appropriately scaled massing coupled with quality materials and fixtures that will add to the evolving rich and varied pedestrian experience in this neighborhood.

OBJECTIVE 12:

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

Policy 12.1:

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.3:

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

The Project is well served by public transit. Within ¼ mile of the Project are the F, 5, 9, 9L, 16X, 19, 27, 31, 38, and 38L Muni Lines, the Civic Center Station with the J,K,L,M,N,S, and T Metro Lines; connections to Golden Gate Transit, BART, and AC Transit. Located in the downtown core, Project residents that do not utilize public transit are well situated to commute by walking or bicycle. The Project proposes 25 Class One bicycle spaces and four Class Two bicycle spaces.

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 located within the downtown core and is close to concentrated employment. The Project is within easy walking distance to transit and will affirmatively increase sustainable mode share.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project would add approximately 3,776 sf of new commercial space that is intended to serve residents in the building and likely draw a wider range of new neighborhood-serving retail businesses than it does today. Retail is encouraged and principally permitted on the ground floor of buildings in the Downtown General District, and is thus consistent with activities in the commercial land use plan.

TRANSPORTATION ELEMENT

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1:

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

OBJECTIVE 11:

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3:

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

The Project is located within a neighborhood rich with public transportation and the people occupying the building are expected to rely heavily on public transit, bicycling, or walking for the majority of their daily trips. The Project is well served by public transit. Within ¼ mile of the Project are the F, 5, 9, 9L, 16X, 19, 27, 31, 38, and 38L Muni Lines, the Civic Center Station with the J,K,L,M,N,S, and T Metro Lines;

connections to Golden Gate Transit, BART, and AC Transit. Located in the downtown core, Project residents that do not utilize public transit are well situated to commute by walking or bicycle. The Project proposes 25 Class One bicycle spaces and four Class Two bicycle spaces. The Project is well served by transit of all varieties.

URBAN DESIGN ELEMENT

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.

The height, massing, and shape of the proposed building would ensure its compatibility with the other buildings in the vicinity by transitioning appropriately with the context of the surrounding neighborhood.

OBJECTIVE 3:

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

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2:

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

Policy 3.5:

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Policy 3.6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The Project would be compatible with the visual relationship and transitions between new and older buildings in the neighborhood. The design and proportions of the building would be compatible with the varying sizes of the buildings in the vicinity. The design of the building incorporates contemporary design that responds appropriately to the variety of styles and periods of this Downtown General Commercial District. The Project's height and bulk would be consistent with the surrounding streetscape and would be visually compatible with the surrounding buildings.

OBJECTIVE 4:

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

Policy 4.12:

Install, promote and maintain landscaping in public and private areas.

The Project includes a well landscaped second story courtyard, a roof deck and three street trees.

DOWNTOWN AREA PLAN

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which produces substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences which cannot be mitigated.

The Project will bring additional housing without off-street parking spaces and a total of 29 bicycle parking spaces into a neighborhood that is well served by public transit. The Project will create substantial net benefits for the City without any undesirable consequences that cannot be mitigated.

OBJECTIVE 7:

EXPAND THE SUPPLY OF HOUSING IN AND ADJACENT TO DOWNTOWN.

Policy 7.1:

Promote the inclusion of housing in downtown commercial developments.

Policy 7.2:

Facilitate conversion of underused industrial and commercial areas to residential use.

The Project would construct an eight-story, 94 bedroom group housing residential building and 3,776 sf of ground floor commercial space, which will provide services to the immediate neighborhood.

10. **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 does comply 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 Project will not displace a neighborhood-serving retail space and will add 3,776 sf of retail.

- 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 would not remove any existing housing, and would create 94 group housing rooms. The Project Site is located within a dense, urban-infill neighborhood on Leavenworth Street at the intersection with Turk Street and within a C-3-G Downtown General Commercial District. The Project would enhance the character of the neighborhood by replacing a vacant lot currently used for parking. The Project adds to the continuous ground level streetscape on Leavenworth Street by providing active uses which will animate the street level. The Project would add to the cultural and economic diversity of the area by providing 94 group housing rooms.

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

There is currently no housing on the site; therefore, no affordable housing will be lost as part of this Project. The Project would, however, enhance the City's supply of affordable housing serving moderate income households. The Project would provide "naturally affordable" bedrooms at a lower cost than typical market rate dwelling units in the surrounding area.

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

Commuter traffic would be extremely limited, consisting primarily of support staff and retail space employees. The Site is three blocks north of Market Street and approximately three blocks from the Civic Center Station serving BART and MUNI. The Project is well served by transit of all varieties.

- 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.

No industrial or service sector business would be displaced by the proposed project, and there is no commercial office space in the development. The Project includes only residential uses and neighborhood-serving retail. Many of the building's new residents will support the existing industrial or service sector businesses in the neighborhood, prompting the creation of more employment opportunities.

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

The Project would be constructed to meet all of the most current and rigorous seismic and life-safety requirements of the San Francisco Building Code. This Project will not adversely affect the property's ability to withstand an earthquake; rather, it will result in the production of seismically safe housing.

- G. That landmarks and historic buildings be preserved.

No landmarks or historic buildings would be demolished as part of the Project. The Project has been determined to be compatible with the Upper Tenderloin Historic District.

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

The Project will not have an impact on existing parks and open spaces and their access to sunlight. Existing public parks and open space areas in the project vicinity include the Civic Center Plaza and the United Nations Plaza, which are all at least three blocks away. The project would not shade any of these parks.

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 Determination of Compliance with exceptions would promote the health, safety and welfare of the City.

DECISION

Based upon the whole record, the submissions by the Project Sponsor, the staff of the Department, and other interested parties, the oral testimony presented to the Commission at the public hearing, and all other written materials submitted by all parties, in accordance with the standards specified in the Code, the Commission hereby **APPROVES Application No. 2012.1531CEX** and grants an exceptions to Section 148, pursuant to Section 309, subject to the following conditions attached hereto as Exhibit A which are incorporated herein by reference as though fully set forth, in general conformance with the plans dated June 25, 2015 stamped Exhibit B and on file in Case Docket No. **2012.1531CEX**.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 309 Determination of Compliance and Request for Exceptions to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals in person at 1650 Mission Street, Room 304, San Francisco, CA 94103, or call (415) 575-6880.

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 constitutes 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 9, 2015.

Jonas P. Ionin
Acting Commission Secretary

AYES: Commissioners Fong, Wu, Antonini, Moore, Johnson, and Richards

NAYS: None

ABSENT: Commissioner Hillis

ADOPTED: July 9, 2015

EXHIBIT A

AUTHORIZATION

This authorization is to grant a Planning Code Section 309 Determination of Compliance and Request for Exceptions, in connection with a proposal seeking authorization for new construction of a residential building, eight stories and approximately 80 feet in height, containing 94 group housing rooms and 3,776 gross square feet of ground floor retail space at 145 Leavenworth Street, northwest of the intersection with Golden Gate Avenue, within the C-3-G (Downtown General Commercial) District and a 80-X Height and Bulk District, in general conformance with plans dated June 25, 2015, and stamped "EXHIBIT B" included in the docket for Case No. **2012.1531CEX** and subject to conditions of approval reviewed and approved by the Commission on July 9, 2015 under Motion No. 19412. 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 9, 2015 under Motion No. 19412.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19412 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 Determination of Compliance 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 Determination of compliance.

Conditions of approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval, including provisions referenced in an ordinance (Board File No. 150348) amending the Planning Code to clarify that the Inclusionary Affordable Housing Program applies to group housing projects, should it be adopted. If this ordinance is adopted, the Project will be subject to the Inclusionary Affordable Housing Program, pursuant to Planning Code Section 415.

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, ground floor, open spaces, 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 415-575-9078, www.sf-planning.org

7. **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 415-575-9078, www.sf-planning.org

8. **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 architectural addendum to the permit. 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 415-575-9078, www.sf-planning.org

9. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff prior to Planning approval of the architectural addendum to the site permit. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org

10. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

1. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
2. On-site, in a driveway, underground;
3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
7. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

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

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

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

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

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

13. **Street Trees.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. A total of 3 trees are required on Leavenworth Street. This total is the final required amount of street trees and does not take into account existing trees. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also

impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org

PARKING AND TRAFFIC

14. **Bicycle Parking.** The Project shall provide no fewer than 24 Class 1 bicycle parking spaces and four Class 2 bicycle parking spaces as required by Planning Code Sections 155.2.

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

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

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

PROVISIONS

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

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

17. **Art - C-3 District.** Pursuant to Planning Code Section 429, the Project shall pay the Public Art Fee in an amount equal to one percent of the hard construction costs for the Project as determined by the Director of the Department of Building Inspection. Prior to issuance of first construction document, the sponsor shall elect to use 100% of Public Art Fee to provide on-site public artwork, contribute 100% of the Public Art Fee amount to the Public Artwork Trust Fund, or expend a portion of the Public Art Fee amount to on-site public artwork and the remainder to the Public Artwork Trust Fund.

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

18. **Art Plaques - C-3 District.** Pursuant to Planning Code Section 429(b) provided that the Project Sponsor provide the public art on-site, the Project Sponsor shall provide a plaque or cornerstone identifying the architect, the artwork creator and the Project completion date in a publicly

conspicuous location on the Project Site. The design and content of the plaque shall be approved by Department staff prior to its installation.

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

19. **Art - C-3 District.** Pursuant to Planning Code Section 429, provided that the Project Sponsor provide the public art on-site the Project Sponsor and the Project artist shall consult with the Planning Department during design development regarding the height, size, and final type of the art. The final art concept shall be submitted for review for consistency with this Motion by, and shall be satisfactory to, the Director of the Planning Department in consultation with the Commission. The Project Sponsor and the Director shall report to the Commission on the progress of the development and design of the art concept prior to the submittal of the first building or site permit application.

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

20. **Art - C-3 District.** Pursuant to Planning Code Section 429, prior to issuance of any certificate of occupancy, the Project Sponsor shall install the public art generally as described in this Motion and make it available to the public. If the Zoning Administrator concludes that it is not feasible to install the work(s) of art within the time herein specified and the Project Sponsor provides adequate assurances that such works will be installed in a timely manner, the Zoning Administrator may extend the time for installation for a period of not more than twelve (12) months.

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

MONITORING - AFTER ENTITLEMENT

21. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

22. **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

OPERATION

23. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>
24. **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>
25. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
26. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the architectural addendum to the site permit.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

☐ Inclusionary Housing (Sec. 415)

☒ First Source Hiring (Admin. Code)

☐ Jobs Housing Linkage Program (Sec. 413)

☐ Child Care Requirement (Sec. 414)

☐ Downtown Park Fee (Sec. 412)

☒ Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion 19411

HEARING DATE: JULY 9, 2015

Date: July 2, 2015
Case No.: **2012.1531CEX**
Project Address: **361 TURK STREET**
Zoning: RC-4 (Residential-Commercial, General Commercial) District
80-T Height and Bulk District
Block/Lots: 0345/017
Project Sponsor: Forge Land Company LLC
260 Townsend Street
San Francisco, CA 94107
Staff Contact: Kate Conner – (415) 575-6914
kate.conner@sfgov.org

ADOPTING FINDINGS AUTHORIZING A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 253 TO ALLOW CONSTRUCTION OF A BUILDING OVER 40 FEET IN HEIGHT ON A PROPERTY PREVIOUSLY USED AS A SURFACE PARKING LOT. THE PROPOSED PROJECT IS TO CONSTRUCT AN NINE-STORY GROUP HOUSING BUILDING, CONTAINING 137 GROUP HOUSING ROOMS, AND APPROXIMATELY 4,216 GROSS SQUARE FEET OF GROUND FLOOR RETAIL SPACE. THE PROJECT SITE IS LOCATED WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) ZONING DISTRICT, THE NORTH OF MARKET RESIDENTIAL SPECIAL USE DISTRICT 1, FRINGE FINANCIAL SERVICES RESTRICTED USE DISTRICT AND 80-T HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 30, 2014, Richard Hannum (hereinafter "Project Sponsor") filed an application (Case No. 2012.1531CEX) with the Planning Department (hereinafter "Department") seeking authorization for new construction of a residential building, nine stories and approximately 80 feet in height, containing 137 group housing rooms and 4,216 gross square feet of ground floor retail space (hereafter "Project") at 361 Turk Street, south side between Leavenworth and Hyde Streets (hereafter "Project Site"), the RC-4 (Residential-Commercial, High Density) Zoning District, the North of Market Residential Special Use District 1, Fringe Financial Services Restricted Use District and 80-T Height and Bulk District.

On September 15, 2014 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2012.1531CEX at 1650 Mission Street, Fourth Floor, San Francisco, California.

On July 9, 2015, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2012.1531CEX.

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 approves the Conditional Use Authorization requested in Application No. 2012.1531CEX, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site is a vacant lot with surface parking for 38 automobiles with a ramped access to one level below grade located on the south side of Turk Street, west of the intersection with Leavenworth Street, Lot 0017 in Assessor's Block 0345 (hereinafter "Subject Property"). The Subject Property is in the Downtown/Civic Center neighborhood, which features a mixture of high-density dwellings with supporting commercial uses. The property at 145 Leavenworth Street is also being developed as part of this project and is located directly east of the subject property, fronting on Leavenworth Street and located on the same Assessor's Block as the Subject Property. The ramp located on the Subject Property connects via an existing easement over Lot 018 to 145 Leavenworth Street. The Subject Property is in a RC-4 (Residential-Commercial, High Density) Zoning District, the North of Market Residential Special Use District 1, Fringe Financial Services Restricted Use District and 80-T Height and Bulk District and has a lot area of approximately 10,263 square feet.

The subject block is bounded by Leavenworth Street to the east, Turk Street to the north, Hyde Street to the west, and Golden Gate Avenue to the south. There is approximately 50 feet of frontage on Leavenworth Street.

3. **Surrounding Properties and Neighborhood.** Adjacent to the west of the Subject Property is a seven-story apartment building with a retail use at the ground floor, directly to the east is a fourteen-story residential building, and directly south is a four-story building with ground floor retail and a five-story building occupied by the Service Employees Union and Care Through Touch institute. The remainder of the block is developed with residential and commercial buildings ranging from two to fourteen stories. There is a market located at the northeast corner

of Golden Gate Avenue and Leavenworth Street and social services offered across Leavenworth Street to the east.

The Project Site is one block north on the Civic Center Historic District and is located in the Upper Tenderloin Historic District. Plaza. Phillip Burton Courthouse is two blocks to the west and United Nations Plaza is two blocks to the south. Properties to the south are zoned P (Public) Zoning and contain such civic structures as the Asian Art Museum, the San Francisco Public Library and Hastings College of Law. To the north, the zoning changes to RC-4 (Residential Commercial, High Density) and supports high density residential uses. Many of these buildings have ground floor commercial uses. The Project Site is approximately three blocks north of Market Street and the Civic Center Station serving BART and MUNI. The Project is well served by transit of all varieties.

The Project Site is located in the RC-4 District: Residential-Commercial, High-Density Zoning District. These Districts are intended to recognize, protect, conserve, and enhance areas characterized by structures combining Residential uses with neighborhood-serving Commercial uses. The predominant Residential uses are preserved, while provision is made for supporting Commercial uses, usually in or below the ground story, that meet the frequent needs of nearby residents without generating excessive vehicular traffic. The compact, walkable, transit-oriented and mixed-use nature of these Districts is recognized by no off-street parking requirements. The RC-4 Districts provide for a mixture of high-density Dwellings similar to those in RM-4 Districts with supporting Commercial uses. Open spaces are required for Dwellings in the same manner as in RM-4 Districts, except that rear yards need not be at ground level and front setback areas are not required.

4. **Project Description.** The Project Sponsor proposes to construct an nine-story building consisting of 4,216 square feet of ground floor commercial space and 137 group-housing rooms, with shared common spaces on alternating floors, a second floor common patio, and a common roof deck open space. There are six parking spaces proposed on-site; however five of these spaces are not affiliated with the Project and serve the adjacent building. The sixth space is a handicapped accessible parking space.

The Project consists of approximately 56,298 gsf of residential uses on a site containing 10,263 sf of lot area. The 137 group housing rooms will each be provided with a private bath and limited cooking facilities. The Project Sponsor contends that the size and location of these rental units makes them "affordable" by design and that the target market for the units averages 150% of Average Median Income (AMI).

There is a 1,078 sf interior courtyard located at the second floor and a 2,663 roof deck and outdoor amenity space. The outdoor spaces may have cooking facilities or may be wired for entertainment depending on the needs of the users living in the building. In addition to these exterior common amenities, there are interior amenity spaces located on alternating floors. These rooms are double height spaces which provide openness in the building and an attractive space for residents to congregate. These spaces will also be programed dependent on the residents but

will likely include common areas for cooking and entertainment, and quieter areas for reading and computer work.

The Project includes a Conditional Use Authorization for construction of a building over 40 feet pursuant to Planning Code Sections 253 and 303.

5. **Design.** The design of 361 Turk Street is a mix of contemporary and vernacular architecture. Although it is a modern design, it fulfills the requirements of the Secretary of Interior Standards for historic compatibility with the historic context. There is an exoskeletal steel system that serves as a frame on the building. Behind the frame is a building of floor-to-ceiling glass. To soften the effect, the Project is skinned in perforated patinaed copper panels allowing the glass and steel to be seen through the materials. The finish is expected to be similar to the De Young Museum and is made by the same team. The windows are patterned to emulate the pattern language of punched openings of the adjacent buildings. The copper finish was chosen because it will age to a similar patina as the brick which is common throughout the historic district.
6. **Public Comment.** The Project Sponsor has participated in various community group meetings with the Tenderloin Community Benefit District, Tenderloin Housing Clinic, Tenderloin Housing Action, Tenderloin Neighborhood Development Corporation, San Francisco Housing Coalition, Kelly Cullen Community Center, Tenderloin Community School, and Community Benefit District. To date, there has been concern raised over the lack of affordability, setbacks to adjacent properties, the amount of community outreach, the use of the ground floor retail uses, and concern over the original project submittal which included a SRO residential hotel conversion component. The Department has received 72 letters expressing concerns about the Project and five letters in support of the Project. It should be noted that the Project as proposed no longer includes the SRO residential hotel conversion.

Those opposed were concerned that there are not adequate setbacks provided between the proposed structures and adjacent buildings and that there are no affordable units being provided on-site. In addition, there was concern that long-time residents of San Francisco are being displaced by high-income employees of the high-tech industry (although there is no displacement caused directly by this Project).

This case was heard at the Planning commission on Jun4, 2015 and issues regarding affordability, setbacks, and community outreach were discussed during public comment for the project. The matter was continued in an effort to address these issues. As of this writing, according to the Project sponsor, there has been community engagement and modifications to both buildings to increase setbacks, not block property line windows, and address the needs of adjacent buildings. The bedroom count has been reduced to accommodate these changes.

Ordinance file No. 150348 has been introduced by Supervisor Avalos and sponsored by Supervisors Avalos and Kim amending the Planning Code to clarify that the Inclusionary Affordable Housing Program applies to housing projects, including group housing projects. This ordinance is scheduled to be heard at the Planning Commission on July 2, 2015. An addition to the standard "Conformity with Current Law" condition of approval has been drafted stating that

if this ordinance is passed, the Project will be subject to the Inclusionary Affordable Housing Program.

In addition, the Commission is aware of a private community benefit agreement that addresses specific community issues. As part of that agreement, the Project Sponsor has agreed to provide affordable units in the Project commensurate with the City's Inclusionary Affordable Housing Program, whether or not the Board adopts the Ordinance contained in Board of Supervisors File No. 150348. As a private agreement, the City cannot condition compliance with the private agreement as a condition of approval.

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

- a. **Floor Area Ratio (Section 124).** The floor area ratio (FAR) limit as defined by Planning Code Section 124, shall not apply to dwellings or to other residential uses in R, RC, NC, and Mixed Use Districts. The FAR limit in the RC-4 district is 4.8:1.0.

The proposed gsf subject to FAR is 4,216 sf on a 10,263 sf lot, thereby yielding a FAR of .41 to 1.0. The 4,216 gsf of retail on the ground floor is subject to FAR calculations in the RC-4 District pursuant to Planning Code Section 102.9. the Project meets this requirement.

- b. **Rear Yard (Section 134).** Planning Code Section 134 requires that a project provide a minimum rear yard depth be equal to 25 percent of the total depth of the lot on which the building is situated at the lowest story containing a dwelling unit, and at each succeeding story, except those buildings which contain only single room occupancy (SRO) units.

The rear yard provision of the Planning Code does not apply to the Project because there are no dwelling units; the Project includes only group housing rooms which would qualify as SRO units for the purposes of rear yard calculations.

- c. **Residential Open Space (Section 135).** Planning Code Section 135, requires is 36 sf per dwelling unit of residential open space requirement if the open space is private and 48 sf per dwelling unit if it is provided through common open space. For group housing structures, SRO units, and dwelling units that measure less than 350 square feet plus a bathroom, the minimum amount of usable open space provided for use by each bedroom or SRO unit shall be one-third the amount required for a dwelling unit; therefore, the requirement per bedroom is 12 sf for private and 16 sf for common open space.

The Project includes 137 group housing rooms; therefore, the Project must provide 2,192 sf of common open space. Included in the proposal are a 2,663 sf roof deck and a 1,078 sf second level courtyard. The second level courtyard does not meet the exposure requirements for open space; however, the roof deck alone satisfies the open space requirements.

- d. **Exposure (Section 140).** Planning Code Section 140 requires that all dwelling units face directly onto 25 feet of open area (a public street, alley, or side yard) or onto an inner

courtyard that is 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase in five feet in every horizontal dimension at each subsequent floor.

This Planning Code Section applies only to dwelling units; group housing rooms are not considered dwelling units.

- e. **Street Frontage in Commercial Districts: Active Uses (145.1(c)(3)).** Planning Code Section 145.1(c)(3) requires that within Downtown Commercial Districts, space for “active uses” shall be provided within the first 25 feet of building depth on the ground floor. Spaces accessory to residential uses, such as fitness or community rooms, are considered active uses only if they meet the intent of this section and have access directly to the public sidewalk or street. Building systems including mechanical, electrical, and plumbing features may be exempted from this requirement by the Zoning Administrator only in instances where those features are provided in such a fashion as to not negatively impact the quality of the ground floor space.

The ground floor along Turk Street contains “active uses” with direct access to the sidewalk within the first 25 feet of building depth and are thus compliant with this Code Section. Along Turk Street, the Project includes a lobby, retail space, parking access, and pedestrian corridor. Lobbies are only considered active uses, if they do not exceed 40 feet or 25% of building frontage, whichever is larger. The frontage on Leavenworth is 54’-9” feet and the lobby is approximately 12 feet, thereby meeting this requirement. The retail space occupies the majority of the frontage. The Project meets this Section of the Code in that the frontage is completely devoted to active uses, building systems, and residential entry.

- f. **Street Frontage in Commercial Districts: Ground Floor Transparency (Section 145.1(c)(6)).** Planning Code Section 145.1(c)(6) requires that within Downtown Commercial Districts, frontages with active uses that are not residential or PDR must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

The Turk Street frontage measures approximately 54’-9” feet and meets the transparency requirement for the active uses on each frontage. The residential entry and retail tenant space will meet the glazing requirements by being 100% glazed and transparent.

- g. **Parking (Section 151).** Planning Code Section 151 does not require off-street parking for group housing projects.

The Project includes six parking spaces. Five parking spaces are associated with the adjacent building and there is one handicapped accessible parking space affiliated with the Project. The Project complies with this requirement.

- h. **Bicycle Parking (Section 155.5).** Planning Code Section 155.2 requires one Class 1 space for every four beds and a minimum of two Class 2 spaces for the residential portion. A minimum of two Class 2 spaces are required for the retail use.

The Project requires a minimum of 34 indoor secure Class 1 bicycle parking spaces. The Class 1 bicycle spaces would be provided at basement level and accessed from the main residential entry. The Project is required to provide four Class 2 spaces on the sidewalk. For the retail component, an additional two Class 2 spaces are required bringing the bicycle requirement total to 34 Class 1 spaces and 4 Class 2 spaces. The Project is providing 35 Class 1 spaces and 4 Class 2 spaces, thereby meeting this requirement.

- i. **Density (Section 209.3).** Planning Code Section 209.3 states that the density for group housing is up to one bedroom for every 70 square feet of lot area.

The proposed residential density of 137 group housing rooms on a parcel that is 10,263 sf in area is one group housing room per 75 sf of area which meets the Planning Code requirement.

- j. **Use (Sections 209.3, 102).** The Project Site is located in a RC-4 District wherein residential and commercial uses at the ground floor and below are permitted.

The residential and retail uses of the proposed Project at the density proposed would be consistent with the permitted uses, pursuant to Planning Code Section 209.3.

- k. **Review of Proposed Buildings and Structures Exceeding a Height of 50 Feet in RC Districts (Section 253).** In reviewing any such proposal for a building or structure exceeding 50 feet in height in a RC District the Planning Commission shall consider the expressed purposes of this Code, of the RC Districts, and of the height and bulk districts (80-T), as well as the criteria stated in Section 303(c) of this Code and the objectives, policies and principles of the General Plan, and may permit a height of such building or structure up to but not exceeding the height limit prescribed by the height and bulk district in which the property is located. In reviewing a proposal for a building exceeding 50 feet in RM and RC districts, the Planning Commission may require that the permitted bulk and required setbacks of a building be arranged to maintain appropriate scale on and maximize sunlight to narrow streets (rights-of-way 40 feet in width or narrower) and alleys.

The Project is not out of scale with surrounding buildings which are mixed in character. The Project complies with the height requirement.

- l. **Height (Section 260).** The property is located in the 80-T Height and Bulk District, thus permitting structures up to a height of 80 feet and requiring sculpting above 80 feet with a maximum length of 110 and a maximum diagonal dimension of 125 feet.

The Project would reach a height of approximately 80'-0" conforming in its entirety to the Height and Bulk District. The building includes various features, such as elevator/stair penthouses,

mechanical structures, and wind screens that extend above the 80-foot proposed height; however, these features meet the Planning Code for exemptions to the height calculation. The Project would therefore comply with the Planning Code's 80-T Height and Bulk District.

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

The preliminary shadow fan prepared by the Planning Department found that both of the new buildings' shadow could reach the Turk and Hyde Mini-Park, a Recreation and Parks Department property. However, the preliminary shadow fan assumes no other buildings are present. Therefore, a more detailed shadow study was conducted that includes intervening buildings by PreVision Design on March 7, 2013. The results of the shadow study indicate that the proposed Project would not result in any net new shadows on Turk and Hyde Mini-Park. Shadows cast by existing buildings in the vicinity subsume any potential shadow cast by the proposed development, at the times when the proposed Project could cast shadow on the Turk and Hyde Mini-Park. At the times when shadow would be cast by the proposed Project that is not subsumed by existing shadows, the Project-related net new shadow would not be long enough to reach Turk and Hyde Mini-Park. Therefore, the proposed Project would not add any net new shadow on public open spaces under Recreation and Parks jurisdiction.

- n. **Inclusionary Affordable Housing Program (Section 415).** Inclusionary Affordable Housing Program. Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements would apply to projects that consist of 10 or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 12% of the proposed dwelling units as affordable.

The Project is not subject to the Inclusionary Affordable Housing Program in that it is a group housing project. The Inclusionary Affordable Housing Program only applies to projects with dwelling units. Ordinance file No. 150348 has been introduced by Supervisor Avalos and sponsored by Supervisors Avalos and Kim amending the Planning Code to clarify that the Inclusionary Affordable Housing Program applies to housing projects, including group housing projects. This ordinance is scheduled to be heard at the Planning Commission on July 2, 2015. An addition to the standard "Conformity with Current Law" condition of approval has been drafted stating that if this ordinance is passed, the Project will be subject to the Inclusionary Affordable Housing Program.

- o. **Street Trees (Sections 138.1 and 428).** Planning Code Section 138.1 requires the installation of street trees in the case of the construction of a new building. One 24-inch box tree is required for every 20 feet of property frontage along each street or alley, with any remaining fraction of ten feet or more of frontage requiring an additional tree. The

species and locations of trees installed in the public right-of-way shall be subject to approval by the Department of Public Works (DPW). The requirements of Section 138.1 may be waived or modified by the Zoning Administrator, pursuant to Section 428, where DPW cannot grant approval due to practical difficulties. There are additional requirements for street trees in C-Districts. Street trees must have a minimum 2 inch caliper (measured at breast height); must maintain branches a minimum of 80 inches above sidewalk grade; must be planted in a sidewalk opening at least 16 square feet, and have a minimum soil depth of 3 feet 6 inches; and include street tree basins edged with decorative treatment, such as pavers or cobbles. Edging features may be counted toward the minimum sidewalk opening per (cc) if they are permeable surfaces per Section 102.33.

The Project includes a total of approximately 54'-9" feet of street frontage, along the Turk Street frontage, which results in a requirement for 3 street trees. Conditions of approval are included that require the Project to plant 3 street trees as part of the Project's site plan, along the Leavenworth Street frontage, unless DPW cannot grant approval for installation of any of the required trees on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare. In any such case, the requirements of Section 138.1 may be modified or waived by the Zoning Administrator. There are no existing trees located on Turk Street.

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.

The proposed Project responds to the need for new housing by providing 137 group housing rooms on a previously vacant lot.

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.4:

Preserve "naturally affordable" housing types, such as smaller and older ownership units.

The proposed Project provides 137 group housing rooms. These are smaller units built with a sustainable methodology which is projected to reduce the construction period.

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 11.5:

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

Policy 11.6:

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

The Project is well designed and compatible with the scale and proportions of buildings in the area, and will be built with high quality materials. The design is compatible with design elements in the neighborhood and would add to the image and mixed-use orientation of the downtown district. The design of the building incorporates contemporary design and detailing that responds appropriately to the variety of heights, scales, styles and periods found in the area. The design and proportions feature clean lines with appropriately scaled massing coupled with quality materials and fixtures that will add to the evolving rich and varied pedestrian experience in this neighborhood.

OBJECTIVE 12:

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

Policy 12.1:

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.3:

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

The Project is well served by public transit. Within ¼ mile of the Project are the F, 5, 9, 9L, 16X, 19, 27, 31, 38, and 38L Muni Lines, the Civic Center Station with the J,K,L,M,N,S, and T Metro Lines; connections to Golden Gate Transit, BART, and AC Transit. Located in the downtown core, Project residents that do not utilize public transit are well situated to commute by walking or bicycle. The Project proposes 35 Class One bicycle spaces and four Class Two bicycle spaces.

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 located within the downtown core and is close to concentrated employment. The Project is within easy walking distance to transit and will affirmatively increase sustainable mode share.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project would add approximately 4,216 sf of new commercial space that is intended to serve residents in the building and likely draw a wider range of new neighborhood-serving retail businesses than it does today. Retail is encouraged and principally permitted on the ground floor of buildings in the Downtown General District, and is thus consistent with activities in the commercial land use plan.

TRANSPORTATION ELEMENT

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1:

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

OBJECTIVE 11:

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3:

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

The Project is located within a neighborhood rich with public transportation and the people occupying the building are expected to rely heavily on public transit, bicycling, or walking for the majority of their daily trips. The Project is well served by public transit. Within ¼ mile of the Project are the F, 5, 9, 9L, 16X, 19, 27, 31, 38, and 38L Muni Lines, the Civic Center Station with the J,K,L,M,N,S, and T Metro Lines; connections to Golden Gate Transit, BART, and AC Transit. Located in the downtown core, Project residents that do not utilize public transit are well situated to commute by walking or bicycle. The Project proposes 35 Class One bicycle spaces and four Class Two bicycle spaces. The Project is well served by transit of all varieties.

URBAN DESIGN ELEMENT

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.

The height, massing, and shape of the proposed building would ensure its compatibility with the other buildings in the vicinity by transitioning appropriately with the context of the surrounding neighborhood.

OBJECTIVE 3:

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

Policy 3.1:

Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.2:

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

Policy 3.5:

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

Policy 3.6:

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The Project would be compatible with the visual relationship and transitions between new and older buildings in the neighborhood. The design and proportions of the building would be compatible with the varying sizes of the buildings in the vicinity. The design of the building incorporates contemporary design that responds appropriately to the variety of styles and periods of this Residential-Commercial, High Density District. The Project's height and bulk would be consistent with the surrounding streetscape and would be visually compatible with the surrounding buildings.

OBJECTIVE 4:

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

Policy 4.12:

Install, promote and maintain landscaping in public and private areas.

The Project includes a well landscaped second story courtyard and a roof deck.

DOWNTOWN AREA PLAN

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which produces substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences which cannot be mitigated.

The Project will bring additional housing without off-street parking spaces and a total of 39 bicycle parking spaces into a neighborhood that is well served by public transit. The Project will create substantial net benefits for the City without any undesirable consequences that cannot be mitigated.

OBJECTIVE 7:

EXPAND THE SUPPLY OF HOUSING IN AND ADJACENT TO DOWNTOWN.

Policy 7.1:

Promote the inclusion of housing in downtown commercial developments.

Policy 7.2:

Facilitate conversion of underused industrial and commercial areas to residential use.

The Project would construct a nine-story, 137 bedroom group housing residential building and 4,216 sf of ground floor commercial space, which will provide services to the immediate neighborhood.

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 does comply 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 Project will not displace a neighborhood-serving retail space and will add 4,216 sf of retail.

- 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 would not remove any existing housing, and would create 137 group housing rooms. The Project Site is located within a dense, urban-infill neighborhood on Turk Street at the intersection with Leavenworth Street and within a Residential Commercial District. The Project would enhance the character of the neighborhood by replacing a vacant lot currently used for parking. The Project adds to the continuous ground level streetscape on Turk Street by providing active uses which will animate the street level. The Project would add to the cultural and economic diversity of the area by providing 137 group housing rooms.

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

There is currently no housing on the site; therefore, no affordable housing will be lost as part of this Project. The Project would, however, enhance the City's supply of affordable housing serving moderate income households. The Project would provide "naturally affordable" bedrooms at a lower cost than typical market rate dwelling units in the surrounding area.

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

Commuter traffic would be extremely limited, consisting primarily of support staff and retail space employees. The site is three blocks north of Market Street and approximately three blocks from the Civic Center Station serving BART and MUNI. The Project is well served by transit of all varieties.

- 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.

No industrial or service sector business would be displaced by the proposed project, and there is no commercial office space in the development. The Project includes only residential uses and neighborhood-serving retail. Many of the building's new residents will support the existing industrial or service sector businesses in the neighborhood, prompting the creation of more employment opportunities.

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

The Project would be constructed to meet all of the most current and rigorous seismic and life-safety requirements of the San Francisco Building Code. This Project will not adversely affect the property's ability to withstand an earthquake; rather, it will result in the production of seismically safe housing.

- G. That landmarks and historic buildings be preserved.

No landmarks or historic buildings would be demolished. The Project has been determined to be compatible with the Upper Tenderloin Historic District.

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

The Project will not have an impact on existing parks and open spaces and access to sunlight. Existing public parks and open space areas in the project vicinity include the Civic Center Plaza and the United Nations Plaza, which are all at least three blocks away. The project would not shade any of these parks.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Determination of Compliance with exceptions would promote the health, safety and welfare of the City.

DECISION

Based upon the whole record, the submissions by the Project Sponsor, the staff of the Department, and other interested parties, the oral testimony presented to the Commission at the public hearing, and all other written materials submitted by all parties, in accordance with the standards specified in the Code, the Commission hereby **APPROVES Application No. 2012.1531CEX** pursuant to Planning Code Section 303 and 253, subject to the following conditions attached hereto as Exhibit A which are incorporated herein by reference as though fully set forth, in general conformance with the plans stamped Exhibit B and on file in Case Docket No. **2012.1531CEX**.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Section 309 Determination of Compliance and Request for Exceptions to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals in person at 1650 Mission Street, Room 304, San Francisco, CA 94103, or call (415) 575-6880.

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 constitutes 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 9, 2015.

Jonas P. Ionin
Acting Commission Secretary

AYES: Commissioners Fong, Wu, Antonini, Moore, Johnson, and Richards

NAYS: None

ABSENT: Commissioner Hillis

ADOPTED: July 9, 2015

EXHIBIT A

AUTHORIZATION

This authorization is to grant a Conditional Use Authorization to allow construction of a building over 40 feet in height on a property previously used as a surface parking lot. The proposed project is to construct an nine-story group housing building, containing 137 group housing rooms, and approximately 4,216 gross square feet of ground floor retail space. The Project Site is located within the RC-4 (Residential-Commercial, High Density) Zoning District, the North of Market Residential Special Use District 1, Fringe Financial Services Restricted Use District and 80-T Height and Bulk District, in general conformance with plans dated June 25, 2015, and stamped "EXHIBIT B" included in the docket for Case No. **2012.1531CEX** and subject to conditions of approval reviewed and approved by the Commission on July 9, 2015 under Motion No. 19411. 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 9, 2015 under Motion No. 19411.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19411 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval, including provisions referenced in an ordinance (Board File No. 150348) amending the Planning Code to clarify that the Inclusionary Affordable Housing Program applies to group housing projects, should it be adopted. If this ordinance is adopted, the Project will be subject to the Inclusionary Affordable Housing Program, pursuant to Planning Code Section 415.

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, ground floor, open spaces, 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 415-575-9078, www.sf-planning.org

7. **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 415-575-9078, www.sf-planning.org

8. **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 architectural addendum to the permit. 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 415-575-9078, www.sf-planning.org

9. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff prior to Planning approval of the architectural addendum to the site permit. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org

10. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

1. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
2. On-site, in a driveway, underground;
3. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
4. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
5. Public right-of-way, underground; and based on Better Streets Plan guidelines;
6. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
7. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

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

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

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

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

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

13. **Street Trees.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. A total of 3 trees are required on Turk Street. This total is the final required amount of street trees and does not take into account existing trees. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the

requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org

PARKING AND TRAFFIC

14. **Bicycle Parking.** The Project shall provide no fewer than 34 Class 1 bicycle parking spaces and four Class 2 bicycle parking spaces as required by Planning Code Sections 155.2.

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

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

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

PROVISIONS

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

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

MONITORING - AFTER ENTITLEMENT

17. **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

18. **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

OPERATION

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

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

20. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

21. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

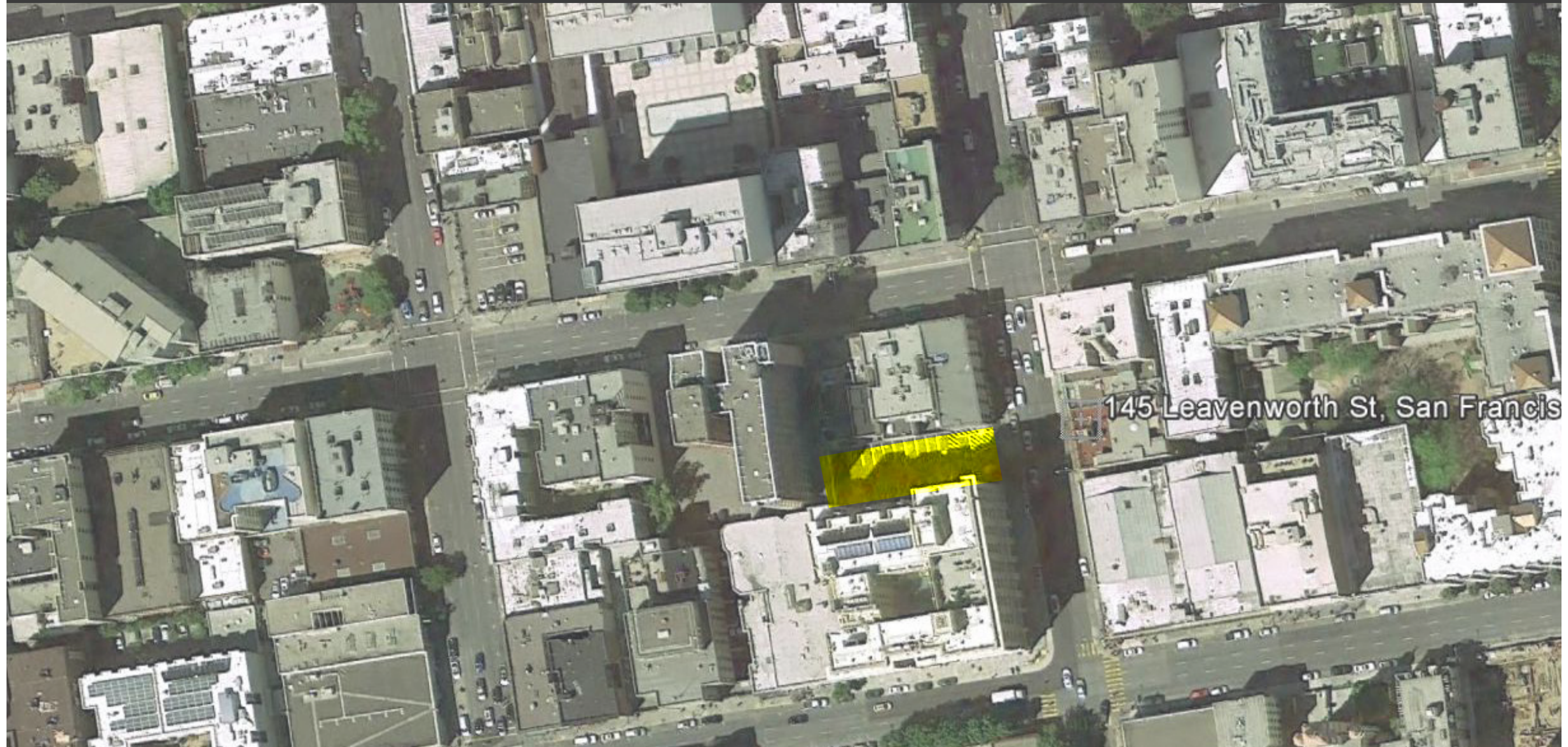
22. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the architectural addendum to the site permit.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org

Jt. Exhibit 1

145 Leavenworth Project Plans

145 LEAVENWORTH STREET



STREET VIEW LOOKING SOUTHWEST



June 29, 2015

145 Leavenworth Street



145 Leavenworth

San Francisco, CA

Sustainable Living Innovations

23-Jun-15

Area Summary						
Level	Resid. Unit GSF	Resid. Common GSF	Commercial GSF	Parking GSF	Mech. GSF	Total GSF
R		2,021				2,021
8	3,360	1,881				5,241
7	3,360	1,651				5,011
6	3,360	1,881				5,241
5	3,360	1,651				5,011
4	3,360	1,881				5,241
3	3,360	1,651				5,011
2	3,360	1,881				5,241
1		2,411	2,800			5,211

Total	23,520	16,909	2,800			43,229
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Site Area: 6,873 sf

Zoning: C-3-G

Height District: 80-X

APN: 0345-002

Parking			
Resid. Parking Stalls	Carshare Stalls	Bicycle Stalls - Class 1	Bicycle Stalls - Class 2
		25	4

		25	4
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Open Space		
Residential Common	Residential Private	Commercial
2,712		
935		
		145

3,647		145
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Net Rentable SF					
Floor	GOU-E	# Per Floor	GOU-F	# Per Floor	Net Rentable SF
2	220	14	344	-	3,080
3	220	14	344	-	3,080
4	220	14	344	-	3080
5	220	12	344	1	2984
6	220	12	344	1	2984
7	220	12	344	1	2984
8	220	12	344	1	2984
Total	220	90	344	4	21,176

* All unit sizes are approximate

Open Space Calculations:

Residential - Private:

0 sf / 36 sf per unit = 0 units have private open space

94 units - 0 units = 94 units

94 units x (1/3) 48 sf per unit = 1,489 sf common open space required

Residential - Common:

Common Open Space Required = 1,568 sf

Common Open Space Provided = 3,647 sf

Commercial:

Public Open Space Required = (1 sf per 50 non-residential gsF) = 2,725 sf / 50 = 55 sf required

Public Open Space Provided = 145 sf

Bicycle Parking Calculations:

Residential - Class 1:

Bicycle Space Required = 25

Bicycle Space Provided = 25

Residential - Class 2:

Bicycle Space Required = 2

Bicycle Space Provided = 2

Commercial - Class 1:

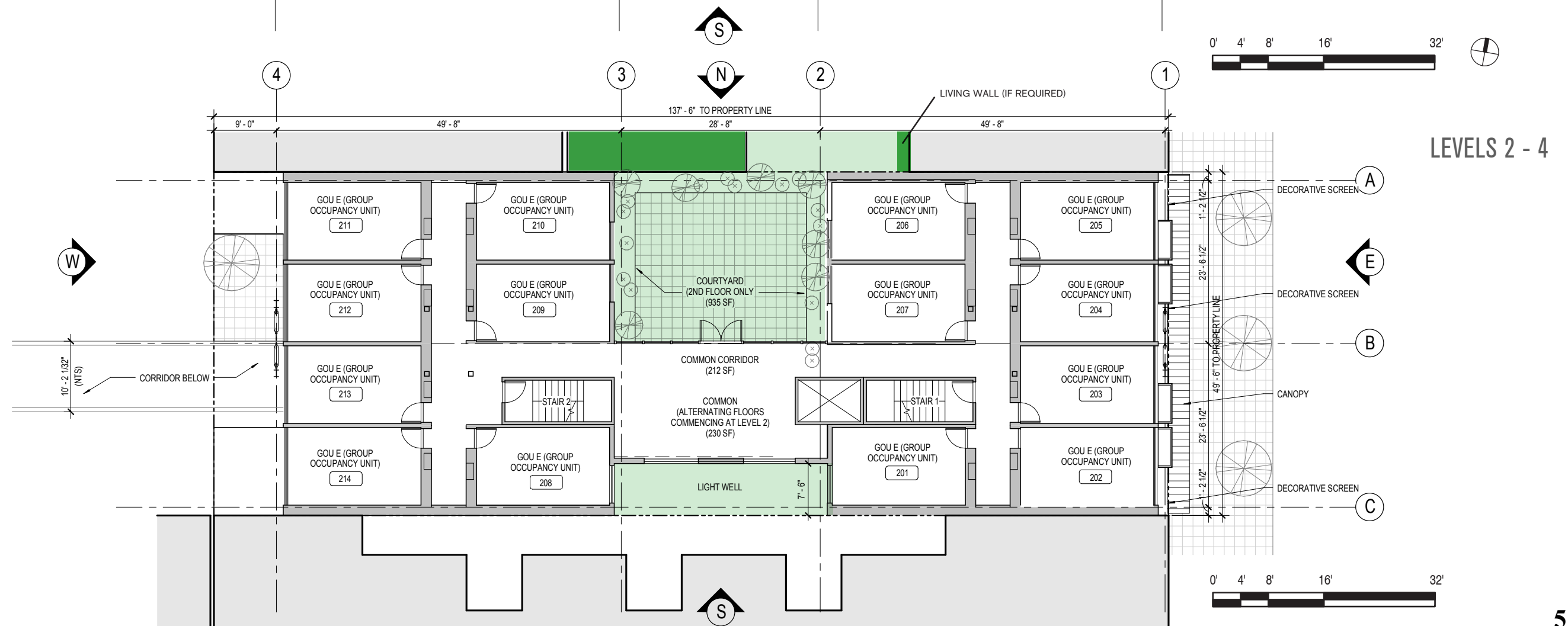
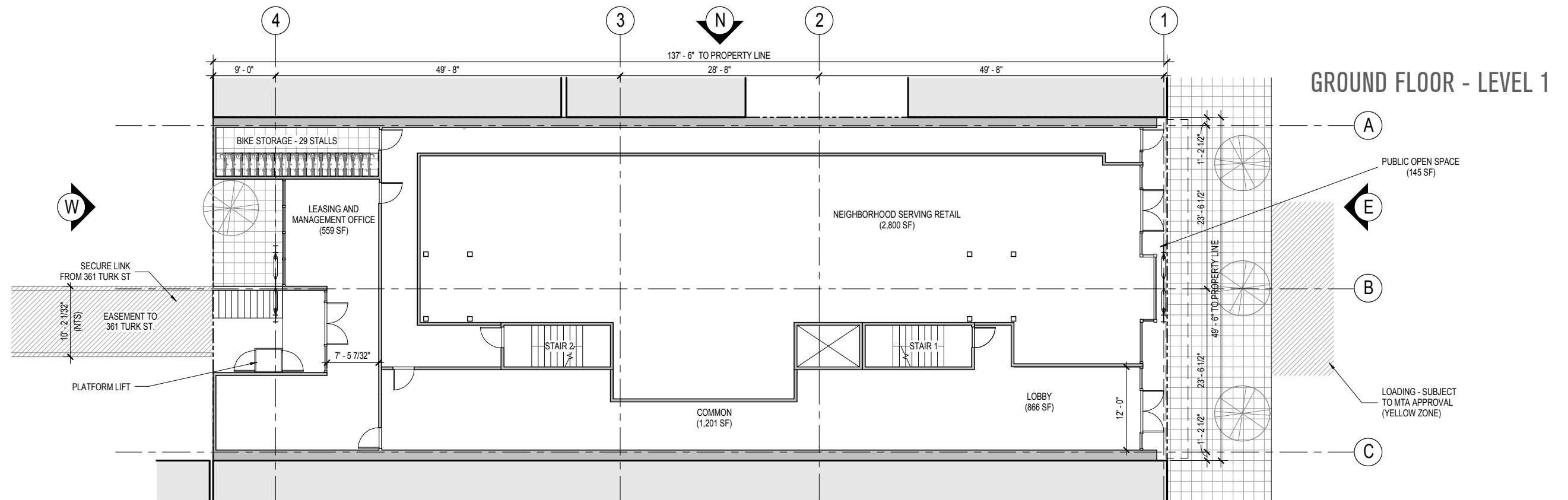
Bicycle Space Required = 0

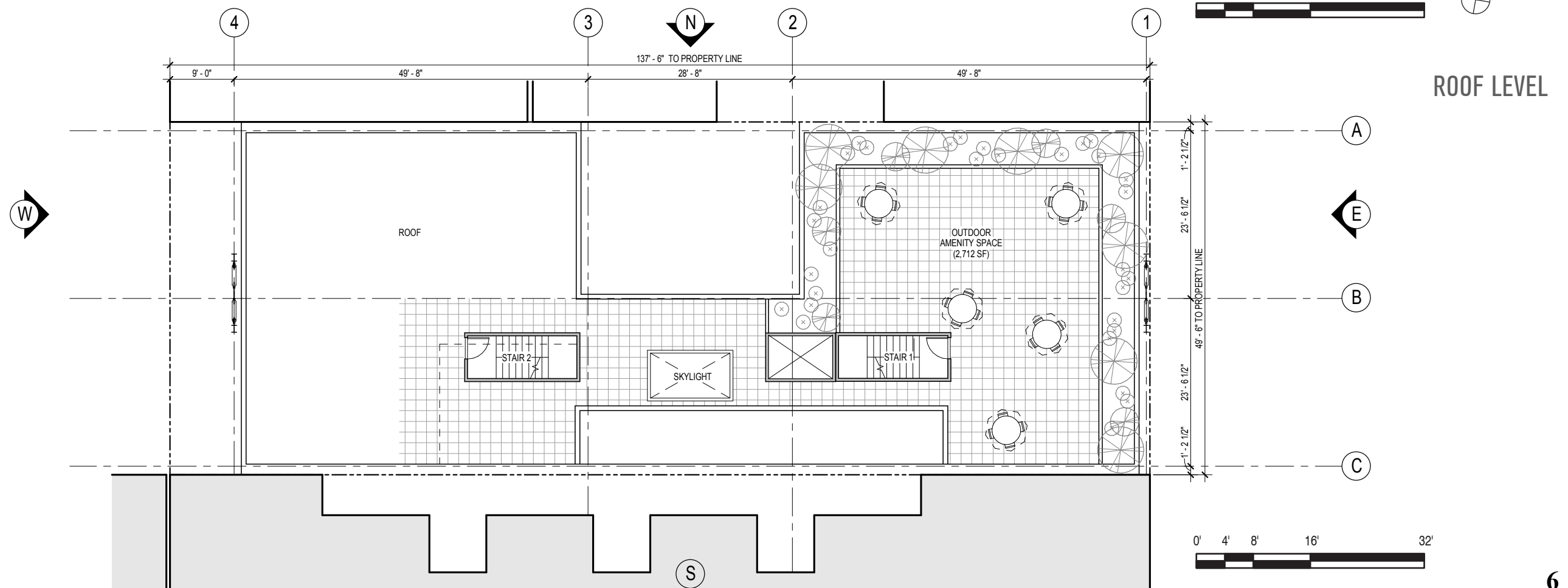
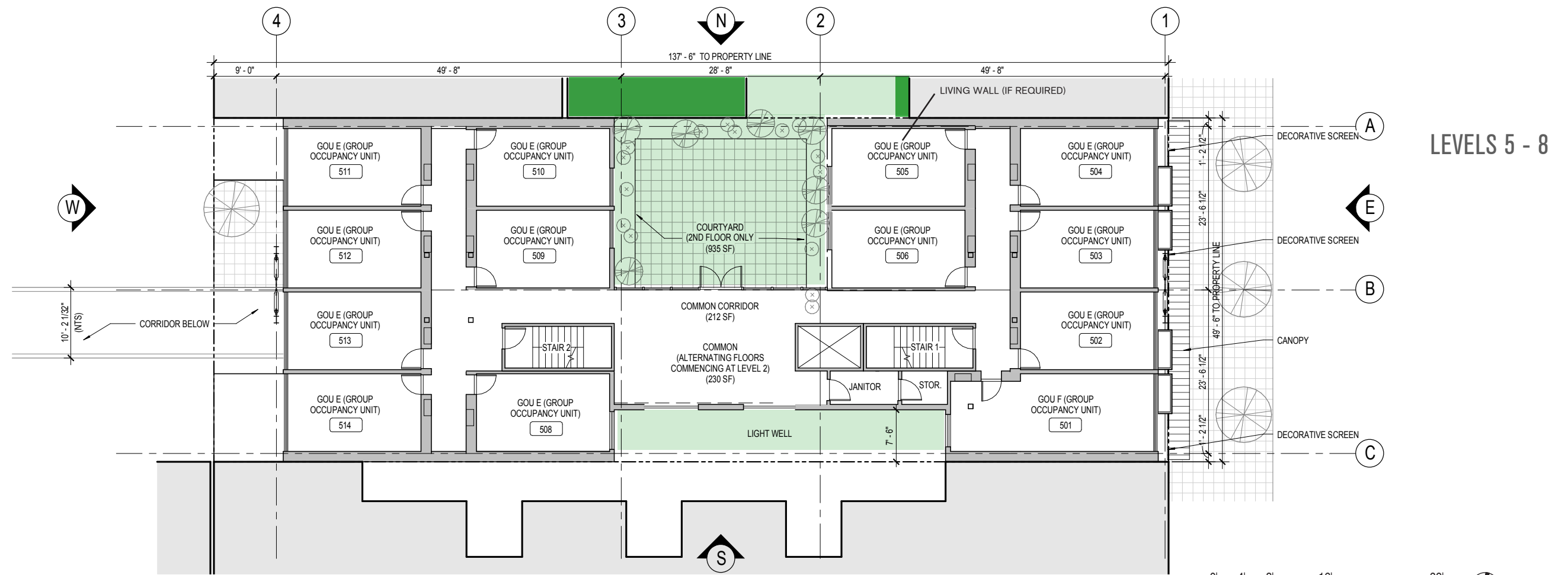
Bicycle Space Provided = 0

Commercial - Class 2:

Bicycle Space Required = 2

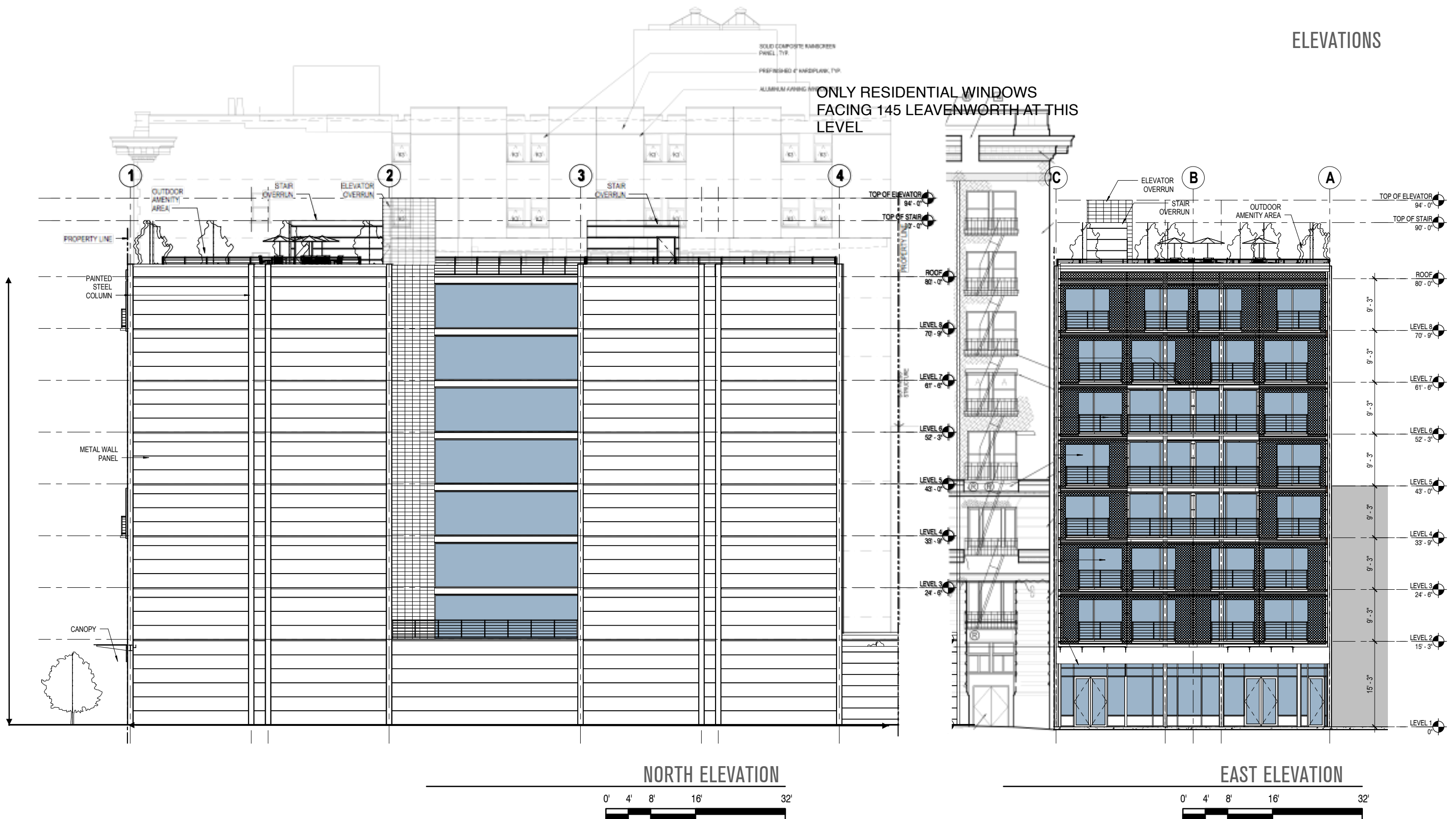
Bicycle Space Provided = 2





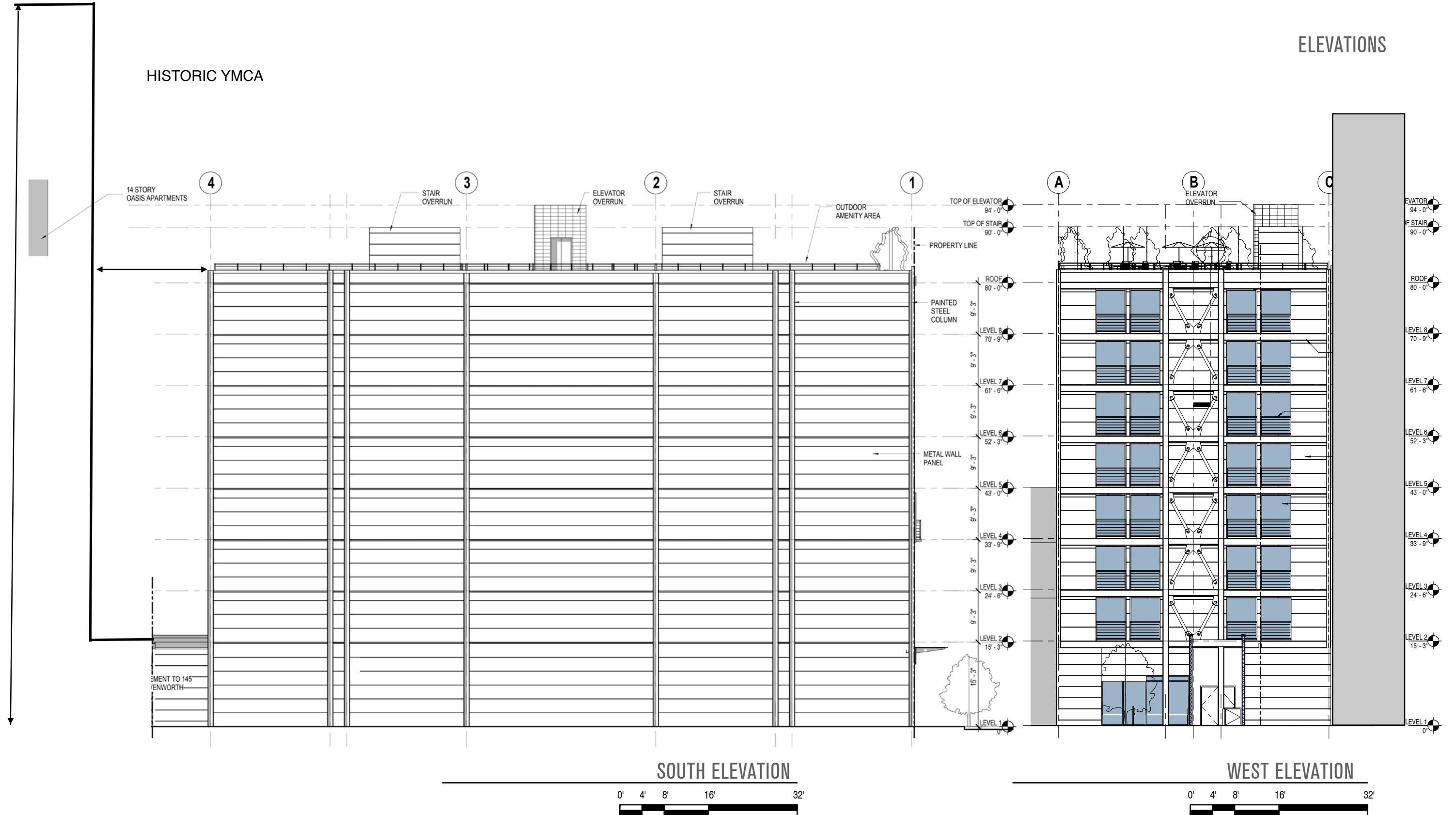
ELEVATIONS

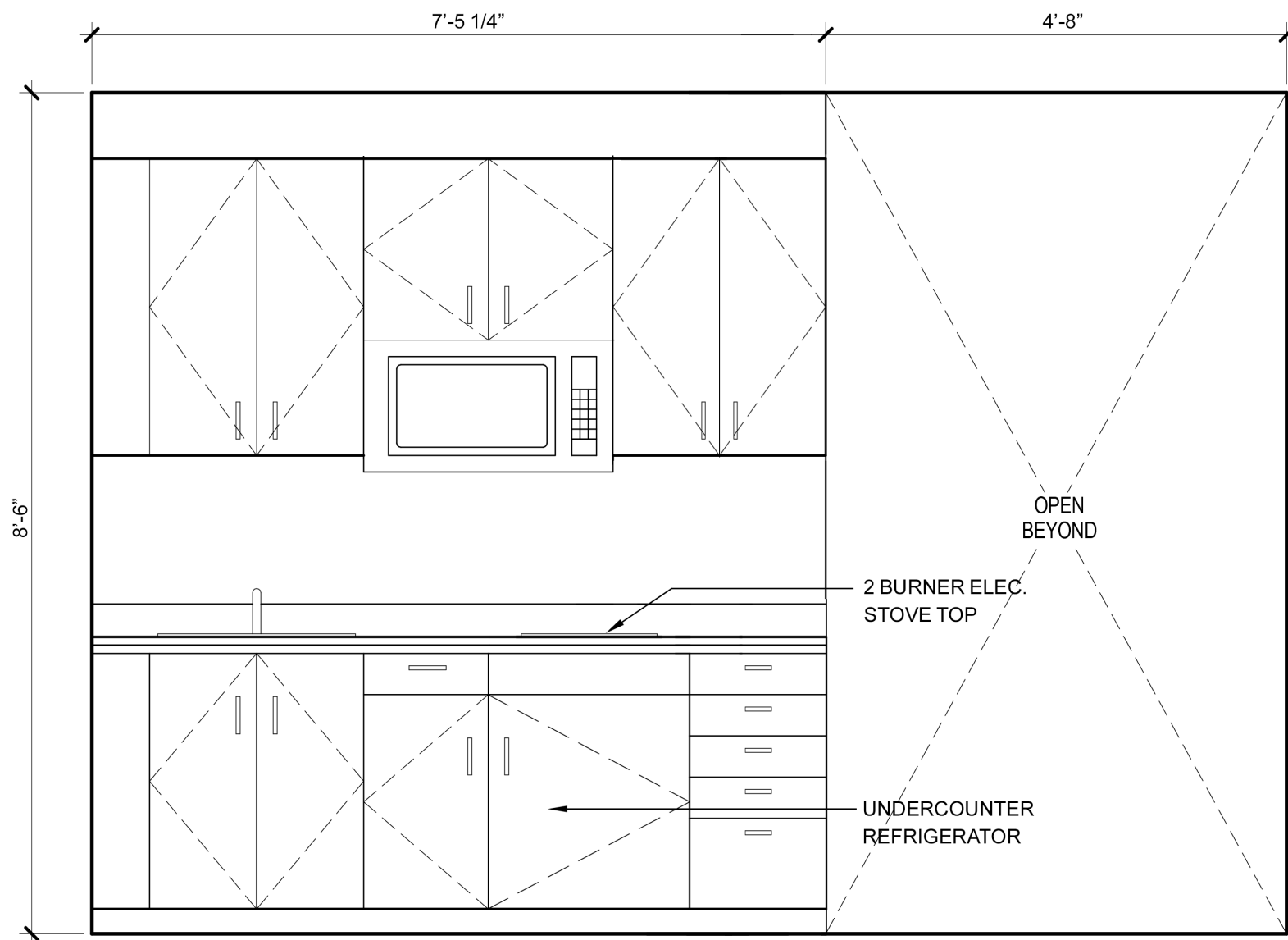
ONLY RESIDENTIAL WINDOWS
FACING 145 LEAVENWORTH AT THIS
LEVEL



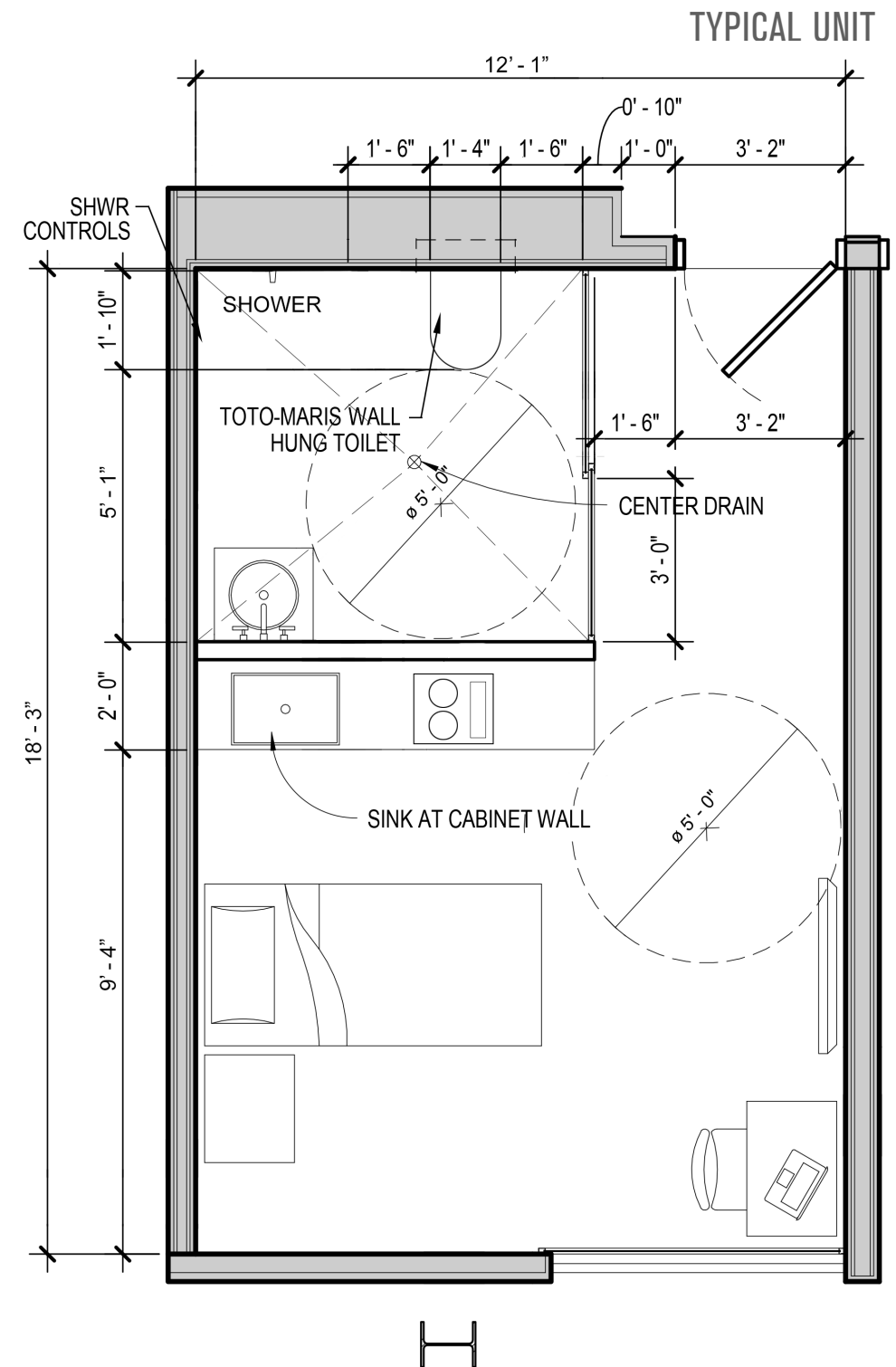
ELEVATIONS

HISTORIC YMCA





POSSIBLE COOKING FACILITIES AT CABINET WALL | 3/4"=1'



MOBILITY UNIT | 3/8"=1'



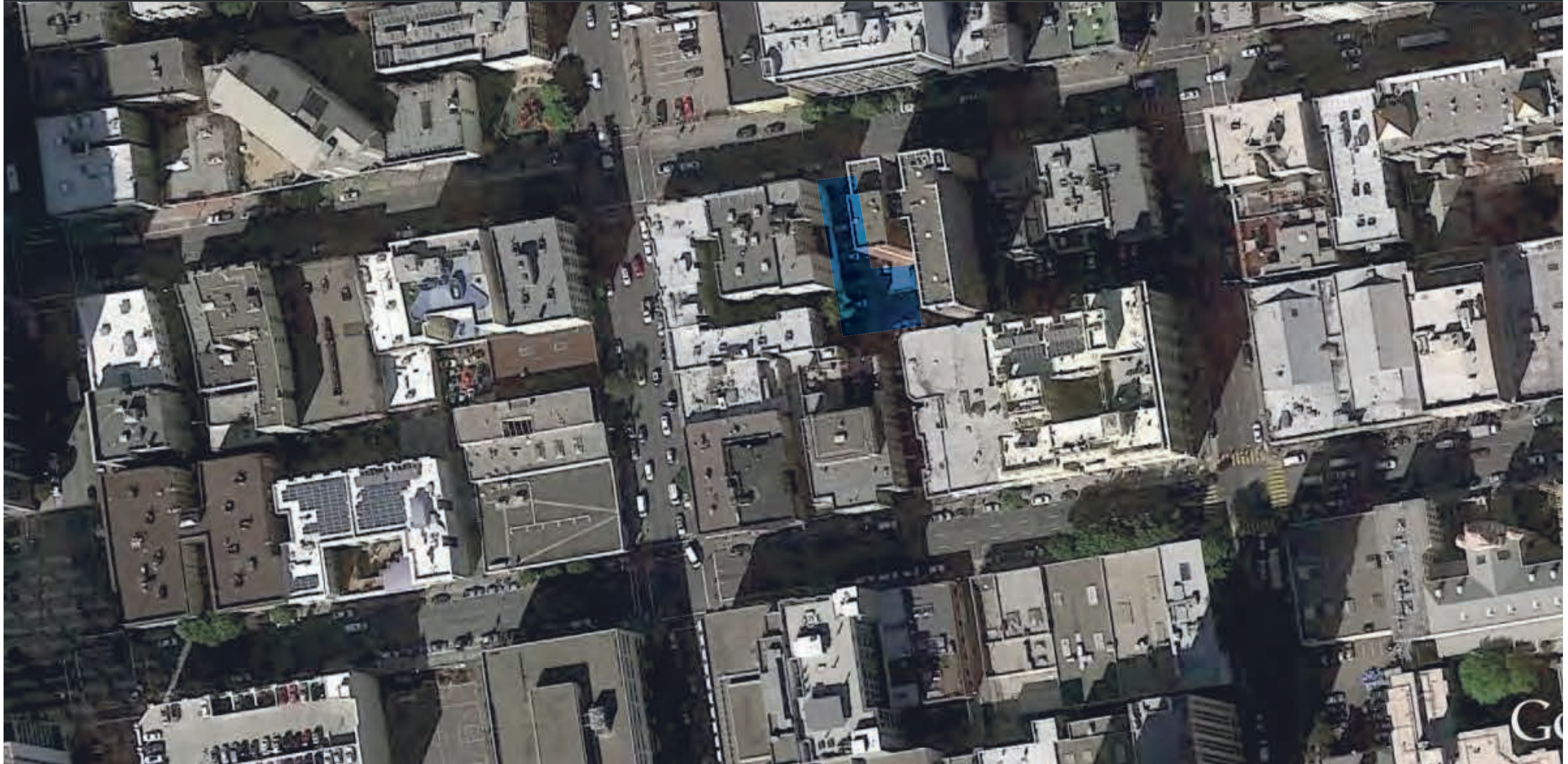
Interior Rendering

Interior Rendering

Jt. Exhibit 2

361 Turk Project Plans

361 TURK STREET





STREET VIEW LOOKING SOUTHEAST

THE FACADE IS DESIGNED TO INCORPORATE A SKIN DESIGNED BY ONE OF OUR ARTISTS (TO BE SELECTED). THIS IS THE SAME METHOD IMPLIMENTED AT THE DE YOUNG MUSEUM TAILORED FOR THIS INSTALLATION. THE PANELS ARE DESIGNED TO BE 6" THICK AND MADE OF SHEET COPPER, AND ALLOWED TO WEATHER TO A RICH RED BROWN. THE DESIGN INTENTION- ALL REFLECTS THE VERTICAL EXPRESSIONS OF THE ADJACENT BUILDINGS - RESPECTING THEIR FABRIC, AGE, AND USE OF MATERIALS, WHILE BEING OF ITS OWN TIME.



Area Summary						
Level	Resid. Unit GSF	Resid. Common GSF	Commercial GSF	Parking GSF	Mech. GSF	Total GSF
R		2,021				2,021
8	4,396	1,614				6,010
7	4,396	1,369				5,765
6	4,396	1,614				6,010
5	4,396	1,369				5,765
4	4,396	1,614				6,010
3	4,396	1,369				5,765
2	4,396	1,614				6,010
1		1,053	2,696			3,749
1A	3,436	1,107	-			4,543
0	3,436	1,107	-			4,543
P1		3,433	1,520	3,320	1,143	9,416

Total	37,644	19,284	4,216	3,320	1,143	65,607
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Parking			
Resid. Parking Stalls	Carshare Stalls	Bicycle Stalls - Class 1	Bicycle Stalls - Class 2
6		35	6

6	0	35	6
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Open Space		
Residential Common	Residential Private	Commercial
2,663		
1,078		

3,741	-	-
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Net Rentable SF																			
GOU-A			# Per Floor		GOU-B		# per Floor		GOU-C		# per Floor		GOU-D		# per floor		Net Rentable SF		
0	0	0	251	10	0	0	0	0	0	0	0	0	0	0	0	0	2510		
P1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
1A	0	0	251	10	0	0	0	0	0	0	0	0	0	0	0	0	2510		
2	237	2	251	13	270	3	0	0	0	0	0	0	0	0	0	0	4547		
3	237	2	251	13	270	3	0	0	0	0	0	0	0	0	0	0	4547		
4	237	2	251	13	270	3	0	0	0	0	0	0	0	0	0	0	4547		
5	237	2	251	13	270	3	0	0	0	0	0	0	0	0	0	0	4547		
6	237	2	251	6	270	3	432	4	432	4	432	4	432	4	432	4	4518		
7	237	2	251	6	270	3	432	4	432	4	432	4	432	4	432	4	4518		
8	237	2	251	6	270	3	432	4	432	4	432	4	432	4	432	4	4518		
Total # of Units			GOU A		14		GOUB		90		GOU C		21		GOU D		12		36762

Total Units	137		
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* All unit sizes are approximate

Site Area: 10,263 sf

Zoning: RC-4

Height District: 80-T

APN: 0345-017

Open Space Calculations:

Residential - Private:

0 sf / 36 sf per unit = 0 units have private open space

137 units - 0 units = 137 units

137 units x 16 sf per unit = 2,192 sf common open space required

Residential - Common:

Common Open Space Required = 2,400 sf

Common Open Space Provided = 3,741 sf

Commercial:

Open Space Required = 0 sf

Open Space Provided = 0 sf

Bicycle Parking Calculations:

Residential - Class 1:

Bicycle Space Required = 35

Bicycle Space Provided = 35

Commercial - Class 1:

Bicycle Space Required = 0

Residential - Class 2:

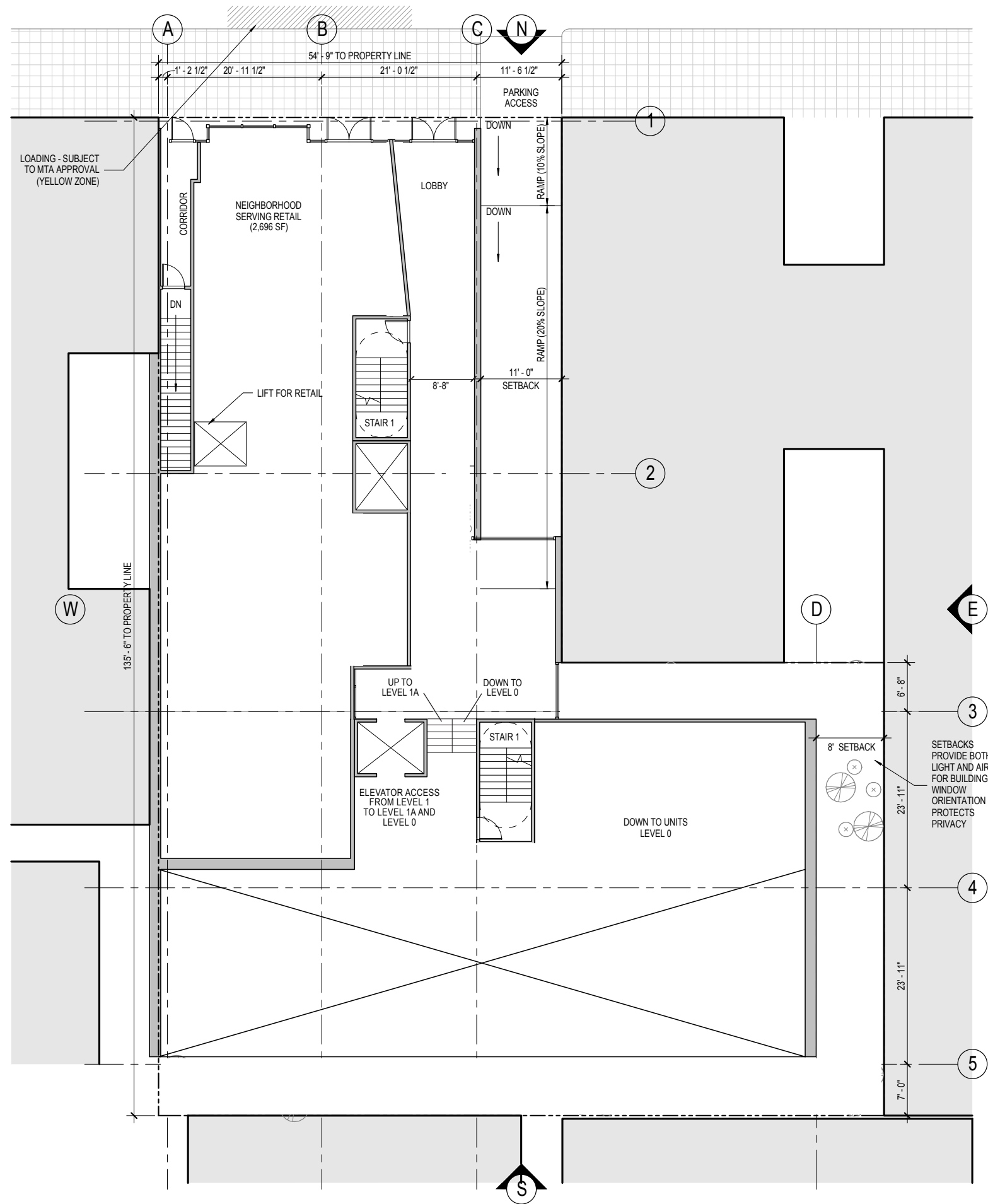
Bicycle Space Required = 4

Bicycle Space Provided = 4

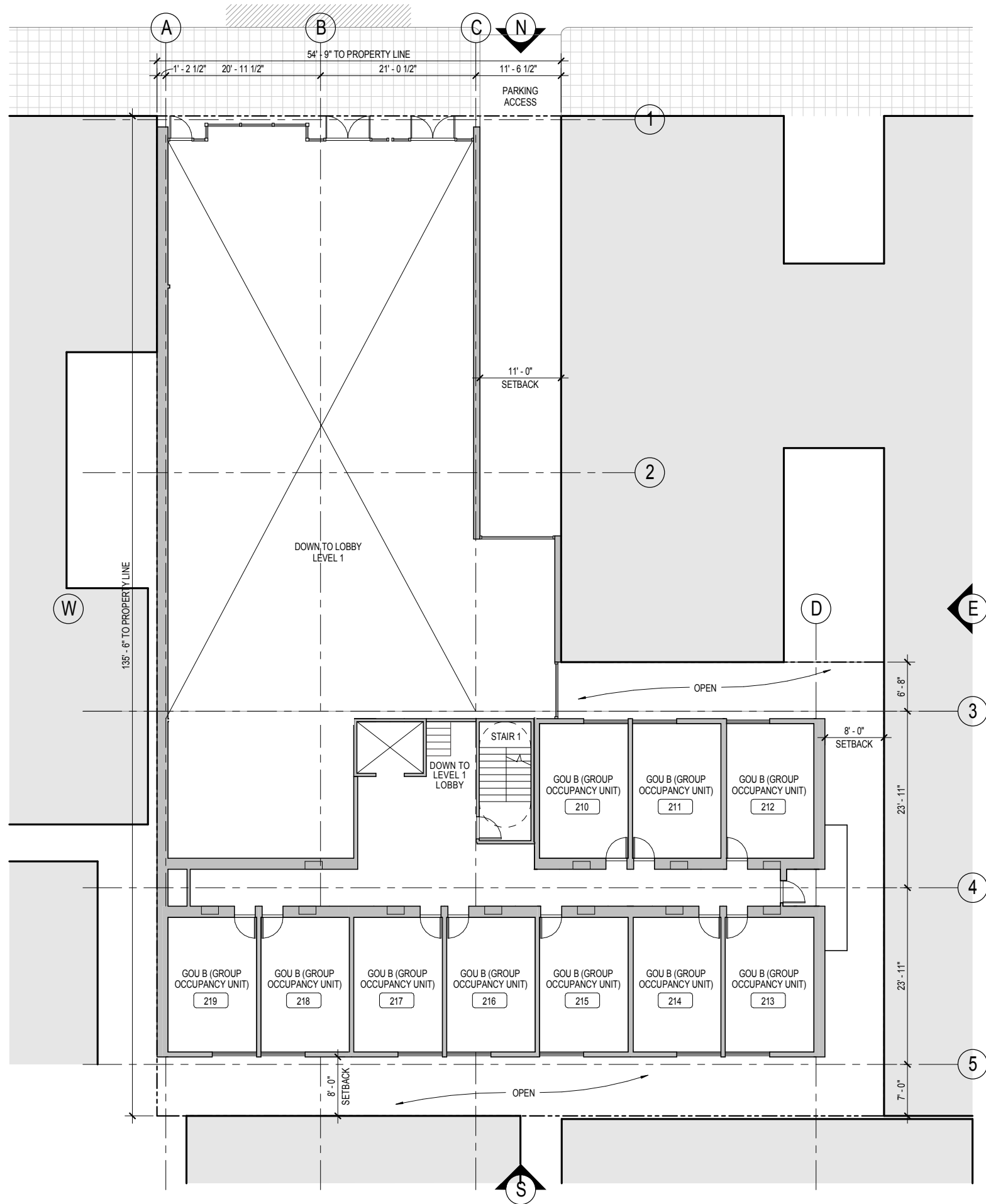
Commercial - Class 2:

Bicycle Space Required = 2

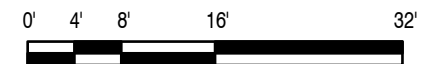
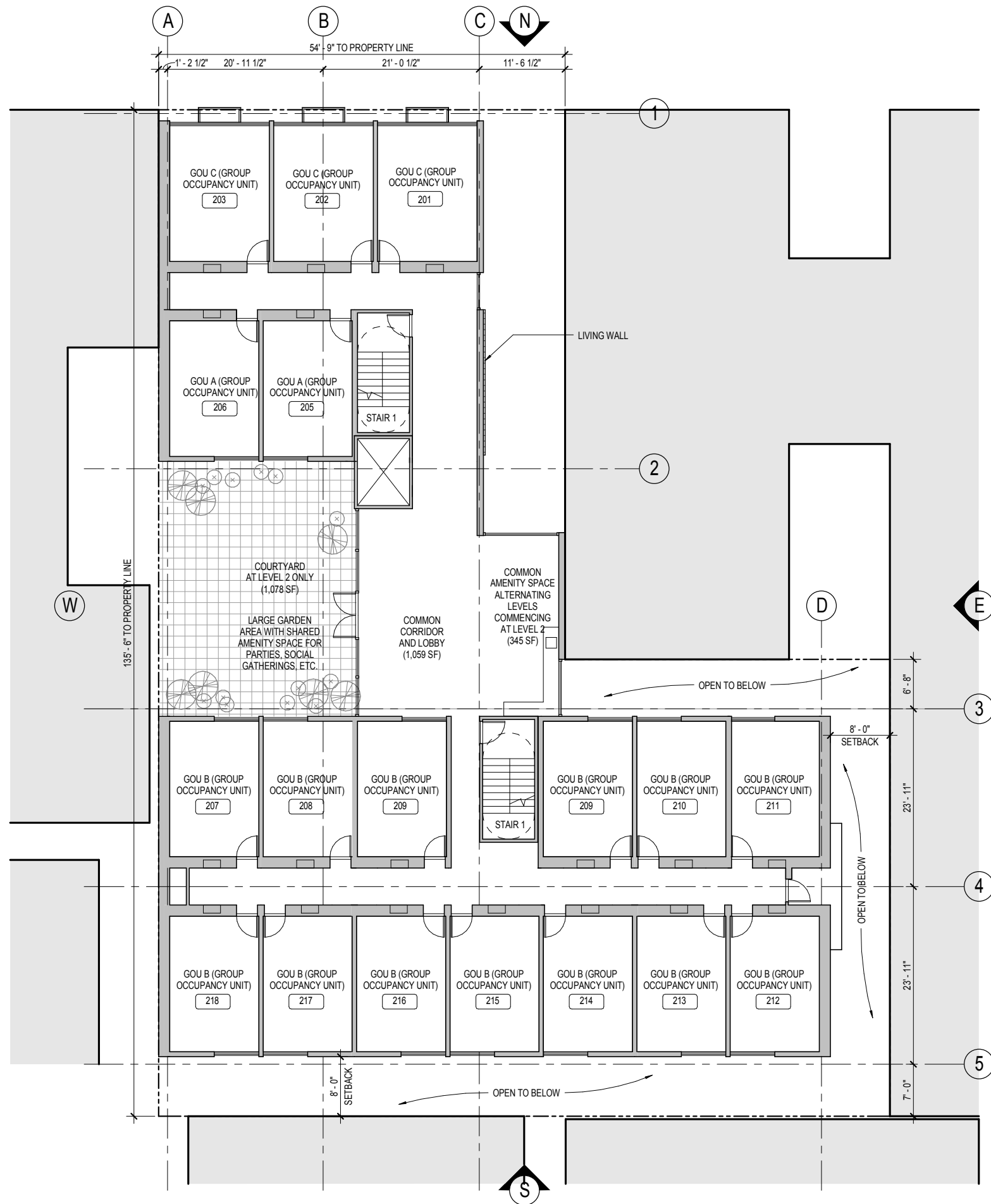
LEVEL 1 - GROUND FLOOR



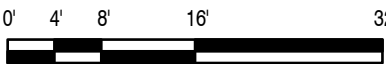
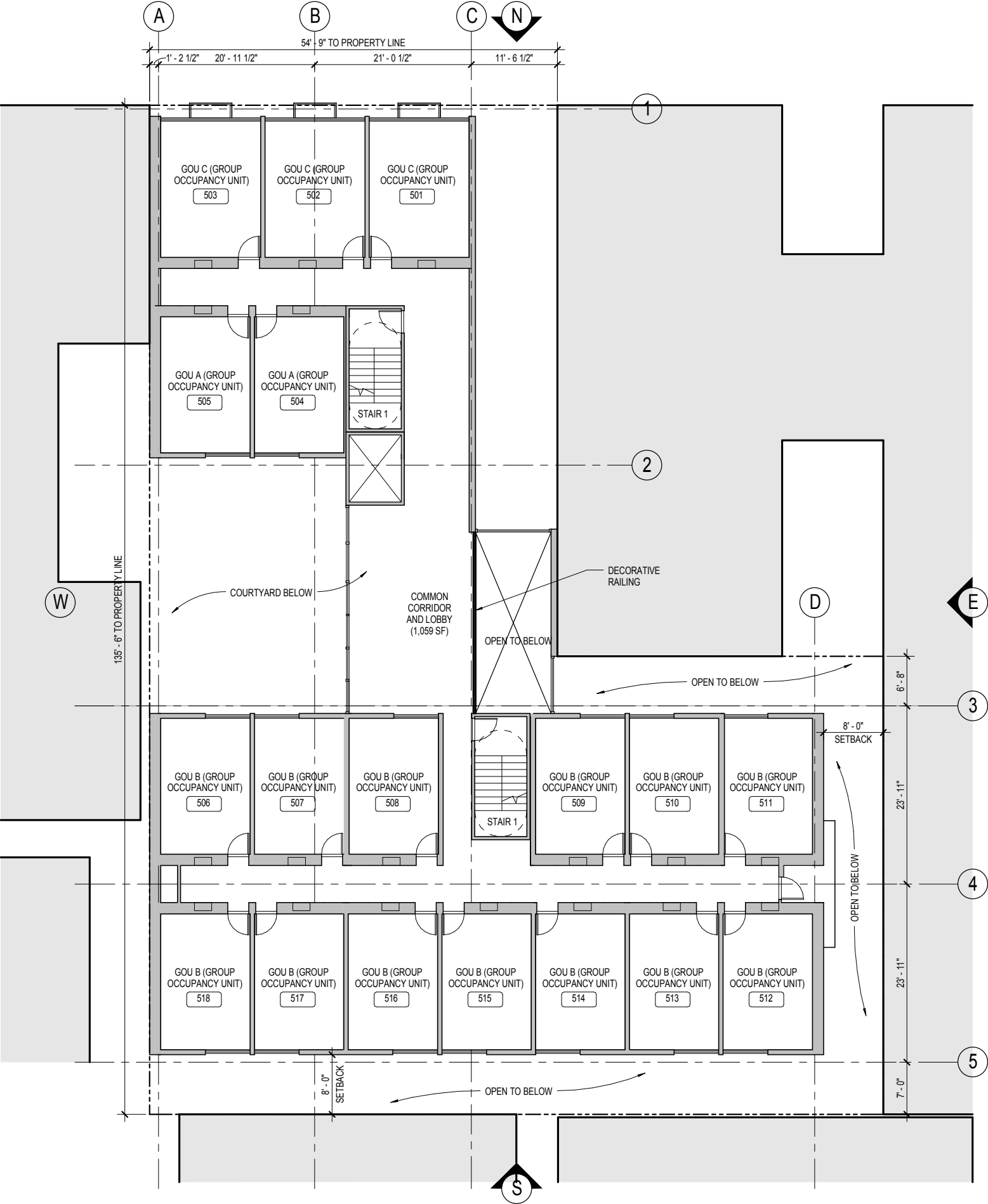
LEVEL 1A



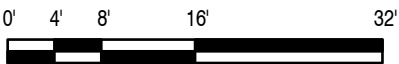
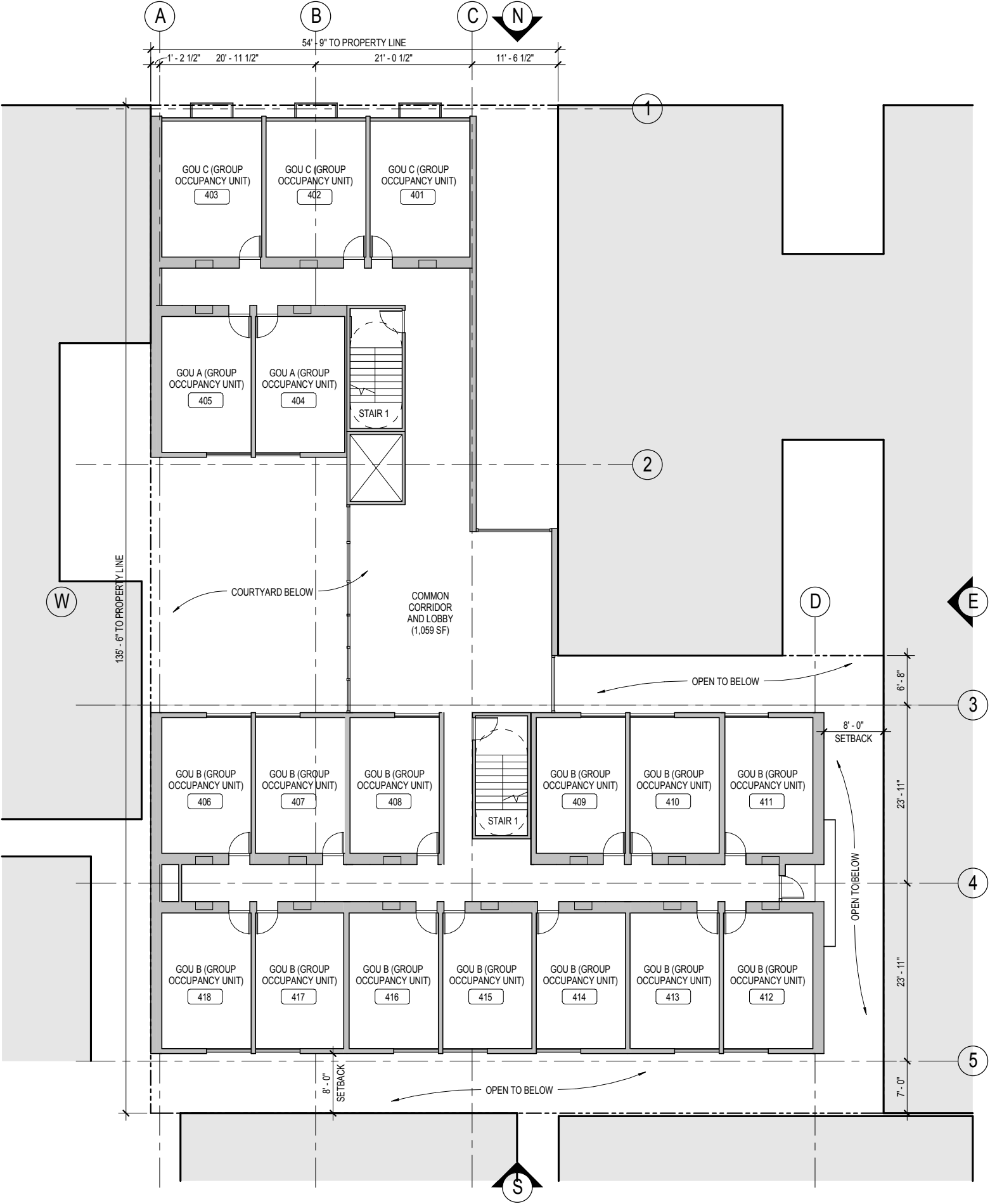
LEVELS 2



LEVELS 3, 5

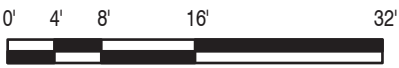
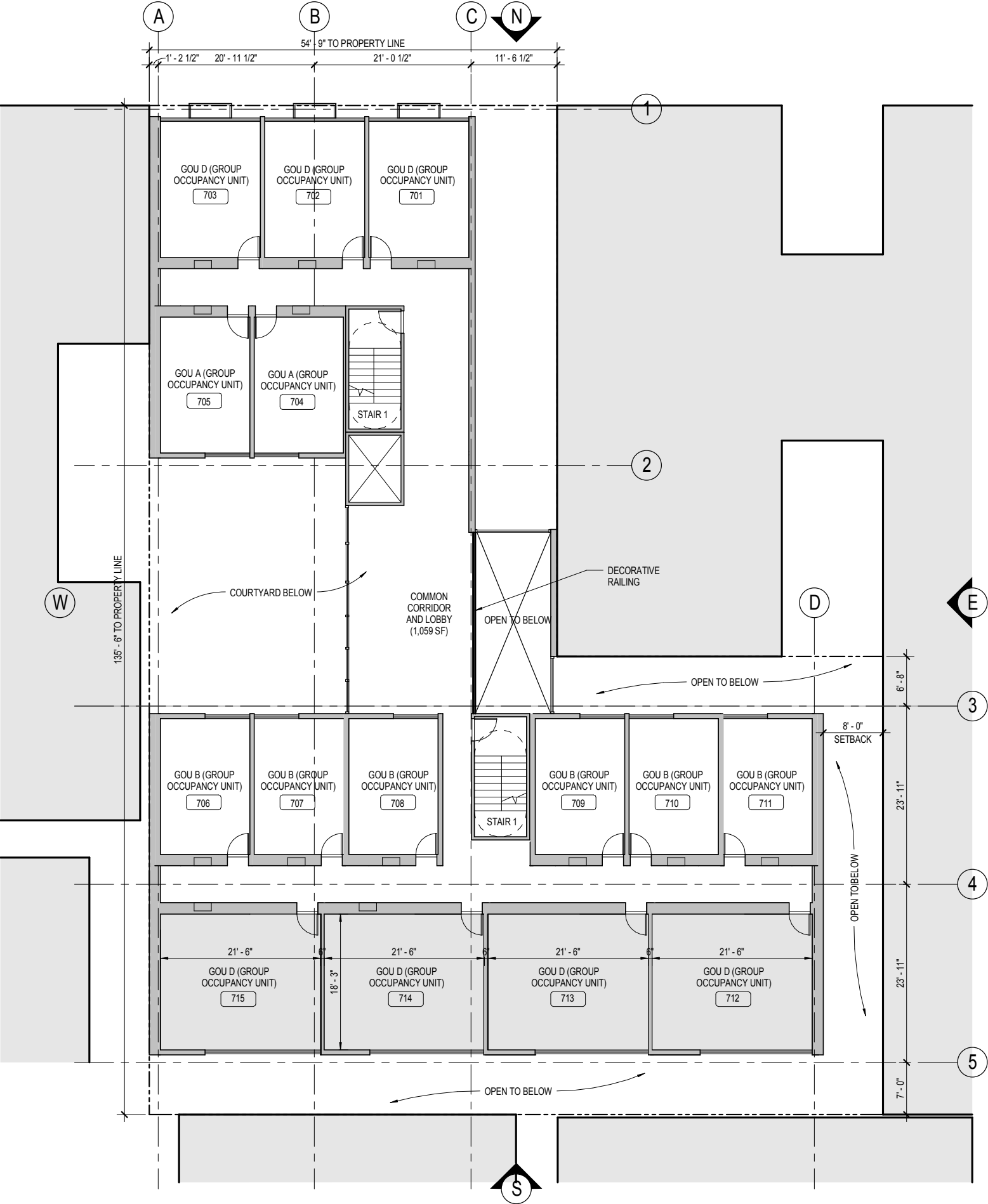


LEVEL 4

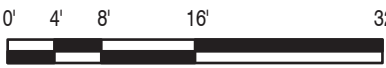
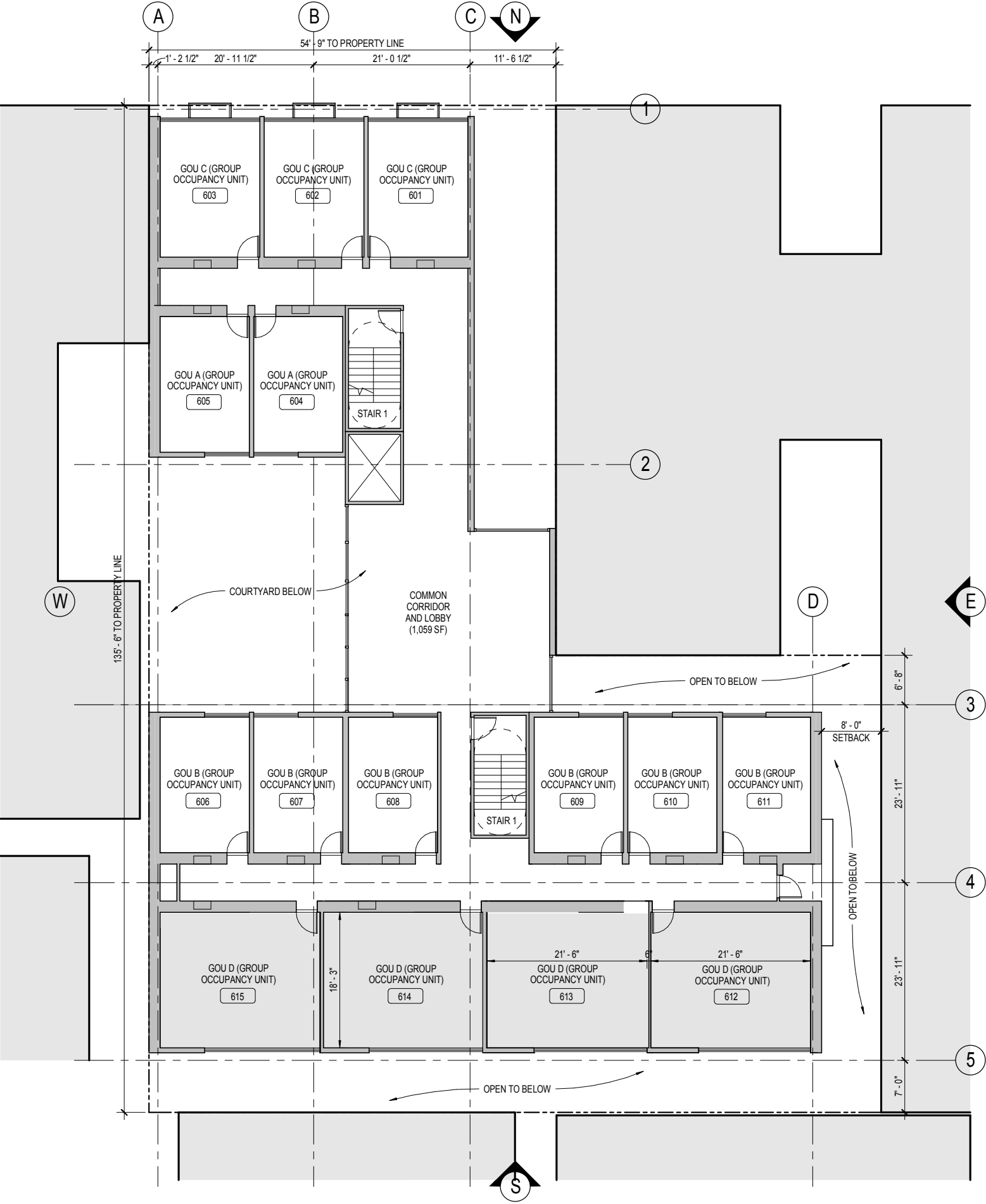


June 29, 2015

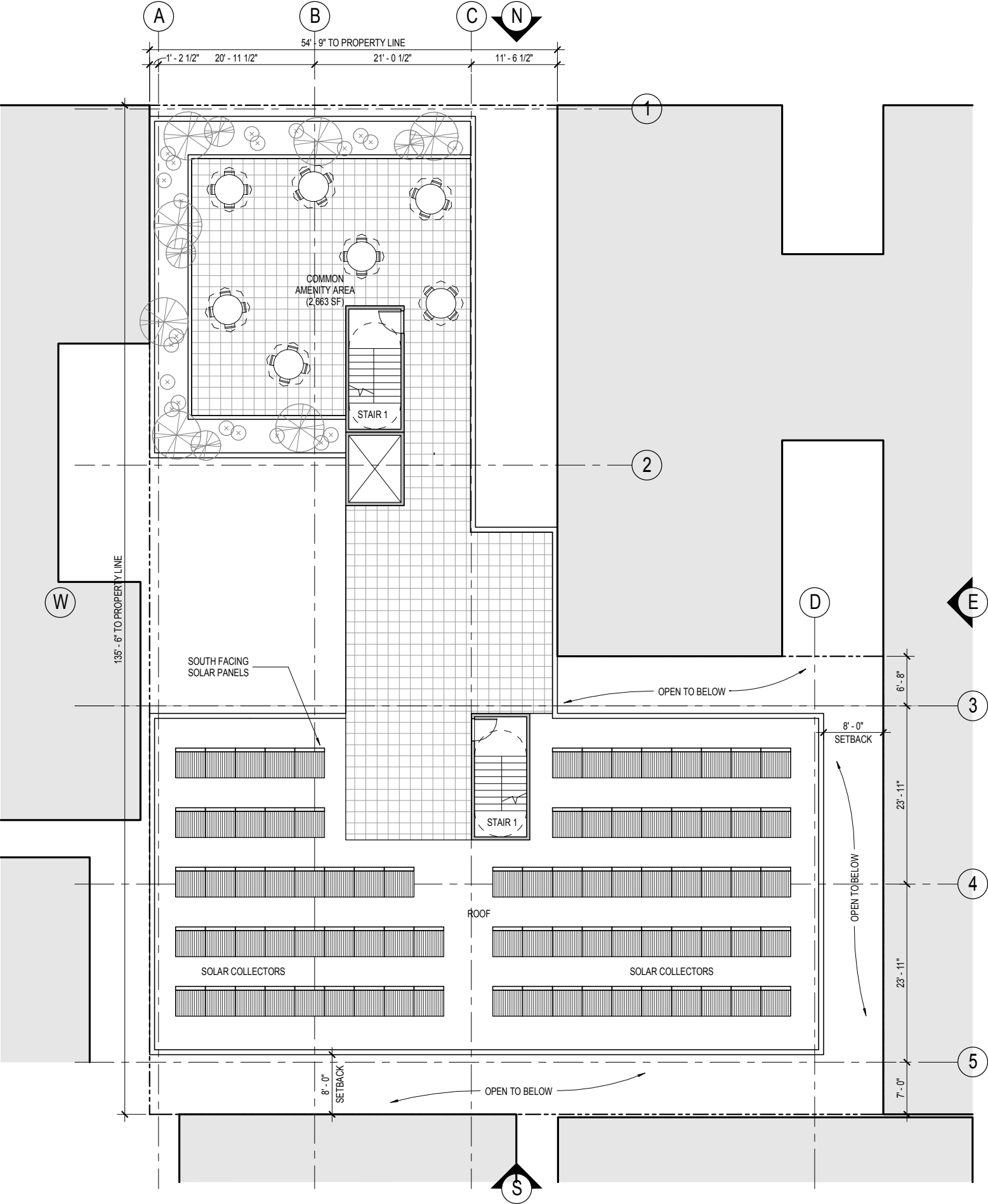
361 Turk Street



LEVELS 6, 8



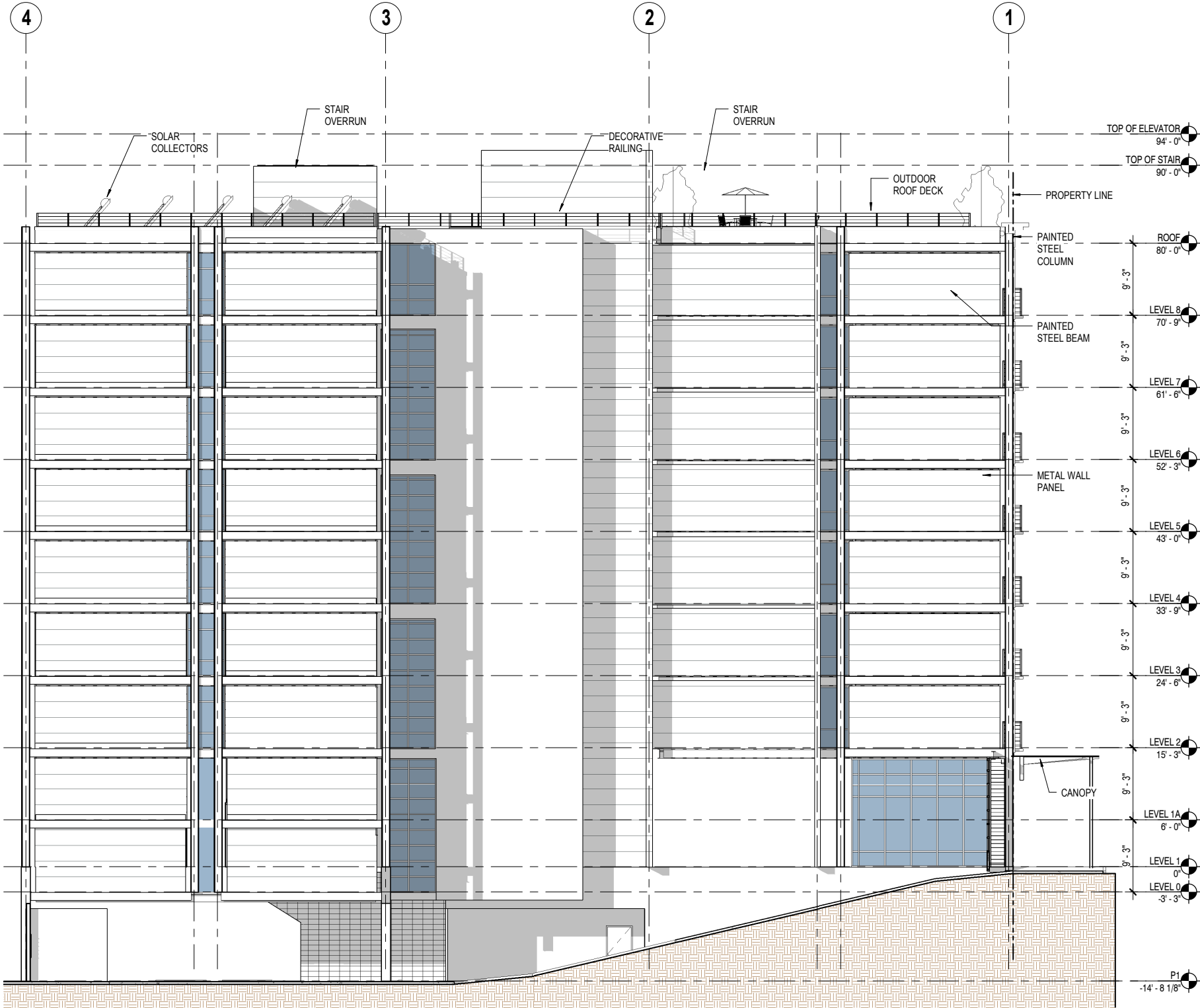
ROOF LEVEL



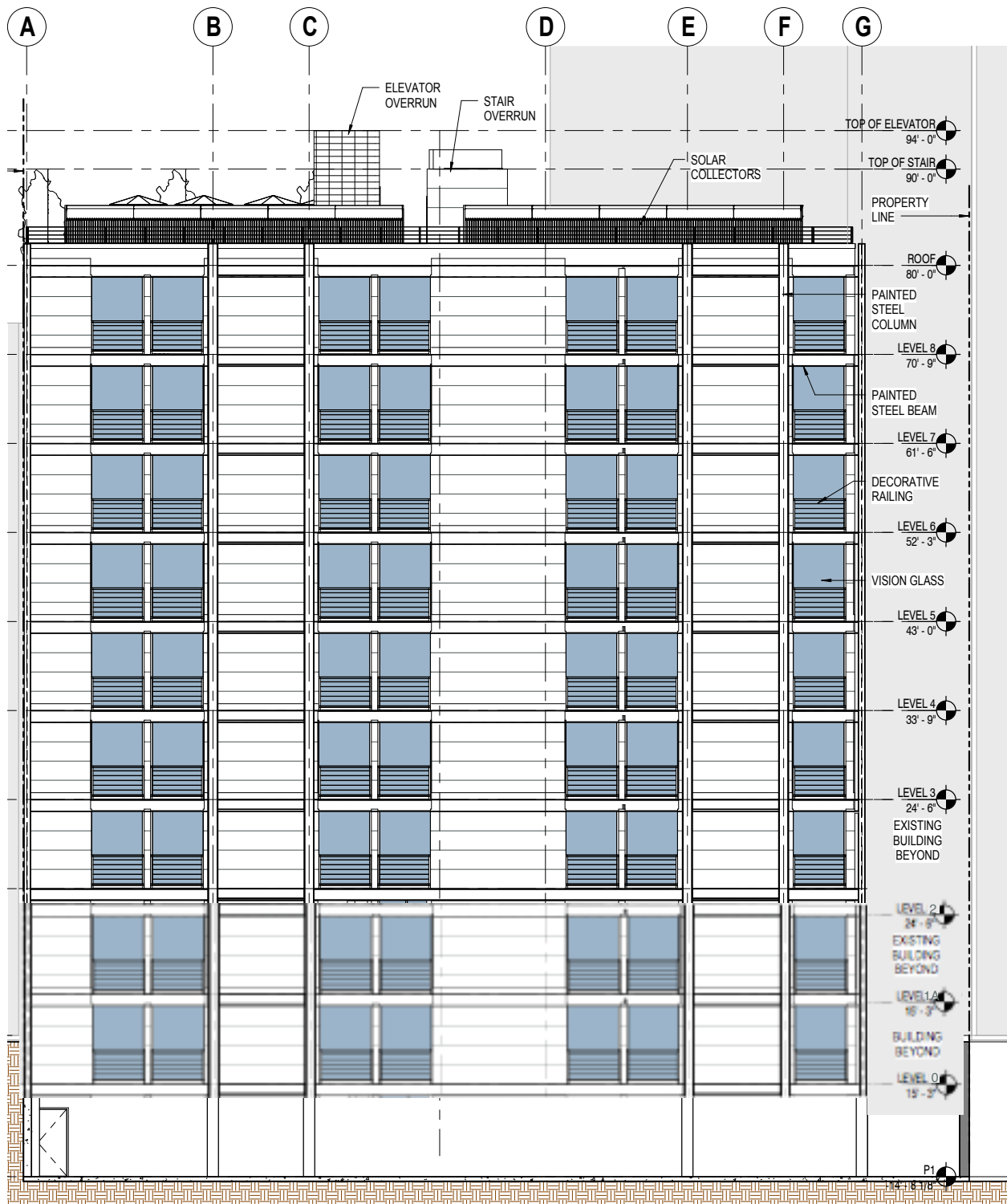
ELEVATIONS



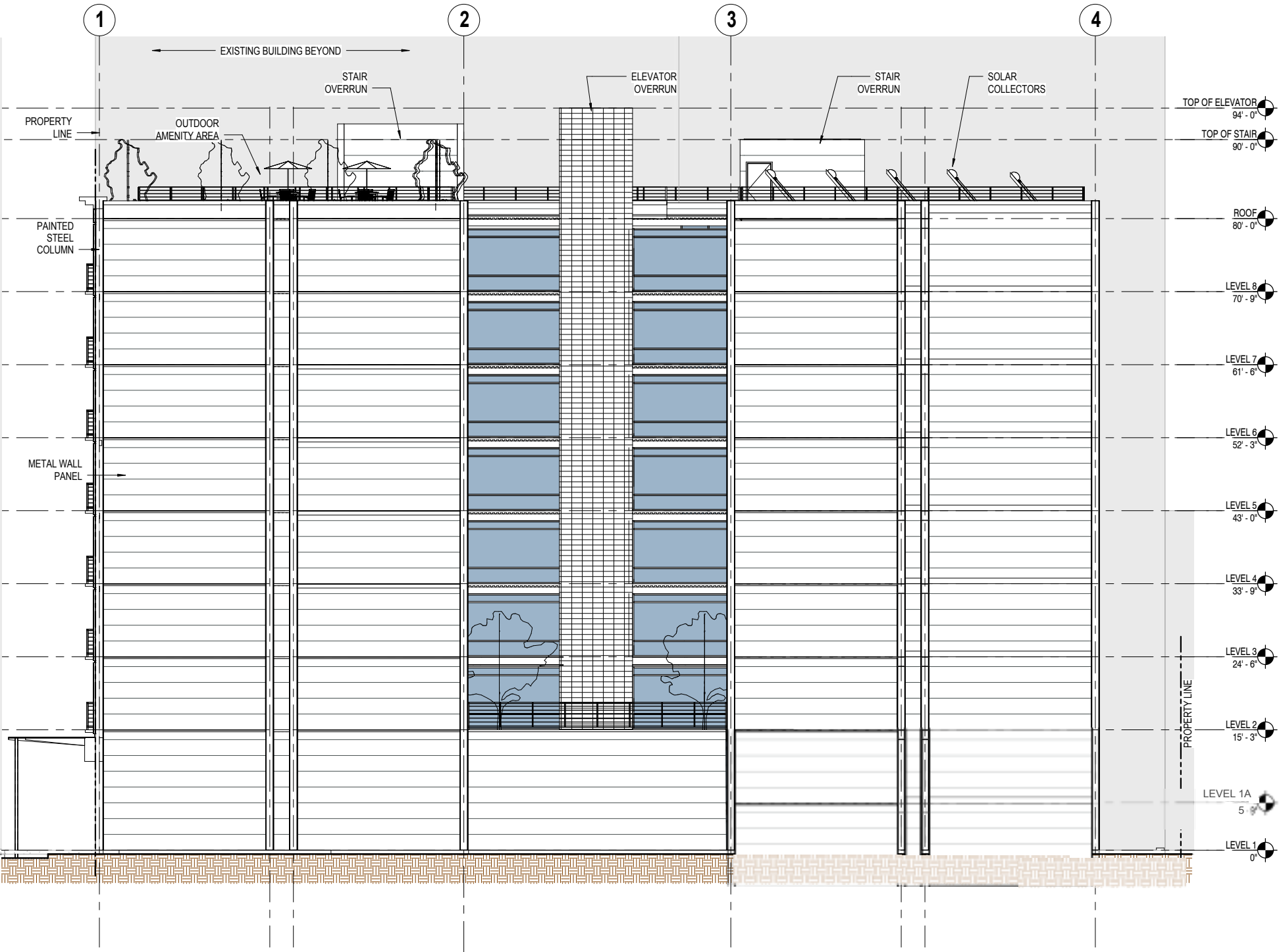
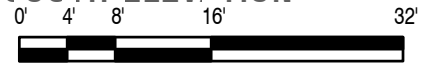
NORTH ELEVATION



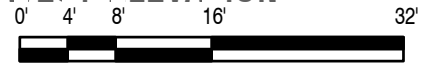
ELEVATIONS



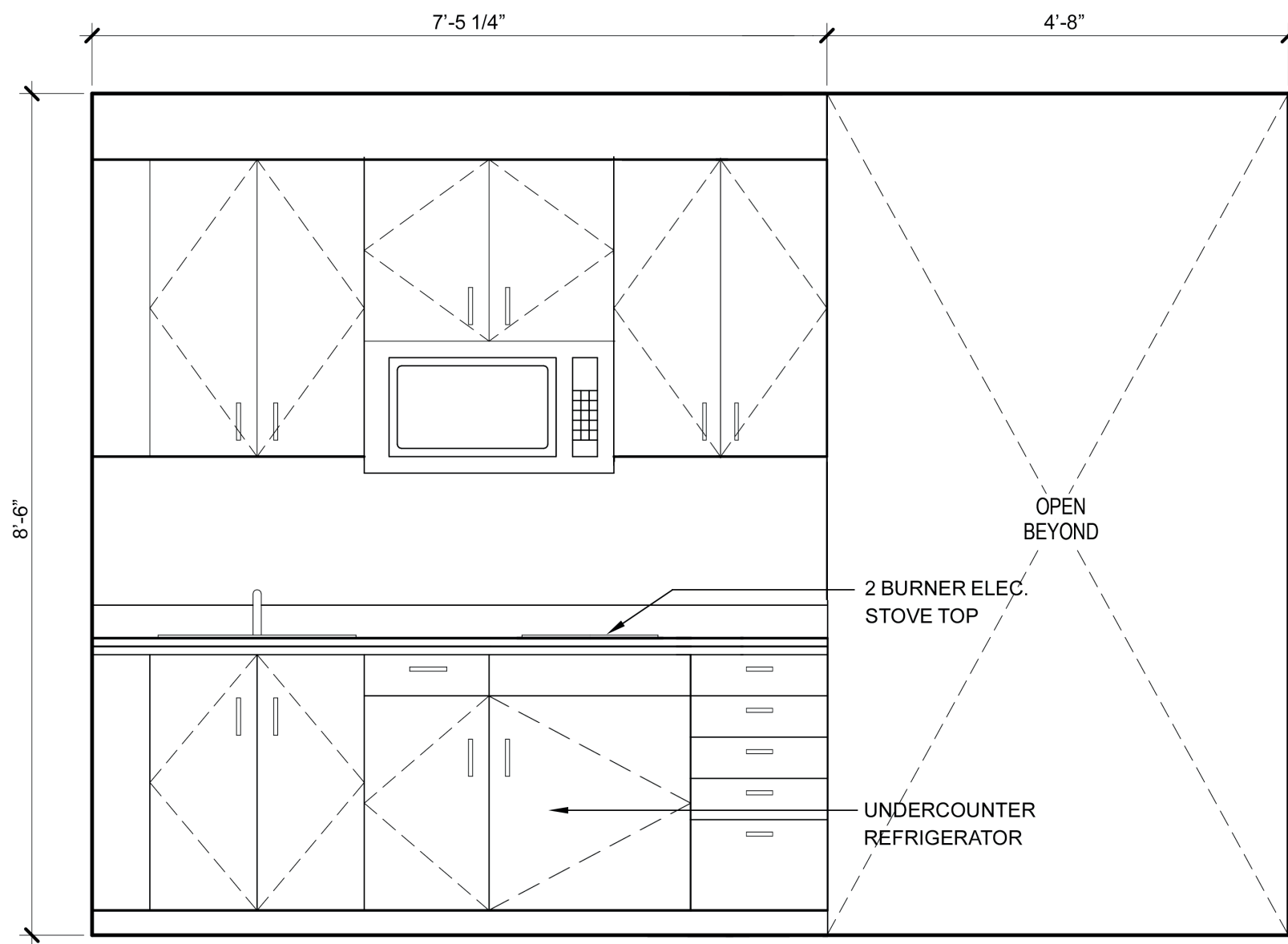
SOUTH ELEVATION



WEST ELEVATION

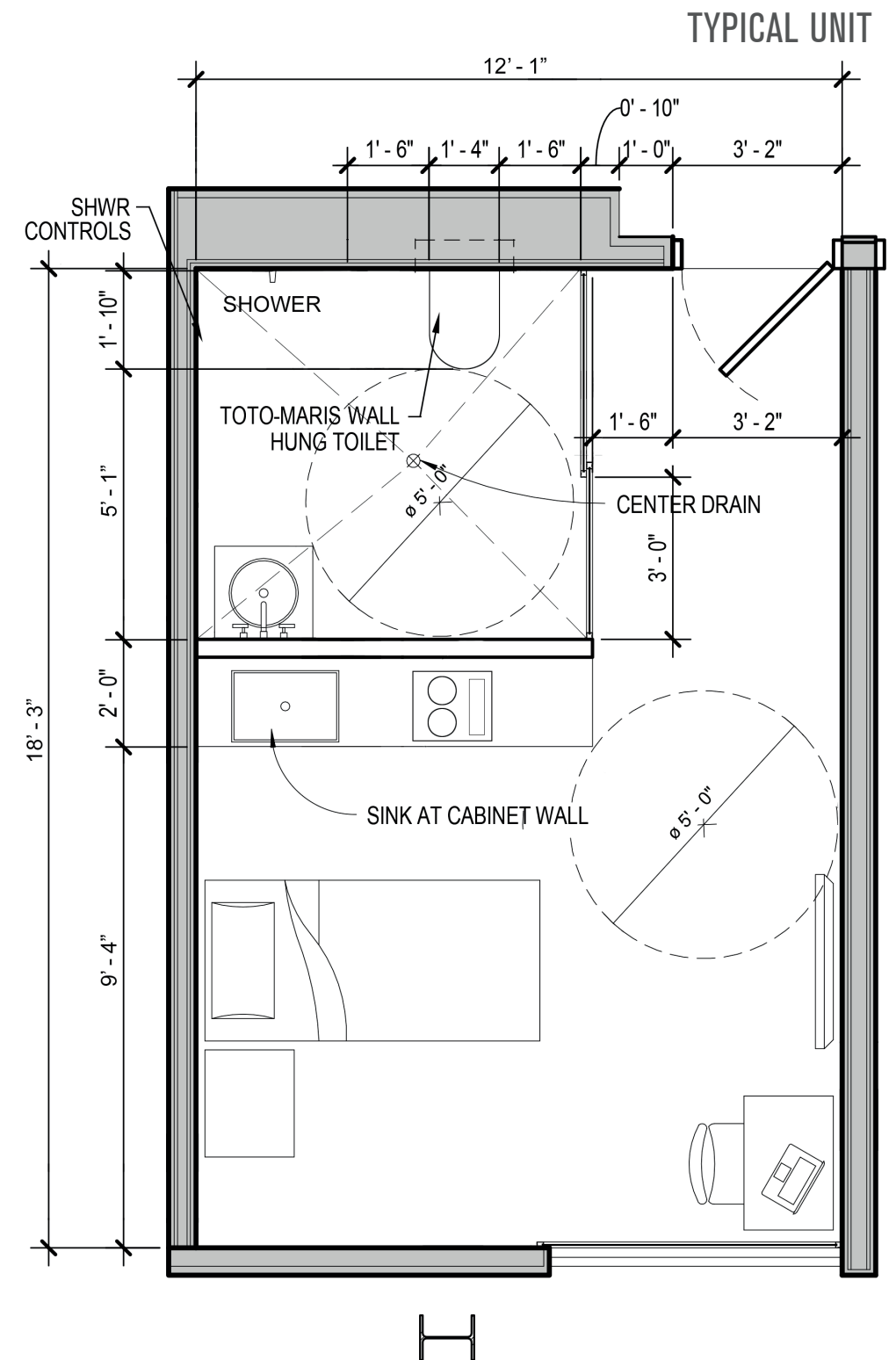






POSSIBLE COOKING FACILITIES AT CABINET WALL | 3/4"=1'

June 29, 2015



MOBILITY UNIT | 3/8"=1'

361 Turk Street |



Interior Rendering

Interior Rendering

Jt. Exhibit 3

Hotel Room Comparison Table

CHAPTER 41: RESIDENTIAL HOTEL UNIT CONVERSION AND DEMOLITION SEC. 41.4(b)

Comparable Unit. A unit which is similar in **size, services, rental amount and facilities**, and which is located within the **existing neighborhood** or within a neighborhood with **similar physical and socioeconomic conditions**.

Room Comparability Chart

	Mosser Hotel 54 Fourth St.	Fusion Hotel 140 Ellis St.	Union Square Plaza 432 Geary St.	New Units 361 Turk St. & 145 Leavenworth St.	Hotel Des Arts 447 Bush St.	Mithila Hotel 972 Sutter St.	New Central Hotel 1412 Market St.
Total Number of Rooms	201	124	69	231	51	30	120
Tourist Rooms	120	112	8	n/a	13	11	105
Residential Rooms	81	12	61	231	38	19	15
Occupied Residential Rooms	4	0	6	n/a	1	1	0
Proposed Number of Rooms to be Converted	77	12	55	n/a	37	18	15
Size							
Average Residential Room Dimensions	140 Sq. Ft.	149 Sq. Ft.	183 Sq. Ft.	250 Sq. Ft.	152 Sq. Ft.	241 Sq. Ft.	111 Sq. Ft.
Rental Amount							
Resi. Room Rental Rates	\$525/week	\$630/week	\$406/week	\$583/week	\$875/week	\$664/week	\$600/week
Average Residential Room Cost Sq. Ft.	\$3.75/week	\$4.23/week	\$2.21/week	\$2.33/week	\$5.75/week	\$2.75/week	\$5.40/week
Facilities							
Residential Rooms w/o Bathrooms	41	2	6	0	16	2	15
Residential Rooms w/o Kitchens	77	12	55	0	37	18	15
Indoor Common-space	0	0	0	7,386 sq. ft.	0	0	0
Outdoor Common-space	0	0	0	7,388 sq. ft.	0	0	0
Neighborhood ¹	Downtown/ Civic Center	Downtown/ Civic Center	Downtown/ CivicCenter	Downtown/ Civic Center	Downtown/ Civic Center	Downtown/ Civic Center	Downtown/ Civic Center
Socioeconomic ²	81%-100%	81%-100%	81%-100%	81%-100%	81%-100%	81%-100%	71%-81%

1. “2010-2014 Five Year Consolidated Plan published by Mayor’s Office of Housing Office of Economic & Workforce Development Jt. Exhibit 4
2. HUD low- and moderate-income concentration by census blockgroups, Jt. Exhibit 5

Jt. Exhibit 4

San Francisco Economic Profile – Downtown/Civic Center

Downtown/Civic Center: Neighborhood at a Glance

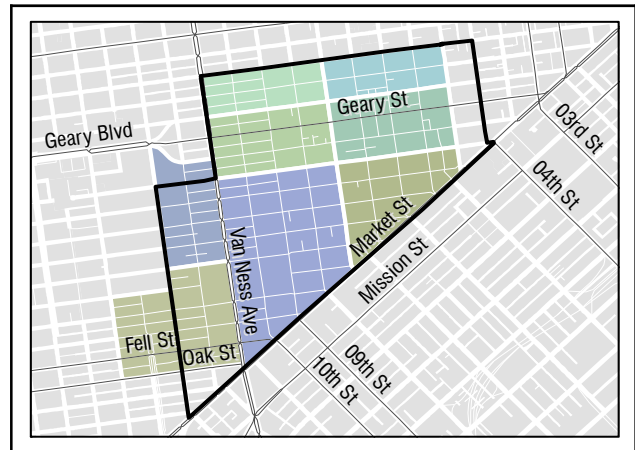
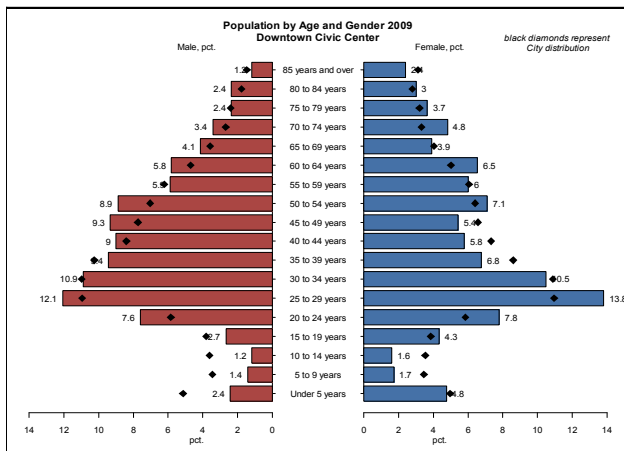
DEMOGRAPHICS

Total Population*	44,240
Group Quarter Population	712
Percent Female	39%

Households	21,570
Family Households	19%
Households with Children, Pct of Total	6%
Non-Family Households	81%
Single Person Households, Pct of Total	71%
Avg Household Size	1.6
Avg Family Household Size	3.2

Race/Ethnicity*	
Black/African American	10%
Asian	28%
White	46%
Native American Indian	1%
Native Hawaiian/Pacific Islander	0%
Other/Two or More Races	15%
% Latino (of Any Race)	18%

Age	
0 - 4 years	3%
5 - 17 years	4%
18 - 34 years	33%
35 - 59 years	38%
60 and older	21%



Educational Attainment

(Residents 25 years and older)

High School or Less	41%
Some College/Associate Degree	25%
College Degree	23%
Graduate/Professional Degree	11%

Nativity and Language

Foreign Born	41%
--------------	-----

Language Spoken at home

(Residents 5 years and older)

English Only	53%
Spanish Only	15%
Asian/Pacific Islander	24%
Other European Language	6%
Other Languages	2%

Linguistic Isolation

% of All Households	19%
% of Spanish-Speaking Households	36%
% of Asian Language Speaking Households	56%
% of Other European-Speaking Households	38%
% of Households Speaking Other Languages	52%

Downtown/Civic Center

HOUSING CHARACTERISTICS

Total Number of Units	25,840
Units Built 2000 to 2009+	1,560
Median Year Structure Built†	1939

Occupied Units	21,570
Owner occupied	4%
Renter occupied	96%

Vacant Units	17%
For rent	57%
For sale only	0%
Rented or sold, not occupied	13%
For seasonal, recreational, or occasional use	19%
Other vacant	11%

Median Year Moved In to Unit (Own)	2000
Median Year Moved In to Unit (Rent)	2004

Structure Type

Single Family Housing	2%
2 - 4 Units	2%
5 - 9 Units	2%
10 - 19 Units	9%
20 Units or more	85%
Other	0%

Housing Prices

Median Rent	\$806
Median Home Value	\$497,297
Median Rent as Percentage of HH Income	30%

Vehicles Available	3,850
Homeowners	14%
Renters	86%
Vehicles Per Capita	0.11

Households with no vehicle	17,620
Percent of Homeowning households	45%
Percent of Renting Households	83%

INCOME, EMPLOYMENT AND JOURNEY TO WORK

Income

Median Household Income	\$24,491
Median Family Income	\$33,409
Per Capita Income	\$26,003
Percent in Poverty	25%

Employment

Unemployment Rate	9%
Employed Residents	18,060
Managerial and Prof. Occupations	36%
Service Occupations	33%
Sales and Office Occupations	22%
Farming related Occupations	0.1%
Construction and Maintenance Occup.	4%
Production and Transportation Occup.	6%

Journey to Work

Workers 16 years and over	17,590
Car	12%
<i>Drove Alone</i>	11%
<i>Carpooled</i>	2%
Transit	47%
Bike	3%
Walk	29%
Other	1%
Worked at Home	7%

Additional Sources:

* 2010 Census Redistricting Data (Public Law 94-171).

+ Planning Department Housing Inventory

‡ "1939" represents 1939 or earlier

2000 Census Tracts for area: 120, 121, 122, 123, 124, 125, 160, 162

May 2011

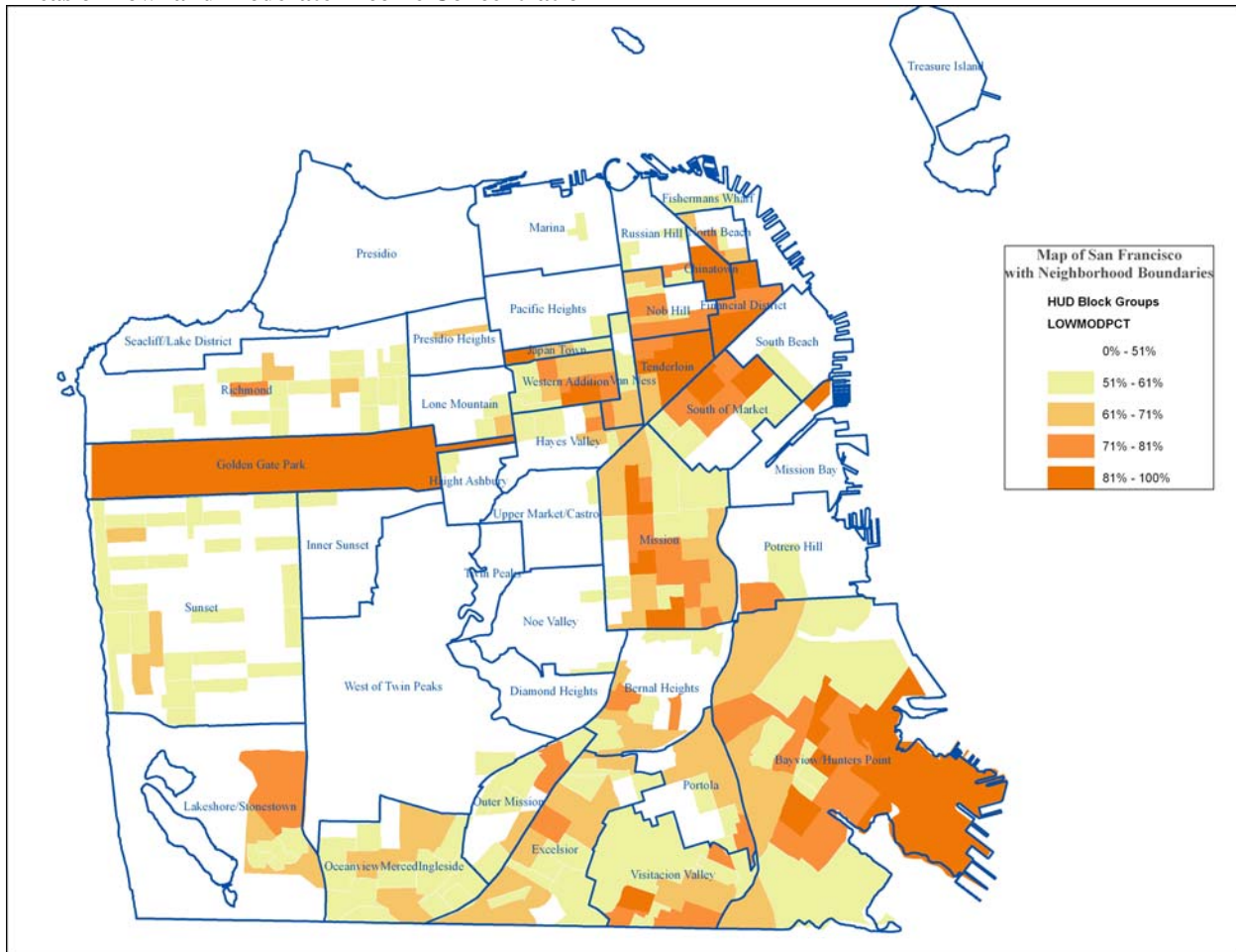
Note: Numbers are estimates and represent sampling data from the American Community Survey and is subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

Jt. Exhibit 5

San Francisco Consolidated Plan – Income Data

When using Supervisorial Districts as the geographical boundaries, Districts 3, 6, 9, 10 and 11 meet the definition of primarily low- and moderate-income, where more than 51% of the residents are considered low- and moderate-income according to HUD's definition. HUD calculates low- and moderate-income concentration by census block groups. See Map 6 for what HUD considers as areas of low- and moderate-income concentration in San Francisco.

Map 6
Areas of Low- and Moderate-Income Concentration



Source: HUD 2000 Income Data

Jt. Exhibit 6

Area Services Table



Areas Services



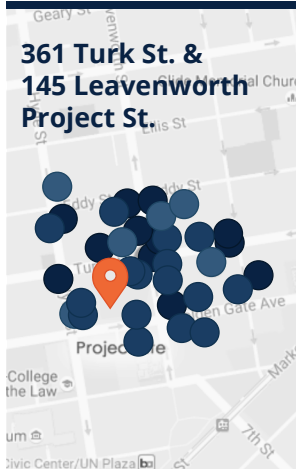
Retail Grocers



Laundromats



Health, Social, Welfare & Other Services



SF Princess Market
112 Hyde

BBig Boy Market
180 Golden Gate

Maryland Market
300 Turk

Central Towers Market
352 Turk

Hyde Turk Market
161 Hyde

TOTAL: 15

Wash & Dry
318 Turk

Mr. Clean Cleaners
116 Hyde

Coin Laundry
255 Turk

Ryan's Laundry
240 Leavenworth

First Coin
365 Eddy

TOTAL: 6

Hospitality House
156 Leavenworth

Compass Children's Center
144 Leavenworth

Curry Senior Center
333 & 315 Turk

Tenderloin Housing Clinic
126 Hyde

Waddell Urban Clinic
230 Golden Gate

TOTAL: 15



Bristol Farms
845 Market

Target
789 Mission

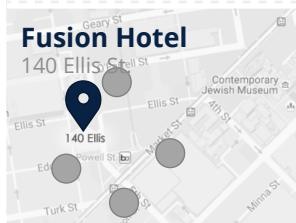
TOTAL: 5

Cleaners
837 Mission

TOTAL: 1

None

TOTAL: 0



Bristol Farms
845 Market

Walgreens
135 Powell

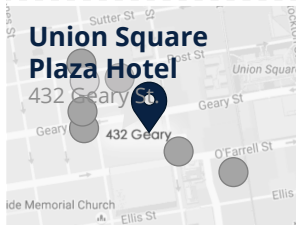
TOTAL: 4

None

TOTAL: 0

None

TOTAL: 0



Walgreens
500 Geary & 135 Powel

Bel Clift Market
510 Geary

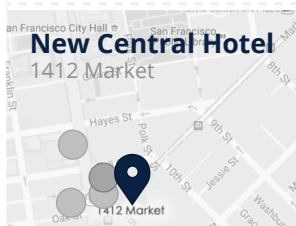
TOTAL: 4

Vic's Cleaners
551 Taylor

TOTAL: 1

San Francisco Flex Academy
555 post

TOTAL: 1



Walgreens
1496 Market

TOTAL: 1

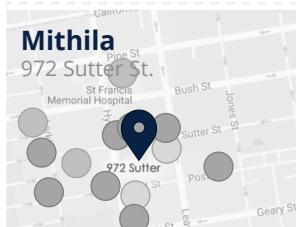
None

TOTAL: 0

Veterans Service Center
25 Van Ness

City of SF
30 Van Ness

TOTAL: 3



Sutter Fine Foods
988 Sutter

U N Market
900 Post

TOTAL: 8

San Francisco Coin
895 Post

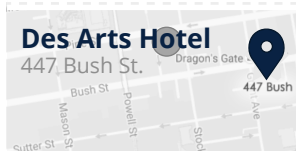
Sutter Street Cleaners
905 Sutter

TOTAL: 2

St. Francis Memorial Hospital
900 Hyde

Raphael House
1065 Sutter

TOTAL: 3



J & W Market
723 Pine

TOTAL: 1

None

TOTAL: 0

None

TOTAL: 0



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution

HEARING DATE DECEMBER 8, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: December 1, 2016
Case No.: **2016-014590CRV**
Project Address: **54 4th Street, (3705/004)**
Zoning C-3-R Zoning District (Downtown – Retail)
Height and Bulk 160-S Height and Bulk District
432 Geary Street (0306/006)
C-3-G Zoning District (Downtown – General)
80-130-F Height and Bulk District
447 Bush Street (0287/020)
C-3-R Zoning District (Downtown – Retail)
80-130-F Height and Bulk District
972 Sutter Street (0280/012)
RC-4 Zoning District (Residential-Commercial, High Density)
80-A Height and Bulk District
140 Ellis Street (0326/023)
C-3-R Zoning District (Downtown – Retail)
80-130-F Height and Bulk District
1412 Market Street (0835/001)
C-3-G Zoning District (Downtown – General)
120-320-R-2 Height and Bulk District
Project Sponsor: Chad Pradmore
DKR Partners, LP
3919 25th Street
San Francisco, CA 94114
Staff Contact: Carly Grob – (415) 575-9138
carly.grob@sfgov.org

RECOMMENDING THAT THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSEPCION DENY PERMIT TO CONVERT APPLICATION PROPOSING THE CONVERSION OF 214 TOTAL RESIDENTIAL HOTEL ROOMS TO TOURIST HOTEL ROOMS, AS THE REPLACEMENT ROOMS AT 361 TURK AND 145 LEAVENWORTH ARE NOT COMPARABLE UNITS AS DEFINED IN ADMINISTRATIVE CODE CHAPTER 41.4; AND MAKING AND ADOPTING FINDINGS OF INCONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.

WHEREAS, on December 4, 2007, the Housing Inspection Division of the Department of Building Inspection transmitted a Permit to Convert application for the conversion of 214 total units at six hotels

located at 54 4th Street, 140 Ellis Street, 432 Geary Street, 1412 Market Street, 447 Bush Street, and 972 Sutter Street, requesting review by the Planning Department.

WHEREAS, on August 10, 2016, Randy Shaw requested that the Planning Commission hold a public hearing on the proposed conversion in order to solicit public opinion on whether to approve or deny a permit to convert, and to determine whether the proposed replacement units at 361 Turk and 145 Leavenworth are considered comparable units pursuant to Administrative Code Chapter 41.

The Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting to solicit public opinion on whether to approve or deny the permit to convert applications and to determine whether the proposed replacement rooms are ‘comparable units’ as defined in Chapter 41.4 of the Administrative Code on December 8, 2016; and,

The Commission adopted the resolution on December 8, 2016 finding that group housing rooms at 361 Turk and 145 Leavenworth are not comparable to the existing residential hotel rooms at 54 4th Street, 140 Ellis Street, 432 Geary Street, 1412 Market Street, 447 Bush Street, and 972 Sutter Street, and recommended that the Director of the Department of Building Inspection deny the application for Permit to Convert the existing Residential Hotel Units to Tourist Hotel Units.

PROJECT DESCRIPTION

The Project proposes to convert a total of 214 Residential Hotel rooms at six different hotels to Tourist Hotel rooms, and to provide one-for-one replacement units at two newly-constructed residential buildings at 361 Turk and 145 Leavenworth. The conversion of a residential unit to a tourist unit or another use requires a Permit to Convert from the Housing Inspection Division of the Department of Building Inspection (“DBI”). Prior to the issuance of the Permit to Convert, the Planning Department must confirm that the application is consistent with the Planning Code, and, if requested by a member of the public, the Planning Commission must hold a public hearing to solicit public opinion on whether DBI should approve or deny the permit to convert and to determine if the replacement units are comparable to the residential units proposed for conversion.

The current Permit to Convert application proposes the conversion of a total 214 Residential Units to Tourist Units and one-to-one replacement of the converted units to the approved Group Housing rooms at 361 Turk and 145 Leavenworth. The following table summarizes the six properties which are included in the permit to convert application. There are no permanent residents in any of the Residential Hotel Units proposed for conversion.

Hotel	Address	Current Tourist Rooms	Current Residential Rooms	Rooms proposed for conversion from Residential to Tourist use	Total Net New Tourist Rooms	Permanent Residents - Residential Rooms to Remain
Mosser Hotel	54 4 th Street	120	81	77	197	4
Hotel Fusion	140 Ellis Street	112	12	12	124	None
Union Square Plaza Hotel	432 Geary Street	8	61	55	63	6
New Central Hotel	1412 Market Street	105	15	15	120	None
Hotel Des Arts	447 Bush Street	13	38	37*	51	1
Mithila Hotel	972 Sutter Street	11	19	18	29	1
Total		369	226	214	584	12

*The project also proposes the addition of one new tourist hotel room within the existing envelope of the building located at 447 Bush (Hotel Des Arts). The additional room is proposed to occupy space on the second floor which is currently used as the hotel lobby. No exterior alterations or expansion of the building envelope is proposed. The additional room is not reflected in the table above.

The new construction at 361 Turk and 145 Leavenworth is subject to the provisions of Planning Code Section 415. If the project sponsor elects to provide the required BMR units onsite, the project is required to provide 12% of the units, or 28 total units, as affordable dwelling units. Since 361 Turk and 145 Leavenworth were approved, the project sponsor has entered into private agreements with the San Francisco Firefighters Local 798, San Francisco Police Officers Association, and the Boys and Girls Club of San Francisco to provide 40 workforce housing units at reduced rates for a period of 10 years. Those units designated for firefighters and police officers would be rented at \$1,800 monthly, while those rented to Boys and Girls Club employees would be rented at \$1,100 monthly.

COMPARABILITY ANALYSIS: SUMMARY OF FINDINGS

A comparable unit is defined as a unit which is similar in size, services, rental amount and facilities, and which is located within the existing neighborhood or within a neighborhood with similar physical and

socioeconomic conditions. A summary of findings for each of the criteria is included below for each of the six hotels requesting permits to convert.

In summary, the Department has determined that the replacement units located at 361 Turk and 145 Leavenworth would not be comparable to the existing residential hotel units at the six hotels in question. The existing residential hotel rooms are eligible for rent-control with a permanent resident, while the group housing rooms in the new development are not eligible for rent control; therefore, the project would result in the removal of 214 residential rooms with natural affordability controls. Of the replacement rooms at 361 Turk and 145 Leavenworth, only 12%, or 28 rooms, would be subject to the provisions of Section 415 and would be affordable for the life of the project. The sponsor has also proposed to provide 40 workforce housing units in addition to the required inclusionary housing, but these units would only be offered at reduced rents for a period of ten years. Furthermore, newly-constructed, market-rate group housing rooms will command greater initial rents than existing residential hotel rooms, regardless of their eligibility for rent control.

The newly constructed group housing rooms at 361 Turk and 145 Leavenworth will not serve the same populations as the Hotel Conversion Ordinance is intended to protect. The HCO references existing Residential Hotel Rooms as endangered housing resources, and the conversion of residential hotel units results in the removal of housing units traditionally accessible by disabled, low-income, or elderly residents. Although the group housing rooms at 361 Turk and 145 Leavenworth may share similar features to the existing Residential rooms, the majority of the replacement rooms (146 rooms) will be offered at market-rate, and will be inaccessible to at-risk populations.

A detailed comparability analysis is included below for each of the six hotels seeking permits to convert their existing residential hotel units to tourist hotel units. Also included below is a brief discussion of the as to why the replacement units are not comparable as defined in Chapter 41 of the Administrative Code. Although each hotel are evaluated separately using the criteria indicated in the definition of “comparability,” the findings for each remain the same: the replacement units at 361 Turk and 145 Leavenworth are not comparable with regard to rental amount, as they are not eligible for rent control. Over the long-term, any existing residential hotel units with permanent residents will be more affordable than newly-constructed replacement units, the majority of which are market-rate. The Department does not support the loss of more naturally affordable housing stock without replacement units with similar affordability controls.

For the Comparability Analyses below, average residential unit size, shared facilities, and rental amount were provided by the applicant. Retail Groceries, Laundromats, and Health, Welfare and Social Services that are included in the Comparability Analysis are those within a three block radius of the subject property.

Comparability Analysis: The Mosser Hotel, 54 4th Street

Zoning: C-3-R (Downtown - Retail)

Assessor's Block/Lot: 3705/004

Current Tourist Rooms: 120 rooms

Current Residential Rooms: 81 rooms

Residential Rooms without private bathrooms: 41

Residential Rooms without cooking facilities: 81 (all of them)

Number of Permanent Residents: 4

Total Proposed Residential Rooms proposed for Conversion: 77

Number of Remaining Residential Hotel Rooms: 4

Net Total of Tourist Hotel Rooms Proposed: 197

The Mosser Hotel – 54 4 th Street			
Criteria – 41.4(b)	The Mosser Hotel (Source Hotel)	361 Leavenworth (Replacement Room Location)	145 Turk (Replacement Room Location)
Size	Average Residential Hotel Size: 140 square feet	Average Group Housing Room Size: 243 square feet	Average Group Housing Room Size: 225 square feet
Services – Retail Grocery	Bristol Farms at 845 Market; Target at 789 Mission; Walgreens at 825 Market; Walgreens at 135 Powell; Walgreens at 730 Market; CVS at 711 Market; 7-11 at 837 Mission; Whole Foods Market, SOMA at 399 4 th Street; Trader Joe's at 10 4 th Street*	Tobacco L. Market at 301 Turk; Big Boy Market at 180 Golden Gate; Maryland Market at 300 Turk; Central Tower Market at 352 Turk; Hyde Turk Market at 161 Hyde; SF Princess Market at 112 Hyde; El Dorado Market at 124 Jones; G & H Liquor and Grocery at 201 Jones; Radman's Produce Market at 210 Turk; Market Groceries at 200 Leavenworth; Metro Market at 236 Leavenworth; Empire Market at 399 Eddy; Golden Gate Market at 225 Leavenworth; T&L Food Market at 405 Eddy; Cadillac Market at 499 Eddy; Battambang Market at 339 Eddy; New Princess Market at 500 Eddy;	
Services - Laundromat	Cleaners – 837 Mission	Wash and Dry at 318 Turk, Mr. Clean Cleaners at 116 Hyde; Coin Laundry at 225 Turk; Ryan's Laundry at 240 Leavenworth; First Coin at 365 Eddy; Rainbow Coin at 302 Hyde;	
Services – Health, Social,	None within a three block radius, although the services clustered	Hospitality House at 156 Leavenworth; Compass Children's Center at 144 Leavenworth; Curry	

Welfare & Other Services	around the project site are within a four to six block radius of the Mosser Hotel.	Senior Center at 333 Turk; Tenderloin Housing Clinic at 126 Hyde; General Assistance Advocacy Clinic at 276 Golden Gate; Service Employee Union at 240 & 215 Golden Gate; Tom Waddell Urban Housing Clinic at 230 Golden Gate; Wu Yee Childcare Center at 177 Golden Gate; De Marillac Academy at 175 Golden Gate; St. Anthony's Foundation at 150 Golden Gate; Boys and Girls Club at 115 Jones; Salvation Army Railton Place at 242 Turk; Community Housing Partnership at 280 Turk; Community Awareness and Treatment at 425 Eddy; and First Avenue Housing at 253 Hyde.	
Rental Amount	\$525 per week – residential rooms eligible for rent control to residents that stay for 32 days or more	Estimated \$583 per week, not eligible for rent control	
Facilities	On-site laundry, meeting room	Shared common spaces on alternating floors; a second floor common patio, and a common roof deck open space. Private bathroom and limited cooking facilities in each room. 35 Class 1 Bicycle Parking Spaces	Shared common spaces on alternating floors; a second floor common patio, and a common roof deck open space. Private bathroom and limited cooking facilities in each room. 25 Class 1 Bicycle Parking Spaces.
Neighborhood	South of Market	Tenderloin	

*The Trader Joe's on Fourth Street is anticipated to open in 2017.

Discussion:

As summarized above, the rental rates for The Mosser Hotel and the replacement units at 361 Turk and 145 Leavenworth are not comparable, as the replacement units are not eligible for rent control. Furthermore, the newly constructed, market-rate replacement units will command greater rents than the existing residential hotel rooms. The replacement units are larger than the existing residential rooms, which would also contribute to greater rental amounts. There is greater access to social services within the Tenderloin neighborhood than Downtown; however, the replacement units are not in a "comparable" neighborhood, as they are not located in the same neighborhood as the existing units, nor are they located in a neighborhood with similar physical and socioeconomic conditions. Although it appears that there is greater access to retail grocery stores at 361 Turk and 145 Leavenworth, there are a greater number of full-service grocery stores in the vicinity of the Mosser Hotel that offer a larger selection of products, including Whole Foods and Bristol Farms.

Comparability Analysis: Union Square Plaza Hotel

Zoning: C-3-G (Downtown – General)

Assessor's Block/Lot: 0306/006

Current Tourist Rooms: 8 rooms

Current Residential Rooms: 61 rooms

Residential Rooms without private bathrooms: 6

Residential Rooms without cooking facilities: 61 (all of them)

Number of Permanent Residents: 6

Total Proposed Residential Rooms proposed for Conversion: 55

Number of Remaining Residential Hotel Rooms: 6

Net Total of Tourist Hotel Rooms Proposed: 63

Union Square Plaza Hotel – 432 Geary Street			
Criteria – 41.4(b)	Union Square Plaza Hotel (Source Hotel)	361 Leavenworth (Replacement Room Location)	145 Turk (Replacement Room Location)
Size	Average Residential Hotel Size: 183 square feet	Average Group Housing Room Size: 243 square feet	Average Group Housing Room Size: 225 square feet
Services – Retail Grocery	Walgreens at 500 Geary, Walgreens at 135 Powell, Bel Clift Market at 510 Geary, Town & City Market at 600 Post; Fred's Food Mart at 300 Mason; City Supermarket at 669 Geary; Econo Market at 593 O'Farrell; Bush Market at 820 Bush Street	Tobacco L. Market at 301 Turk; Big Boy Market at 180 Golden Gate; Maryland Market at 300 Turk; Central Tower Market at 352 Turk; Hyde Turk Market at 161 Hyde; SF Princess Market at 112 Hyde; El Dorado Market at 124 Jones; G & H Liquor and Grocery at 201 Jones; Radman's Produce Market at 210 Turk; Market Groceries at 200 Leavenworth; Metro Market at 236 Leavenworth; Empire Market at 399 Eddy; Golden Gate Market at 225 Leavenworth; T&L Food Market at 405 Eddy; Cadillac Market at 499 Eddy; Battambang Market at 339 Eddy; New Princess Market at 500 Eddy;	
Services - Laundromat	Vic's Cleaners at 551 Taylor; TL Café and Laundromat at 517 O'Farrell; Coin-Op Laundry at 795 Bush Street; The Wash House at 779 Bush; Thrifty Wash at 917 Bush	Wash and Dry at 318 Turk, Mr. Clean Cleaners at 116 Hyde; Coin Laundry at 225 Turk; Ryan's Laundry at 240 Leavenworth; First Coin at 365 Eddy; Rainbow Coin at 302 Hyde;	

Services – Health, Social, Welfare & Other Services	San Francisco Flex Academy at 555 Post;	Hospitality House at 156 Leavenworth; Compass Children’s Center at 144 Leavenworth; Curry Senior Center at 333 Turk; Tenderloin Housing Clinic at 126 Hyde; General Assistance Advocacy Clinic at 276 Golden Gate; Service Employee Union at 240 & 215 Golden Gate; Tom Waddell Urban Housing Clinic at 230 Golden Gate; Wu Yee Childcare Center at 177 Golden Gate; De Marillac Academy at 175 Golden Gate; St. Anthony’s Foundation at 150 Golden Gate; Boys and Girls Club at 115 Jones; Salvation Army Railton Place at 242 Turk; Community Housing Partnership at 280 Turk; Community Awareness and Treatment at 425 Eddy; and First Avenue Housing at 253 Hyde.	
Rental Amount	\$406 per week – residential rooms eligible for rent control to residents that stay for 32 days or more	Estimated \$583 per week, not eligible for rent control	
Facilities	On-site laundry	Shared common spaces on alternating floors; a second floor common patio, and a common roof deck open space. Private bathroom and limited cooking facilities in each room. 35 Class 1 Bicycle Parking Spaces	Shared common spaces on alternating floors; a second floor common patio, and a common roof deck open space. Private bathroom and limited cooking facilities in each room. 25 Class 1 Bicycle Parking Spaces.
Neighborhood	Downtown	Tenderloin	

Discussion:

As summarized above, the rental rates for Union Square Plaza Hotel and the replacement units at 361 Turk and 145 Leavenworth are not comparable, as the replacement units are not eligible for rent control. Furthermore, the newly constructed, market-rate replacement units will command greater rents than the existing residential hotel rooms. The replacement units are larger than the existing residential rooms, which would also contribute to greater rental amounts. There is greater access to social services within the Tenderloin neighborhood than Downtown; however, the replacement units are not in a “comparable” neighborhood, as they are not located in the same neighborhood as the existing units, nor are they located in a neighborhood with similar physical and socioeconomic conditions.

Comparability Analysis: Hotel Des Arts

Zoning: C-3-R (Commercial, Retail)

Assessor's Block/Lot: 0287/020

Current Tourist Rooms: 13 rooms

Current Residential Rooms: 38 rooms

Residential Rooms without private bathrooms: 16

Residential Rooms without cooking facilities: 38 (all of them)

Number of Permanent Residents: 1

Total Proposed Residential Rooms proposed for Conversion: 37

Number of Remaining Residential Hotel Rooms: 1

Net Total of Tourist Hotel Rooms Proposed: 51*

*The request for Conditional Use Authorization for the intensification of hotel use also includes the addition of an additional tourist room within the existing building envelope. This additional tourist hotel room is not included in the "Net Total of Tourist Hotel Rooms Proposed," as added room is not included to the Permit to Convert application.

Hotel Des Arts– 447 Bush Street			
Criteria – 41.4(b)	Hotel Des Arts (Source Hotel)	361 Leavenworth (Replacement Room Location)	145 Turk (Replacement Room Location)
Size	Average Residential Hotel Size: 152 square feet	Average Group Housing Room Size: 243 square feet	Average Group Housing Room Size: 225 square feet
Services – Retail Grocery	J & W Market at 723 Pine; Grant Mini Market at 517 Bush; Food Fair Market at 611 Bush; 7-11 at 564 Market;	Tobacco L. Market at 301 Turk; Big Boy Market at 180 Golden Gate; Maryland Market at 300 Turk; Central Tower Market at 352 Turk; Hyde Turk Market at 161 Hyde; SF Princess Market at 112 Hyde; El Dorado Market at 124 Jones; G & H Liquor and Grocery at 201 Jones; Radman's Produce Market at 210 Turk; Market Groceries at 200 Leavenworth; Metro Market at 236 Leavenworth; Empire Market at 399 Eddy; Golden Gate Market at 225 Leavenworth; T&L Food Market at 405 Eddy; Cadillac Market at 499 Eddy; Battambang Market at 339 Eddy; New Princess Market at 500 Eddy;	
Services - Laundromat	Self-Service Laundromat at 600 Bush; The Wash House at 779 Bush;	Wash and Dry at 318 Turk, Mr. Clean Cleaners at 116 Hyde; Coin Laundry at 225 Turk; Ryan's Laundry at 240 Leavenworth; First Coin at 365	

		Eddy; Rainbow Coin at 302 Hyde;	
Services – Health, Social, Welfare & Other Services	None within immediate vicinity.	Hospitality House at 156 Leavenworth; Compass Children’s Center at 144 Leavenworth; Curry Senior Center at 333 Turk; Tenderloin Housing Clinic at 126 Hyde; General Assistance Advocacy Clinic at 276 Golden Gate; Service Employee Union at 240 & 215 Golden Gate; Tom Waddell Urban Housing Clinic at 230 Golden Gate; Wu Yee Childcare Center at 177 Golden Gate; De Marillac Academy at 175 Golden Gate; St. Anthony’s Foundation at 150 Golden Gate; Boys and Girls Club at 115 Jones; Salvation Army Railton Place at 242 Turk; Community Housing Partnership at 280 Turk; Community Awareness and Treatment at 425 Eddy; and First Avenue Housing at 253 Hyde.	
Rental Amount	\$875 per week – residential rooms eligible for rent control to residents that stay for 32 days or more	Estimated \$583 per week, not eligible for rent control	
Facilities	Commonly accessible lounge at ground floor	Shared common spaces on alternating floors; a second floor common patio, and a common roof deck open space. Private bathroom and limited cooking facilities in each room. 35 Class 1 Bicycle Parking Spaces	Shared common spaces on alternating floors; a second floor common patio, and a common roof deck open space. Private bathroom and limited cooking facilities in each room. 25 Class 1 Bicycle Parking Spaces.
Neighborhood	Downtown	Tenderloin	

Discussion:

As discussed in the summary above, the rental rates for Hotel des Arts and the replacement units at 361 Turk and 145 Leavenworth are not comparable, as the replacement units are not eligible for rent control. Furthermore, the newly constructed, market-rate replacement units will command greater rents than the existing residential hotel rooms. The replacement units are larger than the existing residential rooms, which would also contribute to greater rental amounts. There is greater access to social services within the Tenderloin neighborhood than Downtown; however, the replacement units are not in a “comparable” neighborhood, as they are not located in the same neighborhood as the existing units, nor are they located in a neighborhood with similar physical and socioeconomic conditions.

Comparability Analysis: Mithila Hotel

Zoning: RC-4 (Residential-Commercial, High-Density)

Assessor's Block/Lot: 0280/012

Current Tourist Rooms: 11 rooms

Current Residential Rooms: 19 rooms

Residential Rooms without private bathrooms: 2

Residential Rooms w/out Cooking Facilities: 19 (all of them)

Number of Permanent Residents: 1

Total Proposed Residential Rooms proposed for Conversion: 18

Number of Remaining Residential Hotel Rooms: 1

Net Total of Tourist Hotel Rooms Proposed: 29

Mithila Hotel– 972 Sutter Street			
Criteria – 41.4(b)	Mithila Hotel (Source Hotel)	361 Leavenworth (Replacement Room Location)	145 Turk (Replacement Room Location)
Size	Average Residential Hotel Size: 241 square feet	Average Group Housing Room Size: 243 square feet	Average Group Housing Room Size: 225 square feet
Services – Retail Grocery	Sutter Fine Foods at 988 Sutter; Trader Joe's at 1401 California; CVS at 1432 California; UN Market at 900 Post; Yogi Food Market at 908 Sutter; Geary and Hyde Market at 798 Geary; Queen of Sheba at 1100 Sutter; Crown Market and Liquor at 712 Geary; S&B Grocery at 1012 Post; Mid- City Market and Deli at 868 Geary; Food and Liquor World at 728 Post; Star Market and Deli at 6898 Geary; City Supermarket at 669 Geary; Salem Grocery at 920 Geary; Round the Clock Market at 1001 Bush; Super One at 1118 Polk; Market Mayflower and Deli at 985 Bush; Discount Grocers at 1203 Polk; Polk Street Produce at 1334 Polk; Pine and Jones Market at	Tobacco L. Market at 301 Turk; Big Boy Market at 180 Golden Gate; Maryland Market at 300 Turk; Central Tower Market at 352 Turk; Hyde Turk Market at 161 Hyde; SF Princess Market at 112 Hyde; El Dorado Market at 124 Jones; G & H Liquor and Grocery at 201 Jones; Radman's Produce Market at 210 Turk; Market Groceries at 200 Leavenworth; Metro Market at 236 Leavenworth; Empire Market at 399 Eddy; Golden Gate Market at 225 Leavenworth; T&L Food Market at 405 Eddy; Cadillac Market at 499 Eddy; Battambang Market at 339 Eddy; New Princess Market at 500 Eddy;	

	1100 Pine	
Services - Laundromat	Drop and Go Laundry at 1107 Leavenworth; San Francisco Coin and Laundry Co. at 895 Post; Sutter Street Cleaners at 905 Sutter; Rainbow Bubble Laundromat at 970 Sutter; Wash Dry Coin Operated Laundry at 919 Leavenworth; San Francisco Rinse Laundromat at 850 Jones; Thrifty Wash at 917 Bush	Wash and Dry at 318 Turk, Mr. Clean Cleaners at 116 Hyde; Coin Laundry at 225 Turk; Ryan's Laundry at 240 Leavenworth; First Coin at 365 Eddy; Rainbow Coin at 302 Hyde;
Services – Health, Social, Welfare & Other Services	St. Francis Memorial Hospital at 900 Hyde; Raphael House at 1065 Sutter; On Lok Lifeways at 1333 Bush	Hospitality House at 156 Leavenworth; Compass Children's Center at 144 Leavenworth; Curry Senior Center at 333 Turk; Tenderloin Housing Clinic at 126 Hyde; General Assistance Advocacy Clinic at 276 Golden Gate; Service Employee Union at 240 & 215 Golden Gate; Tom Waddell Urban Housing Clinic at 230 Golden Gate; Wu Yee Childcare Center at 177 Golden Gate; De Marillac Academy at 175 Golden Gate; St. Anthony's Foundation at 150 Golden Gate; Boys and Girls Club at 115 Jones; Salvation Army Railton Place at 242 Turk; Community Housing Partnership at 280 Turk; Community Awareness and Treatment at 425 Eddy; and First Avenue Housing at 253 Hyde.
Rental Amount	\$664 per week – residential rooms eligible for rent control to residents that stay for 32 days or more	Estimated \$583 per week, not eligible for rent control
Facilities	No common facilities for guests or residents.	<div>Shared common spaces on alternating floors; a second floor common patio, and a common roof deck open space. Private bathroom and limited cooking facilities in each room. 35 Class 1 Bicycle Parking Spaces</div> <div>Shared common spaces on alternating floors; a second floor common patio, and a common roof deck open space. Private bathroom and limited cooking facilities in each room. 25 Class 1 Bicycle Parking Spaces.</div>
Neighborhood	Downtown/Nob Hill	Tenderloin

Discussion:

As discussed in the summary above, the rental rates for the Mithila Hotel and the replacement units at 361 Turk and 145 Leavenworth are not comparable, as the replacement units are not eligible for rent control. Furthermore, the newly constructed, market-rate replacement units will command greater rents than the existing residential hotel rooms. The Mithila Hotel is located on the northwestern edge of Downtown within one block of the Nob Hill neighborhood. There is greater access to social services within the Tenderloin neighborhood than Downtown or Nob Hill; however, the replacement units are not in a “comparable” neighborhood, as they are not located in the same neighborhood, nor are they located in a neighborhood with similar physical and socioeconomic conditions. There is greater access to both Laundromats and Retail Grocery stores at 972 Sutter than at 361 Turk or 145 Leavenworth. Several retail grocery stores within the vicinity of the Mithila Hotel offer a greater selection of products than neighborhood markets or bodegas, including Trader Joe’s and Sutter Fine Foods.

Comparability Analysis: Hotel Fusion

Zoning: C-3-R (Downtown - Retail)

Assessor's Block/Lot: 0326/023

Current Tourist Rooms: 112 rooms

Current Residential Rooms: 12 rooms

Residential Rooms without private bathrooms: 2

Residential Rooms without cooking facilities: 12 (all of them)

Number of Permanent Residents: 0

Total Proposed Residential Rooms proposed for Conversion: 12

Number of Remaining Residential Hotel Rooms: 0

Net Total of Tourist Hotel Rooms Proposed: 124

Hotel Fusion – 140 Ellis Street			
Criteria – 41.4(b)	Hotel Fusion (Source Hotel)	361 Leavenworth (Replacement Room Location)	145 Turk (Replacement Room Location)
Size	Average Residential Hotel Size: 149 square feet	Average Group Housing Room Size: 243 square feet	Average Group Housing Room Size: 225 square feet
Services – Retail Grocery	Bristol Farms at 845 Market; Walgreens at 135 Powell; Cal. Grocery at 123 Eddy; Market Central at 905 Market; Trader Joe's at 10 4 th Street*	Tobacco L. Market at 301 Turk; Big Boy Market at 180 Golden Gate; Maryland Market at 300 Turk; Central Tower Market at 352 Turk; Hyde Turk Market at 161 Hyde; SF Princess Market at 112 Hyde; El Dorado Market at 124 Jones; G & H Liquor and Grocery at 201 Jones; Radman's Produce Market at 210 Turk; Market Groceries at 200 Leavenworth; Metro Market at 236 Leavenworth; Empire Market at 399 Eddy; Golden Gate Market at 225 Leavenworth; T&L Food Market at 405 Eddy; Cadillac Market at 499 Eddy; Battambang Market at 339 Eddy; New Princess Market at 500 Eddy;	
Services - Laundromat	TL Café and Laundromat at 517 O'Farrell;	Wash and Dry at 318 Turk, Mr. Clean Cleaners at 116 Hyde; Coin Laundry at 225 Turk; Ryan's Laundry at 240 Leavenworth; First Coin at 365 Eddy; Rainbow Coin at 302 Hyde;	
Services – Health, Social,	None within three block radius, although the services clustered	Hospitality House at 156 Leavenworth; Compass Children's Center at 144 Leavenworth; Curry	

Welfare & Other Services	close to the project site are within four to six blocks of Hotel Fusion.	Senior Center at 333 Turk; Tenderloin Housing Clinic at 126 Hyde; General Assistance Advocacy Clinic at 276 Golden Gate; Service Employee Union at 240 & 215 Golden Gate; Tom Waddell Urban Housing Clinic at 230 Golden Gate; Wu Yee Childcare Center at 177 Golden Gate; De Marillac Academy at 175 Golden Gate; St. Anthony's Foundation at 150 Golden Gate; Boys and Girls Club at 115 Jones; Salvation Army Railton Place at 242 Turk; Community Housing Partnership at 280 Turk; Community Awareness and Treatment at 425 Eddy; and First Avenue Housing at 253 Hyde.	
Rental Amount	\$630 per week – residential rooms eligible for rent control to residents that stay for 32 days or more	Estimated \$583 per week, not eligible for rent control	
Facilities	Basement level fitness room	Shared common spaces on alternating floors; a second floor common patio, and a common roof deck open space. Private bathroom and limited cooking facilities in each room. 35 Class 1 Bicycle Parking Spaces	Shared common spaces on alternating floors; a second floor common patio, and a common roof deck open space. Private bathroom and limited cooking facilities in each room. 25 Class 1 Bicycle Parking Spaces.
Neighborhood	Downtown	Tenderloin	

*The Trader Joe's on Fourth Street is anticipated to open in 2017.

Discussion:

As discussed in the summary above, the rental rates for Hotel Fusion and the replacement units at 361 Turk and 145 Leavenworth are not comparable, as the replacement units are not eligible for rent control. Furthermore, the newly constructed, market-rate replacement units will command greater rents than the existing residential hotel rooms. The replacement units are larger than the existing residential rooms, which would also contribute to greater rental amounts. There is greater access to social services within the Tenderloin neighborhood than Downtown; however, the replacement units are not in a "comparable" neighborhood, as they are not located in the same neighborhood as the existing units, nor are they located in a neighborhood with similar physical and socioeconomic conditions. Although it appears that there is greater access to retail grocery stores at 361 Turk and 145 Leavenworth, there are a greater number of full-service grocery stores in the vicinity of the Mosser Hotel that offer a larger selection of products, such as Bristol Farms.

Comparability Analysis: New Central Hotel

Zoning: C-3-G (Downtown General)

Assessor's Block/Lot: 0835/001

Current Tourist Rooms: 105 rooms

Current Residential Rooms: 15 rooms

Residential Rooms without private bathrooms: 15

Residential Rooms without cooking facilities: 15 (all of them)

Number of Permanent Residents: 0

Total Proposed Residential Rooms proposed for Conversion: 15

Number of Remaining Residential Hotel Rooms: 0

Net Total of Tourist Hotel Rooms Proposed: 120

New Central Hotel – 1412 Market			
Criteria – 41.4(b)	New Central Hotel (Source Hotel)	361 Leavenworth (Replacement Room Location)	145 Turk (Replacement Room Location)
Size	Average Residential Hotel Size: 152 square feet	Average Group Housing Room Size: 243 square feet	Average Group Housing Room Size: 225 square feet
Services – Retail Grocery	Walgreens at 1496 Market Street, The Market on Market at 1355 Market	Tobacco L. Market at 301 Turk; Big Boy Market at 180 Golden Gate; Maryland Market at 300 Turk; Central Tower Market at 352 Turk; Hyde Turk Market at 161 Hyde; SF Princess Market at 112 Hyde; El Dorado Market at 124 Jones; G & H Liquor and Grocery at 201 Jones; Radman's Produce Market at 210 Turk; Market Groceries at 200 Leavenworth; Metro Market at 236 Leavenworth; Empire Market at 399 Eddy; Golden Gate Market at 225 Leavenworth; T&L Food Market at 405 Eddy; Cadillac Market at 499 Eddy; Battambang Market at 339 Eddy; New Princess Market at 500 Eddy;	
Services - Laundromat	Mission Bubbles at 8 Valencia;	Wash and Dry at 318 Turk, Mr. Clean Cleaners at 116 Hyde; Coin Laundry at 225 Turk; Ryan's Laundry at 240 Leavenworth; First Coin at 365 Eddy; Rainbow Coin at 302 Hyde;	
Services – Health, Social,	Veterans Service Center at 25 Van Ness; City of San Francisco at 30	Hospitality House at 156 Leavenworth; Compass Children's Center at 144 Leavenworth; Curry	

Welfare & Other Services	Van Ness; San Francisco School District at 135 Van Ness;	Senior Center at 333 Turk; Tenderloin Housing Clinic at 126 Hyde; General Assistance Advocacy Clinic at 276 Golden Gate; Service Employee Union at 240 & 215 Golden Gate; Tom Waddell Urban Housing Clinic at 230 Golden Gate; Wu Yee Childcare Center at 177 Golden Gate; De Marillac Academy at 175 Golden Gate; St. Anthony's Foundation at 150 Golden Gate; Boys and Girls Club at 115 Jones; Salvation Army Railton Place at 242 Turk; Community Housing Partnership at 280 Turk; Community Awareness and Treatment at 425 Eddy; and First Avenue Housing at 253 Hyde.	
Rental Amount	\$875 per week – residential rooms eligible for rent control to residents that stay for 32 days or more	Estimated \$583 per week, not eligible for rent control	
Facilities	None	Shared common spaces on alternating floors; a second floor common patio, and a common roof deck open space. Private bathroom and limited cooking facilities in each room. 35 Class 1 Bicycle Parking Spaces	Shared common spaces on alternating floors; a second floor common patio, and a common roof deck open space. Private bathroom and limited cooking facilities in each room. 25 Class 1 Bicycle Parking Spaces.
Neighborhood	Downtown /Civic Center	Tenderloin	

Discussion:

As summarized above, the rental rates for The New Central Hotel and the replacement units at 361 Turk and 145 Leavenworth are not comparable, as the replacement units are not eligible for rent control. Furthermore, the newly constructed, market-rate replacement units will command greater rents than the existing residential hotel rooms. The replacement units are larger than the existing residential rooms, which would also contribute to greater rental amounts. There is greater access to social services within the Tenderloin neighborhood than Downtown; however, the replacement units are not in a “comparable” neighborhood, as they are not located in the same neighborhood as the existing units, nor are they located in a neighborhood with similar physical and socioeconomic conditions.

Under CEQA Guidelines Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves. This section is intended to allow an initial screening of projects on the merits for quick

disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved.

To date, the Department has received one phone call, five letters and 32 signatures in opposition to the proposed conversion and intensification of hotel use. Opposition letters from organizations such as the Coalition on Homelessness, Hospitality House, and Market Street for the Masses Coalition discuss concerns surrounding the loss of rent-controlled housing and the potential impacts this loss could have on displacement of vulnerable populations. The Department has received seven letters in support of the proposed conversions from local hotel operators, SF Fire Fighters Local 798, and the Boys and Girls Club of San Francisco. Letters in support of the proposed conversion and hotel intensification highlight the importance of providing 40 workforce housing units. All of the public comment received as of November 30, 2016 is provided as an attachment.

The proposal are not consistent with, and would not promote the following relevant objectives and policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 3:

PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1:

Preserve rental units, especially rent controlled units, to meet the City's affordable housing needs.

Policy 3.5:

Retain permanently affordable residential hotels and single room occupancy (SRO) units.

Issuing a permit to convert Residential Hotel Rooms with Tourist Hotel Rooms without comparable replacement rooms is in direct conflict with Policies 3.1 and 3.5 of the Housing Element. Such conversions would result in the loss of rent controlled housing, and would replace existing residential hotel units with new, market-rate housing that is not subject to the same affordability controls.

DOWNTOWN AREA PLAN

Objectives and Policies

OBJECTIVE 4:

ENHANCE SAN FRANCISCO'S ROLE AS A TOURIST AND VISITOR CENTER.

Policy 4.1:

Guide the location of new hotels to minimize their adverse impacts on circulation, existing uses, and scale of development.

The replacement of a residential hotel use with a commercial tourist hotel use would have an adverse impact on the existing residential uses, as they would be removed without a comparable replacement.

OBJECTIVE 8:

PROTECT RESIDENTIAL USES IN AND ADJACENT TO DOWNTOWN FROM ENCROACHMENT BY COMMERCIAL USES.

Policy 8.1:

Restrict the demolition and conversion of housing in commercial areas.

The issuance of permits to convert would result in the conversion of housing Downtown and in surrounding, dense mixed-use districts without providing comparable replacement rooms.

Policy 8.2:

Preserve existing residential hotels.

The issuance of permits to convert would remove the existing residential hotel rooms and replace them with non-comparable, newly constructed group housing rooms.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board ADOPT the comparability findings as described in this Resolution and recommend that the Director of the Department of Building Inspection deny the application for the permit to convert 214 total residential hotel rooms to tourist hotel rooms at 54 4th Street, 972 Sutter Street, 140 Ellis Street, 1412 Market Street, 432 Geary Street, and 447 Bush Street.

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 foregoing Resolution was adopted by the Commission at its meeting on December 8, 2016.

Jonas P. Ionin

Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: December 8, 2016

Sponsor Submission

Project Sponsor: Forge Land Company LLC
Hearing Date: December 8, 2016

(PLANNING CODE SECTIONS 210.2, 303, and ADMINISTRATIVE CODE 41.13)

Chapter 41 San Francisco Administrative Code (HCO) Compliance with Sections 41.12 & 41.13 Permit
To Convert Applications, Sections 210.2 and 303 of the Planning Code by Forge Land Company LLC

- 1. 54 04th Street (Mosser Hotel), Assessor's Block/Lot: 3705/ 004**
- 2. 447 Bush Street (Des Arts Hotel), Assessor's Block/Lot: 0287/020**
- 3. 140 Ellis Street (Hotel Fusion) Assessor's Block/Lot: 0326/ 023**
- 4. 432 Geary Street (Union Square Plaza Hotel) Assessor's Block 0306/ 006**
- 5. 1412 Market Street (New Central Hotel) Assessor's Block/Lot: 0835/ 0016**
- 6. 972 Sutter Street (Mithila Hotel) Assessor's Block/Lot: 0280/012**

I. INTRODUCTION

The Project Sponsor, on behalf of 6 San Francisco Hotel owners, proposes to convert 214 residential hotel rooms that according to the General Plan do not contribute to the affordable housing stock of the city to tourist units. The Commission should approve the conversion as there is no loss of rent control units, the Project will increase the naturally affordable housing stock, will create 40 units of subsidized housing for first responders and non-profit workers, the rental rates of the new units will be less or similar to the converted units, the units are comparable, this is a privately funded project with no public funding, preemption precludes the city from imposing a rent control factor into the determination of a Comparable Unit as does the Hotel Conversion Ordinance (“HCO”), the project supports all of the city’s priority-planning policies and General Plan objectives, all as supported by the realities and practicalities of providing affordable housing to the people of San Francisco.

The Sponsor is in compliance with the HCO. As such the Sponsor will replace the converted rooms with 214 comparable “group housing” rooms that will, as described by this Commission upon its approval, “enhance the City’s supply of affordable housing serving moderate income households.”¹

¹ “The Project would, however, enhance the City’s supply of affordable housing serving moderate income households. The

The rooms at the existing hotel buildings have been designated Residential Hotel rooms and are subject to the HCO. The project proposes to convert the residential hotel rooms at these existing hotels to tourist hotel room use. To comply with the one-for-one replacement requirement of the HCO, the Sponsor will construct an equal number of group housing rooms at 361 Turk Street and 145 Leavenworth Street. These rooms will have comparable rents -actually less- to those at the existing hotel rooms and are in the same neighborhood as required by the HCO. The previously approved new construction project and the hotel room conversion project comply with all aspects of the HCO.

Upon conversion of the Residential Hotel Rooms to tourist, the only change would be to the permitted use, allowing occupancies of less than seven days. The new rooms would be subject to the same restrictions set forth in the HCO provisions. While none of the rooms proposed to be converted are currently subject to the Rent and Eviction Control ordinance, post conversion each of the rooms will maintain the same requirements for rent protection as currently existing.²

The Sponsor is entitled to the Commission's approval as the hotel rooms to be converted do not contribute to the city's affordable housing stock, are not subject to rent control, the replacement units are comparable, and last, but not least, the Project supports all of the city's priority-planning policies and General Plan objectives.

II. AFFORDABLE HOUSING IS NEEDED AND THE PROPOSED UNITS FOR CONVERSION "DO NOT CONTRIBUTE" TO THE AFFORDABLE HOUSING STOCK

Middle Incomes earners are struggling to find affordable housing in San Francisco. This is because between 2007 and 2014 only 18% of housing needs were met for this income group. In 2014, Mayor Lee pledged to construct 30,000 new and rehabilitated homes throughout the city by 2020, with half available to low, working and middle income San Franciscans. However, Kate Hartley, deputy director of the Mayor's Office of Housing and Community Development recently stated, "We know that our middle-income households are really struggling."³ One reason for this lack of housing is the fact that "the City must subsidize the project[s] without the aid of state and federal sources." The privately funded, naturally affordable units and dedicated Workforce housing help reach these goals.

According to the 2014 General Plan: Housing Element, the units to be converted "do not contribute to the affordable housing stock." (see figure 1 below) As such, the conversion will result in a creation, not a loss of affordable housing. By approving the conversion of these units, the city would assist in creating 231 new "naturally affordable" group-housing units, including 28 units dedicated to very-low and low-income households, and, as part of this conversions proposal additionally 40 units will be underwritten for ten years to support workforce/middle income housing to first responders and non-profit workers, with the remaining

² "The term "rental units" shall not include: Housing accommodations in hotels, motels, inns, tourist houses, rooming and boarding houses, provided that at such time as an accommodation has been occupied by a tenant for thirty-two (32) continuous days or more, such accommodation shall become a rental unit subject to the provisions of this chapter. (S.F. Admin. Code §37.2(r)(1))."

³ <http://www.bizjournals.com/sanfrancisco/news/2016/06/24/sf-housing-crisis-middle-class-income-subsidies.html>

units available to medium income household, the city would thereby preserve and enhance the affordable housings stock.

5. Residential Hotel Stock

Residential hotel units (also called Single Room Occupancy or SROs) typically provide affordable rental housing for solo occupancy and generally rented to lower income persons. There are over 500 residential hotels in San Francisco containing about 19,380 rooms (Table I-31); most of these SRO units have shared bathroom and kitchen facilities. Since 1990, non-profit organizations have purchased residential hotels and now maintain nearly a quarter of the units with a guaranteed level of affordability and, in some cases, related supportive services to residents. Of the residential hotels operated by private entities, about 2,940 of the 13,900 rooms operate as tourist rooms and therefore do not contribute to the affordable housing stock..

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		Total	
	No. of Buildings	Residential Rooms	Tourist Rooms	No. of Buildings	Residential Rooms	No. of Buildings	Residential Rooms
2000	457	16,331	3,781	61	3,314	518	19,645
2005	435	15,106	3,345	71	4,217	506	19,323
2010	412	13,790	2,883	87	5,163	499	18,953
2013	414	13,903	2,942	87	5,479	501	19,382

Table I-31
Loss of Residential Hotel
Rooms, San Francisco,
2000-2013

SOURCE: SF Department of Building Inspection

Figure 1: 2015 Housing Element - Residential Hotel Stock

III. THE REPLACEMENT UNITS ARE SUPERIOR AND MORE AFFORDABLE THAN THE HOTEL UNITS BEING CONVERTED.

The rooms to be converted are located in turn of the century buildings. These rooms lack many basic residential necessities: the 214 rooms are an average of 163 sq. ft.; none have cooking facilities; 82 rooms lack private baths or showers; they have no cold storage; no microwaves; and the buildings have no indoor or outdoor common space. Jt. Exhibit 3. Because many exist in the downtown Union Square tourist area there is a significant lack of residential services such as grocery stores and laundromats. Jt. Exhibit 6. Yet, because of the location of the buildings, all but one are more expensive than the new comparable units and average approximately \$4.00 sq.ft. per week. Jt. Exhibit 3.

On the other hand, the new units are on average 250 sq.ft., are equipped with limited cooking facilities, have bathrooms with showers, under the counter mini-fridges, and will have approximately 14,500 sq.ft. of indoor and outdoor common-space and cost approximately \$1.65 less per sq.ft. per week than the average cost of the units to be converted.

IV. THE HCO'S DEFINITION OF "COMPARABLE UNIT" DOES NOT INCLUDE RENT CONTROL OR RENT CONTROL ELIGIBLE.

The Commission's primary task with regard to this matter is to determine if the replacement units are comparable. Section 41.12(d). The definition of "Comparable Unit" sets forth the factors that the Commission is to use to make a finding of comparability and contains no reference to the terms "rent control" or "rent control eligible."

Section 41.4(b) of the San Francisco Administrative Code states:

(b) **Comparable Unit.** A unit which is similar in size, services, rental amount and facilities, and is located within the existing neighborhood or within a neighborhood with similar physical and socioeconomic conditions (emphasis added).⁴

A. “Rent Control Eligibility” is not a Factor to be used to Determine Whether the Units Are Comparable.

As stated above, the ordinance definition refers only to size, services, rental amount, and neighborhood characteristics. These are the factors that the Commission is to consider and these factors are met by this Project. Plainly, had the drafters intended the Commission to consider whether rent control or rent control eligibility applied to the replacement units that would have and could have been expressly stated in the definition.

B. Rent Control is Discussed in Two Separate Parts of the HCO and is Listed as a Factor in the Demolition Ordinance, but is not Included in the Definition of Comparability.

Rent control was intentionally left out of the definition of Comparable Unit by the drafters of the HCO statute. This is supported by the insertion of rent control in two other locations in the HCO, Section 41.13(5)(C)(b)⁵ and Sections 41.7(c)(2). If the drafters of the HCO intended for rent control to be used as a factor they knew how to insert, rent control is a factor in the Demolition of Dwelling Unit Ordinance.⁶

C. The Distinction Between “Rent Control Eligible” and “Subject to Rent Control”

The Planning Department staff states that they are not aware of any previous cases where the terms “rent control eligible “ had been used in connection with a recommendation for denial. Until this time, a unit had either been “subject to rent control” or “not subject to rent control”; there has been no “rent control eligible.” This phrase was developed specifically to address this case, but there is legal distinction. As stated previously, the Demolition Ordinance requires that the Commission determine if a unit is “subject to rent control” not if it is “rent control eligible” which would require analysis of many different factors. If a unit is not subject to rent control then, in a demolition case, presumably that factor has been satisfied.

Considering the severe housing crisis the city is under, that the hotel owners and the Sponsor have relied on the letter of the law with respect to the HCO, and the fact that the units to be converted do not presently contribute to affordable housing, then the benefits of creating immediately available “naturally affordable” housing outweigh this potential. If “rent control

⁴ Section 41.22, title “Construction” states the following, (a) [] definitions provided in this Chapter shall govern the enforcement of this Chapter.

⁵ Any displaced permanent resident relocated to replacement units provided under Subdivision (a) above shall be deemed to have continued his occupancy in the converted unit for the purpose of administering Subsection (k) of Section 37.2, San Francisco Administrative Code (San Francisco Rent Stabilization and Arbitration Ordinance).

⁶ “The Planning Commission Shall consider the following additional criteria in the review of applications for Residential Demolition: Whether the project removes rental units subject to the Rent Stabilization and Arbitration Ordinance. Section 317(d)(3)(C) and (vi).”

eligible” should not be considered in a demolition case, when subject to rent control is a factor to be weighed, even more so in the present case when rent control is not a factor to be considered under the HCO’s definition of comparable unit.

V. THIS CASE IS DISTINGUISHABLE FROM THE “CLEMENT” CASE

First, in that case the applicant requested a CUP to demolish two dwelling units pursuant to the Demolition Ordinance.⁷ The Demolition Ordinance provides 17 criteria by which to evaluate a project, one of which is, “whether the Project removes rental units that are **subject** to the Rent Stabilization and Arbitration Ordinance.” Second, upon review on appeal, the Board of Supervisors found that the two subject units were “**subject** to the Rent Stabilization and Arbitration Code.” Lastly, it was found that the project would remove rental units from the rental market.⁸ None of these factors exist in this case. This application was brought under the HCO section that does not mention rent control as a comparability factor. Second, the units are not subject to rent control. And finally, there will be no loss in the number of rental units because of the one-for-one replacement units.

VI. THIS PROJECT MEETS THE CITY’S 8 PRIORITY-PLANNING POLICIES

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency based on these policies. The Department indicates that this Project does not comply with Policy 2 and 3, but as shown below, the Project supports both.

A. Policy No. 2 - The conversions conserve existing housing by adding 231 units of naturally affordable units available to moderate level income households.

According to the General Plan the units to be converted do not contribute to the General Plan whereas the Commission previously found on July 9, 2015, that the proposed one-for-one replacement units will increase the city’s “naturally affordable” housing stock by 231 units. The Commission further found that these units will be available to moderate level income households “at a lower cost than typical market rate dwelling units in the surrounding area.”⁹ Additionally, 40 units (17%) will be underwritten for ten years to support workforce/middle income housing for first responders and non-profit workers.

B. Policy No. 3 – Preserve and enhance the City’s supply of affordable housing

Per the General Plan the units to be converted do not contribute to the city’s affordable housing stock. Since the conversion will result in 231 new “naturally affordable” group-housing units, with 28 new permanently affordable housing units dedicated as BMR and an additional 40

⁷ Planning Case No. 2013.0205CEKSV on 395-26th Avenue

⁸ Board of Supervisors Adoption of Findings Related to Conditional Use Authorization - Motion No. M14-220

⁹ That the City’s supply of affordable housing be preserved and enhanced. *There is currently no housing on the site; therefore, no affordable housing will be lost as part of this Project. The Project would, however, enhance the City’s supply of affordable housing serving moderate income households. The Project would provide “naturally affordable” bedrooms at a lower cost than typical market rate dwelling units in the surrounding area.* Planning Commission Approval Motion Nos. 19411 and 19412 for the Turk and Leavenworth Project July 9, 2015

(17%) units will be underwritten for ten years to support workforce/middle income housing for first responders and non-profit workers.. Since the existing rooms “do not contribute to affordable housing stock,” no affordable housing will be lost. Contrary to the Department’s contention, the city’s affordable housing stock will be both preserved and increased.

VII. COMMUNITY OUTREACH AND PUBLIC SUPPORT OF CONVERSION

The project sponsor has conducted extensive community outreach in connection with this project. Over the course of the past year more than forty local organizations have been contacted. Jt. Ex. 7. As a result of this outreach numerous individuals and local organizations, which include current tenants of the hotels, non-profits, labor unions, and public entities, have publicly given their support in writing and many more intend on attending the hearing to further show their support for this project. The table below contains the organizations that have submitted letters of support. Jt. Ex. 8.

Boys & Girls Club of San Francisco	San Francisco Firefighters Local 798
San Francisco Police Officers Association	Larkin Street Youth Services
The Pheonix & Joie de Vivre Hotels	Show Dogs Fine Sausages
Machine Coffe & Deli Restaurant	The Warfield LLC
Fairmarket Properties LLC	Arab American Grocers Association
Carpenters Local Union 22	

VIII. THIS PRIVATELY FUNDED PROJECT CREATES AFFORDABLE HOUSING ABOVE CITY REQUIREMENTS

This Project has received no city subsidies for the creation of more permanently affordable BMR rooms and workforce housing. The State’s Costa Hawkins Rent Control Act (Civil Section 1954.52) prohibits a public entity from applying rent control to new construction unless the owner “has otherwise agreed by contract with a public entity in consideration for a direct finance contribution” or other density bonus. Based on all the relevant aspect of this Project, including adding affordable units and no loss of rent controlled rooms, the Commission should approve the conversion of the 214 rooms.

IX. STATE LAW PROHIBITS COMMERCIAL RENT CONTROL

The Department’s use of the term “rent control eligible” is preempted by state law that prohibits rent control on commercially used property.¹⁰ Rent Control includes any “resolution” or “administrative regulation” that, among other restrictions, attempts to regulate the rents and conveyance of commercial property.¹¹ Although the state provides some latitude to

¹⁰ (Cal. Civ. Code § 1954.25).

¹¹ (Cal. Civ. Code §1954.26(f)).

municipalities for the regulation of Residential Hotels,¹² Commercial Property is defined broadly¹³ and limits rent control to “dwelling units” used as a “primarily residence.”¹⁴ It does not include units used primarily by “transients” or those subject to a transient occupancy tax.¹⁵ Because these units are vacant and not used as dwelling units, are used primarily -or in this case exclusively- as transient occupancies consistent with the HCO, and are subject to the transient occupancy tax, no form of rent control can be used to restrict any portion of the conveyance of these units.

X. THE CONVERSION OF THESE UNITS ARE CONSISTENT WITH THE PRIORITY POLICIES, INCLUDING THE GENERAL PLAN HOUSING ELEMENT, COMMERCIAL ELEMENT, AND THE DOWNTOWN AREA PLAN

A. Consistent with the General Plan: 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: Promotes the satisfaction of a full range of housing needs in the City.

The Conversion specifically and significantly furthers Policy 1.1, in that it will cause to create 231 new group-housing units by utilizing two unimproved vacant lots.

OBJECTIVE 3: PROTECT THE AFFORDABILITY OF THE EXISTING HOUSING STOCK, ESPECIALLY RENTAL UNITS.

Policy 3.1: Preserve rental units; especially rent controlled units, to meet the City’s affordable housing needs.

None of the units for proposed conversion are Rental Units subject to the San Francisco Rent Stabilization Code and currently “do not contribute to [the City’s presently] affordable housing stock.”^{16,17} As stated in the Turk/Leavenworth Project Approval Motion Nos. 19411 and 19412 this project would enhance the City’s supply of affordable housing serving moderate-income households and would provide “naturally affordable” bedrooms at a lower cost than typical market rate dwelling units in the surrounding area.

¹² (Cal. Civ. Code §§ 1954.27(b) and (b)(6))

¹³ (Cal. Civ. Code §§ 1954.26(d)(1-3))

¹⁴ (H&S Code § 50519 (b)(1))

¹⁵ (Cal. Civ. Code § 1940), (Revenue and Taxation Code § 7280)

¹⁶ Of the residential hotels operated by private entities, about 2,940 of the 13,900 rooms operated as tourist rooms and therefore do not contribute to the affordable housing stock. (San Francisco General Plan – Housing Element pg. I.32)

¹⁷ The term “rental units” shall not include: (1) Housing accommodations in hotels, motels, inns, tourist houses, rooming and boarding houses, provided that at such time as an accommodation has been occupied by a for thirty-two (32) continuous days or more, such accommodation shall become a rental unit subject to the provisions of this chapter. San Francisco Administrative Code, Chapter 37.2(r)(1)

Policy 3.4: Preserve “naturally affordable” housing types, such as smaller and older ownership units.

Because of the smaller size of the units, each of the One-for-One replacement units are “naturally affordable.” In the Turk/Leavenworth Project Approval Motions No. 19411 and 19412, the Planning Commission determined that the project would preserve “naturally affordable” housing stock by creating smaller units using a sustainable methodology that is projected to reduce the construction period and thereby bringing these housing units online quicker.

Policy 3.5: Encourages the retention of residential hotels.

The Conversion will result in 214 new comparable units, and replace all of the residential hotel units at the Existing Hotels on a one-for-one basis. Thus, all 214 existing units will be retained in affirmative support of City Policy. These new units will be “naturally affordable” due to their size (averaging 250 square feet).

OBJECTIVE 4: FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES

Policy 4.4: Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

There would be no adverse impact on the City’s existing affordable housing stock as a result of the project. Instead, as the Turk/Leavenworth Project Approval Motion No. 19412 states, the project would “enhance the City’s supply of affordable housing serving moderate-income households” by providing “bedrooms at a lower cost than typical market rate dwelling units in the surrounding area.”

Policy 4.5: Ensure that new permanently affordable housing is located in all of the city’s neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

The conclusion of past analysis documented in the Turk/Leavenworth Project Approval Motion Nos. 19411 and 19412 is that the Project would create additional housing at a lower cost than typical market rate dwelling units in the surrounding area.

OBJECTIVE 7: SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL.

Policy 7.5: Encourage the production of affordable housing through process and zoning accommodations, and prioritize affordable housing in the review and approval processes.

As stated, in the Turk/Leavenworth Project Approval Motion Nos. 19411 and 19412, the Planning Commission concluded that the Project would create new affordable housing while enhancing the character of the neighborhood.

As a result of the Hotel Conversion Ordinance and through the partnership of the Existing Hotel Owners, the Sponsor, the Fire Department, the Police Department, and The Boy’s and

Girl Clubs, this project has been able to produce an innovative program to secure funding for affordable housing that is not reliant on traditional mechanisms or capital.

Policy 7.7: Support housing for middle-income households, especially through programs that do not require a direct public subsidy.

Middle Incomes earners are struggling in San Francisco.¹⁸ This is because between 2007 and 2014 only 18% of housing needs were met for this income group. One reason for this lack of housing is the fact that “the City must subsidize the project[s] without the aid of state and federal sources.”¹⁹

This project, however, has received no direct public subsidy and yet provides 231 units of “Moderate-Income” housing with 40 units of Workforce Housing at Middle-Income AMI to the Fire Department, the Police Department, and The Boy’s and Girl Clubs. This project and the availability of these 40 units is only possible through the unique partnership formed by the Existing Hotel Owners and their financial contributions to this project.

OBJECTIVE 8: BUILD PUBLIC AND PRIVATE SECTOR CAPACITY TO SUPPORT, FACILITATE, PROVIDE AND MAINTAIN AFFORDABLE HOUSING

Policy 8.1: Support the production and management of permanently affordable housing.

By approving these conversions the public sector will support the private sector’s capacity to provide and maintain affordable housing. Through the Hotel Conversion Ordinance and the unique private sector partnership between the Existing Hotel Owners and the Project Sponsor, this project will provide 28 permanently affordable units and an additional 40 units at below market rate for ten years for a combined total of 29% of below market rate housing. This project would not be possible without the financial contributions of each of the Existing Hotel Owners.

OBJECTIVE 11: SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO’S NEIGHBORHOODS

Policy 11.1: Encourages the development of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects neighborhood character.

The Conversion of existing residential hotel units to tourist hotel use will respect a pronounced tourist character in the neighborhoods in which the Existing Hotel are situated while at the same time promoting Policy 11.5 following by providing 231 new dwelling units that are designed to complement the existing dense neighborhood character of the Downtown/Civic Center Area.

Policy 11.5: Promotes compatibility of density with prevailing neighborhood character

¹⁸ “We know that our middle-income households are really struggling,” said Kate Hartley, deputy director of the Mayor’s Office of Housing and Community Development, which oversees the city’s affordable housing programs.
<http://www.bizjournals.com/sanfrancisco/news/2016/06/24/sf-housing-crisis-middle-class-income-subsidies.html>

¹⁹ <http://www.bizjournals.com/sanfrancisco/news/2016/06/24/sf-housing-crisis-middle-class-income-subsidies.html>

OBJECTIVE 13: PRIORITIZING 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

In the Turk/Leavenworth Project Approval Motion Nos. 19411 and 19412, the City concluded that commuter traffic would be extremely limited, consisting primarily of support staff and retail space employees. The Project is within easy walking distance to transit and will affirmatively increase sustainable mode share. In addition, the Project is well served by public transit.

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

Past analysis and findings documented in Turk/Leavenworth Project Approval Motion Nos. 19411 and 19412 indicate the Project is located within a neighborhood rich with public transportation and the people occupying the building are expected to rely heavily on public transit, bicycling, or walking for the majority of their daily trips.

Policy 13.4: Promote the highest feasible level of “green” development in both private and municipally supported housing.

The Turk/Leavenworth Project is a manufactured prefabricated housing solution. Prefabrication yields projects that are less wasteful and taxing on the environment. In addition, building in a factory allows all environmental factors to be controlled, which limits the amount of air and noise pollution during constructions and produces a product of higher quality when compared to a site built project. In addition, the Project will be equipped with a state of the art grey water recycling system, solar panels, low voltage lighting, and fuel cells in the basements. All of these green, energy saving, and efficient systems enable the building to operate with 50% less water and 50% less electricity when compared to a traditional high rise building. This coupled with the lower operational costs of the buildings lead the project to be a net producer of electricity.

B. Consistent with the Commerce and Industry Element

OBJECTIVE 1: MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.3: Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

Each of the Units to be converted, except for the Mithila Hotel, exist either in C-3-R (Downtown Retail) District or C-3-G (Downtown General Commercial) districts, whereas the One-for-One replacement units in the Turk/Leavenworth Project are located in RC-4 (Residential-Commercial, General Commercial) District. Therefore, by approving these conversions, commercial activities, such as tourist lodging, will be centralized in commercial areas and residential activities will be located areas zoned for Residential where more residential support services exist.

OBJECTIVE 8: ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE

Policy 8.1: Seeks to guide the location of additional tourist activities to minimize their adverse impacts on existing activities

By converting the residential hotel units in the Existing Hotels to tourist use, the Conversion affirmatively supports this Policy by unifying tourist use throughout the hotel. Thus, new tourist hotel units will be added to a building already suited exactly to this use, resulting in no adverse impact on existing activity.

C. Downtown Area Plan - Hotel Corridor/Lack of Residential Services

OBJECTIVE 4: ENHANCE SAN FRANCISCO'S ROLE AS A TOURIST AND VISITOR CENTER

The Conversion will allow the addition of 12 critically needed short-term tourist rooms to the City's hotel stock, helping to support its \$9 Billion annual tourist industry.

OBJECTIVE 7: EXPAND THE SUPPLY OF HOUSING IN AND ADJACENT TO DOWNTOWN

Policy 7.2: Facilitate conversion of underused industrial and commercial areas to residential use.

As noted in the Turk/Leavenworth Project Approval Motion Nos. 19411 and 19412, the Project calls for the creation of new housing stock catering to moderate-income households where none exists. The Conversions thereby specifically and significantly furthers Policy 7.2, in that it will help create new group-housing units by utilizing two unimproved vacant lots adjacent to Downtown.

OBJECTIVE 8: PROTECT RESIDENTIAL USES IN AND ADJACENT TO DOWNTOWN FROM ENCROACHMENT BY COMMERCIAL USES

Policy 8.1: Restrict the demolition and conversion housing in commercial areas.

The description provided in Policy 8.1 specially states that, "in many cases, because of their location, it may be profitable to convert [residential units] to a nonresidential use or demolish [residential units] and use the property for nonresidential use." The conversions proposed here will further Policy 8.1 in that this project will increase the number of Residential Units in the City by 231 units and will not displace any residents.

D. Community Safety Element

OBJECTIVE 2: BE PREPARED FOR THE ONSET OF DISASTER BY PROVIDING PUBLIC EDUCATION AND TRAINING ABOUT EARTHQUAKES AND OTHER NATURAL AND MAN-MADE DISASTERS, BY READYING THE CITY'S INFRASTRUCTURE, AND BY ENSURING THE NECESSARY COORDINATION IS IN PLACE FOR A READY RESPONSE.

Policy 2.16: Plan to address security issues that may arise post-disaster, and balance these issues with the other demands that will be placed on public safety personnel as emergency response providers.

By dedicating housing to first responders, this project will ensure that there are more San Francisco Police and Firefighters in San Francisco to meet the disaster-time needs of this city's residents.

Furthermore, in the Turk/Leavenworth Project Approval Motion Nos. 19411 and 19412, the City concluded that the Project would be constructed to meet all of the most current and rigorous seismic and life-safety requirements of the San Francisco Building Code and that it will not adversely affect the property's ability to withstand an earthquake; rather, it will result in the production of seismically safe housing.

Policy 2.22: Develop partnerships with private businesses, public service organizations and local nonprofits to meet disaster-time needs.

Through the innovative private/public partnership between the sponsor and the San Francisco Police and Firefighters this project will ensure that there are more San Francisco Police and Firefighters in San Francisco to meet the disaster-time needs of this city's residents.

For the previously stated reasons the Sponsor respectfully requests that the proposed conversion be allowed by the Commissioners.

Very truly yours,



Chad Pradmore

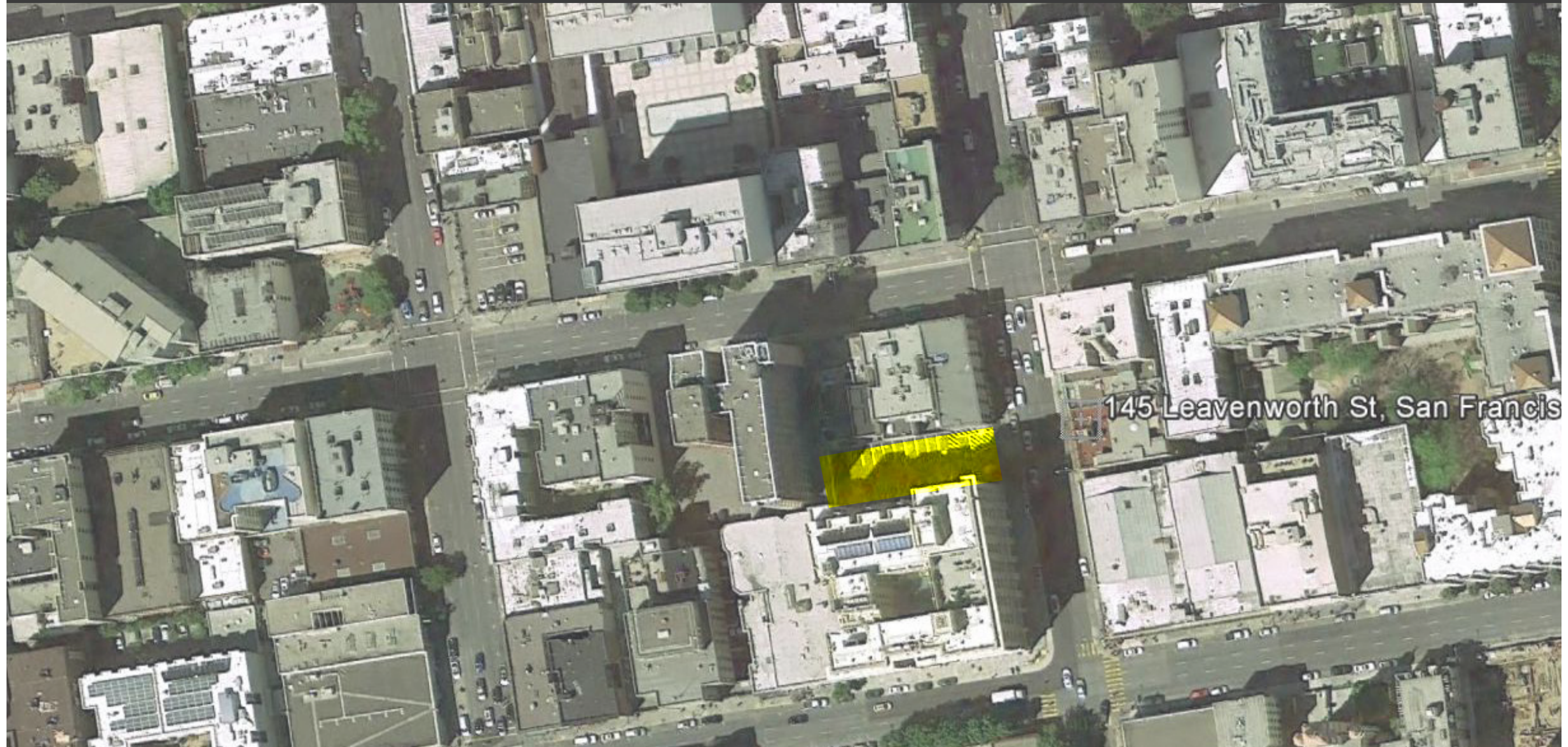
PRADMORE LEGAL SERVICES

Counsel For Sponsor Forge Land Company, LLC

Jt. Exhibit 1

145 Leavenworth Project Plans

145 LEAVENWORTH STREET



STREET VIEW LOOKING SOUTHWEST



June 29, 2015

145 Leavenworth Street



145 Leavenworth

San Francisco, CA

Sustainable Living Innovations

23-Jun-15

Area Summary						
Level	Resid. Unit GSF	Resid. Common GSF	Commercial GSF	Parking GSF	Mech. GSF	Total GSF
R		2,021				2,021
8	3,360	1,881				5,241
7	3,360	1,651				5,011
6	3,360	1,881				5,241
5	3,360	1,651				5,011
4	3,360	1,881				5,241
3	3,360	1,651				5,011
2	3,360	1,881				5,241
1		2,411	2,800			5,211

Total	23,520	16,909	2,800			43,229
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Site Area: 6,873 sf

Zoning: C-3-G

Height District: 80-X

APN: 0345-002

Parking			
Resid. Parking Stalls	Carshare Stalls	Bicycle Stalls - Class 1	Bicycle Stalls - Class 2
		25	4

		25	4
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Open Space		
Residential Common	Residential Private	Commercial
2,712		
935		
		145

3,647		145
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Net Rentable SF					
Floor	GOU-E	# Per Floor	GOU-F	# Per Floor	Net Rentable SF
2	220	14	344	-	3,080
3	220	14	344	-	3,080
4	220	14	344	-	3080
5	220	12	344	1	2984
6	220	12	344	1	2984
7	220	12	344	1	2984
8	220	12	344	1	2984
Total	220	90	344	4	21,176

* All unit sizes are approximate

Open Space Calculations:

Residential - Private:

0 sf / 36 sf per unit = 0 units have private open space

94 units - 0 units = 94 units

94 units x (1/3) 48 sf per unit = 1,489 sf common open space required

Residential - Common:

Common Open Space Required = 1,568 sf

Common Open Space Provided = 3,647 sf

Commercial:

Public Open Space Required = (1 sf per 50 non-residential gsft) = 2,725 sf / 50 = 55 sf required

Public Open Space Provided = 145 sf

Bicycle Parking Calculations:

Residential - Class 1:

Bicycle Space Required = 25

Bicycle Space Provided = 25

Residential - Class 2:

Bicycle Space Required = 2

Bicycle Space Provided = 2

Commercial - Class 1:

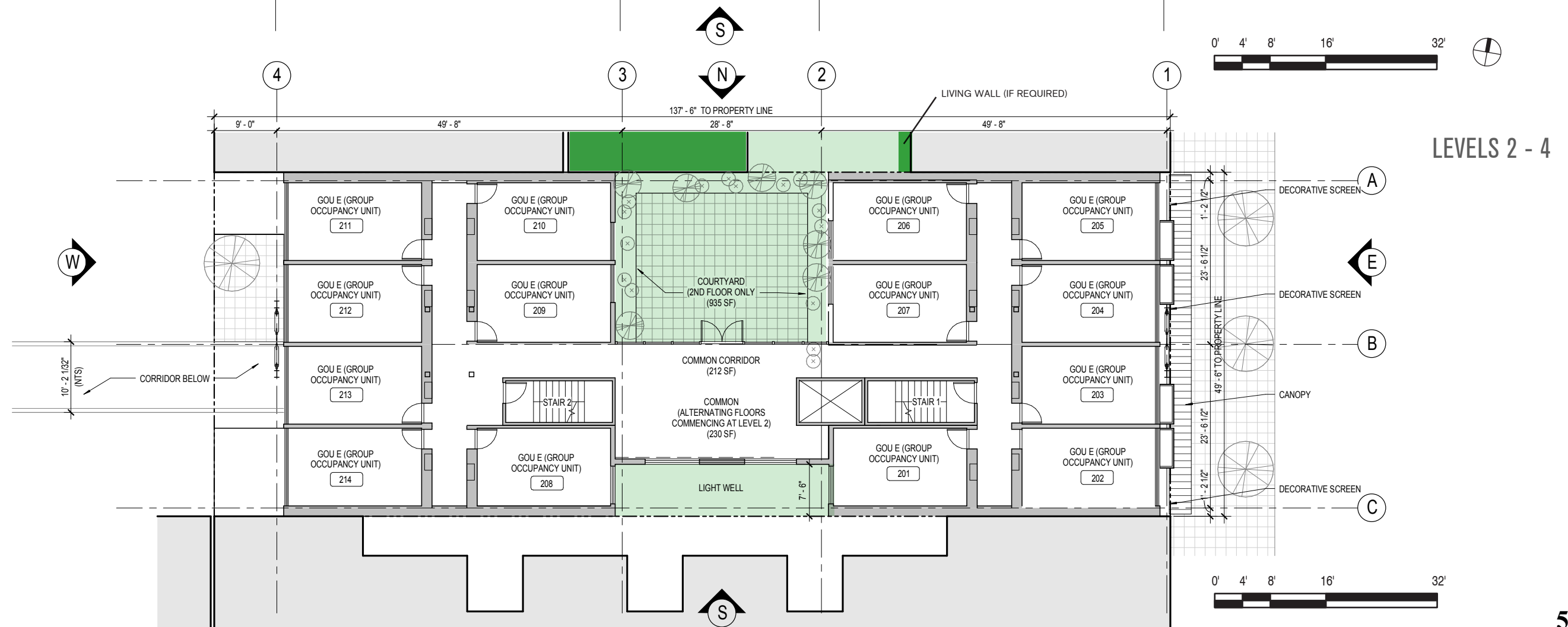
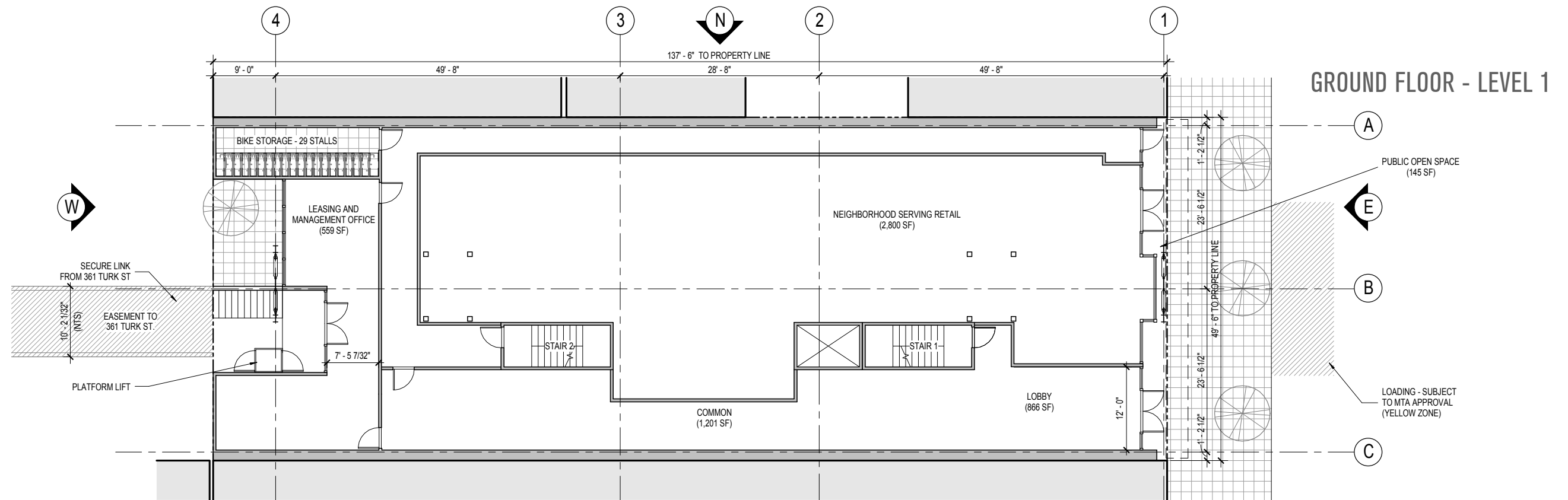
Bicycle Space Required = 0

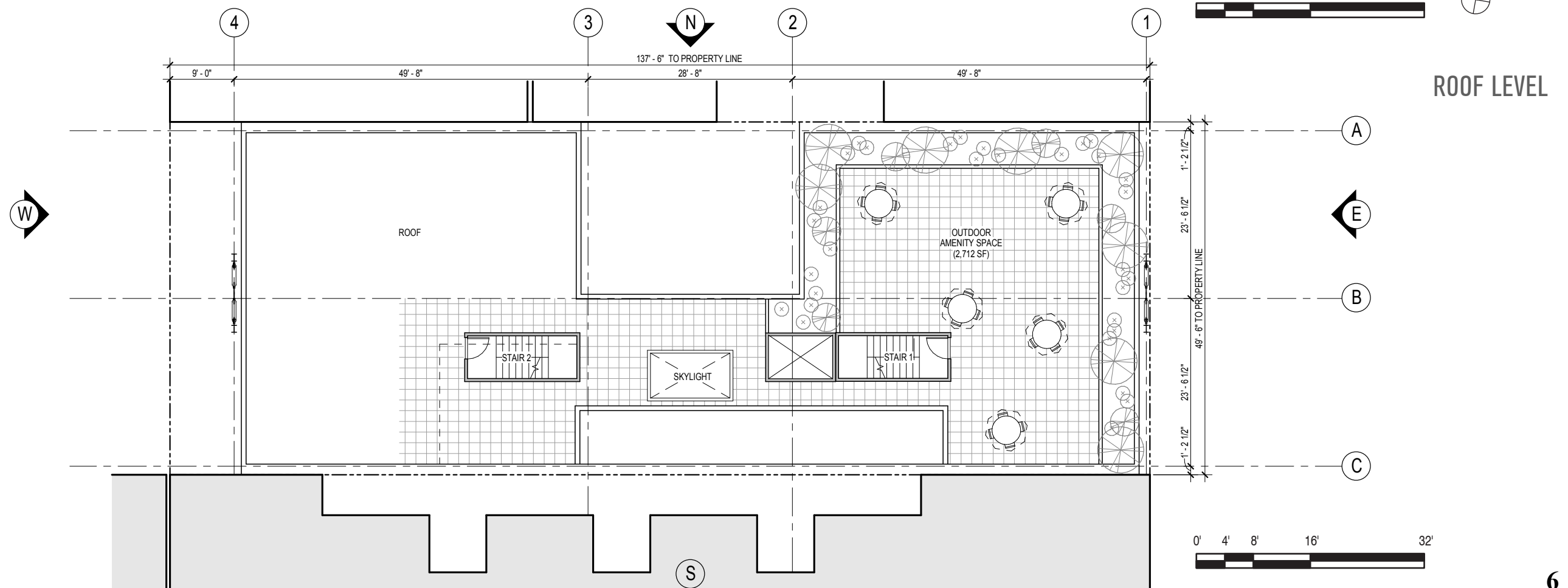
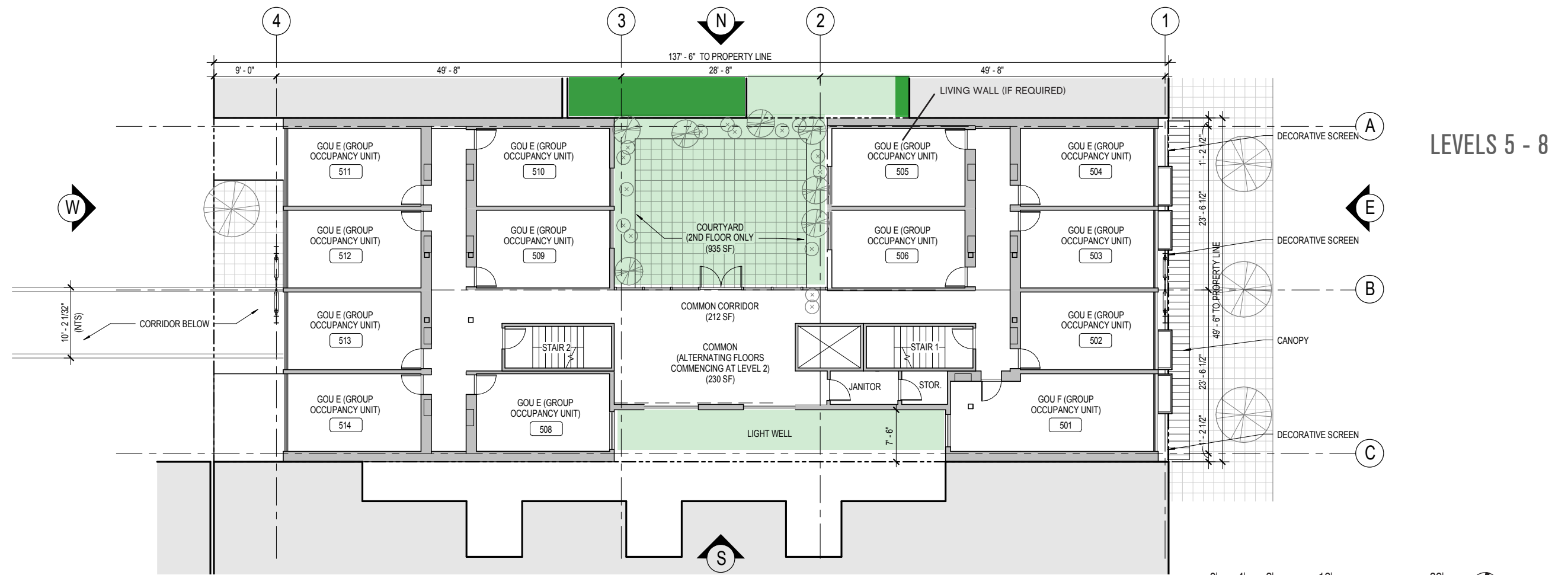
Bicycle Space Provided = 0

Commercial - Class 2:

Bicycle Space Required = 2

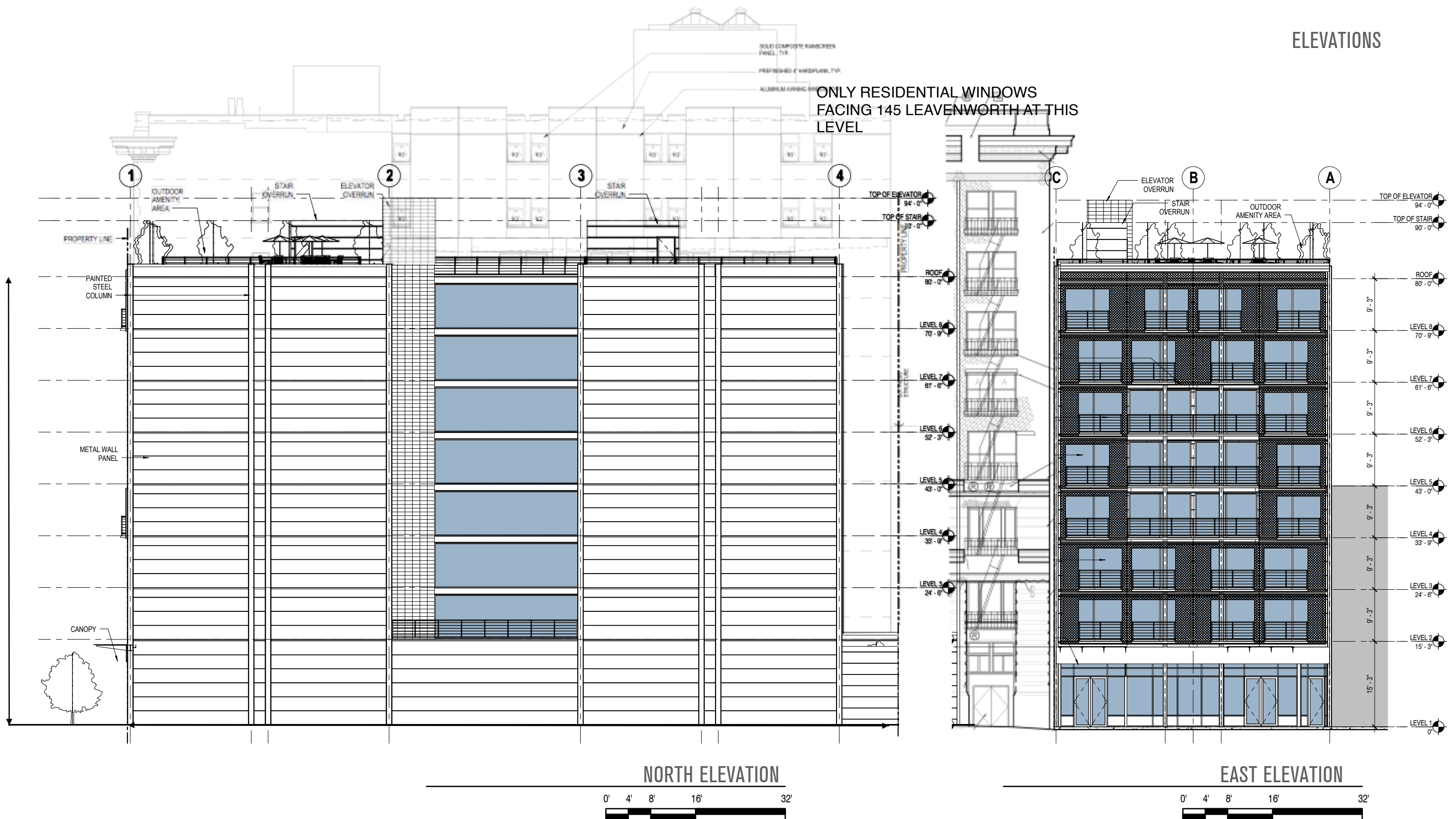
Bicycle Space Provided = 2





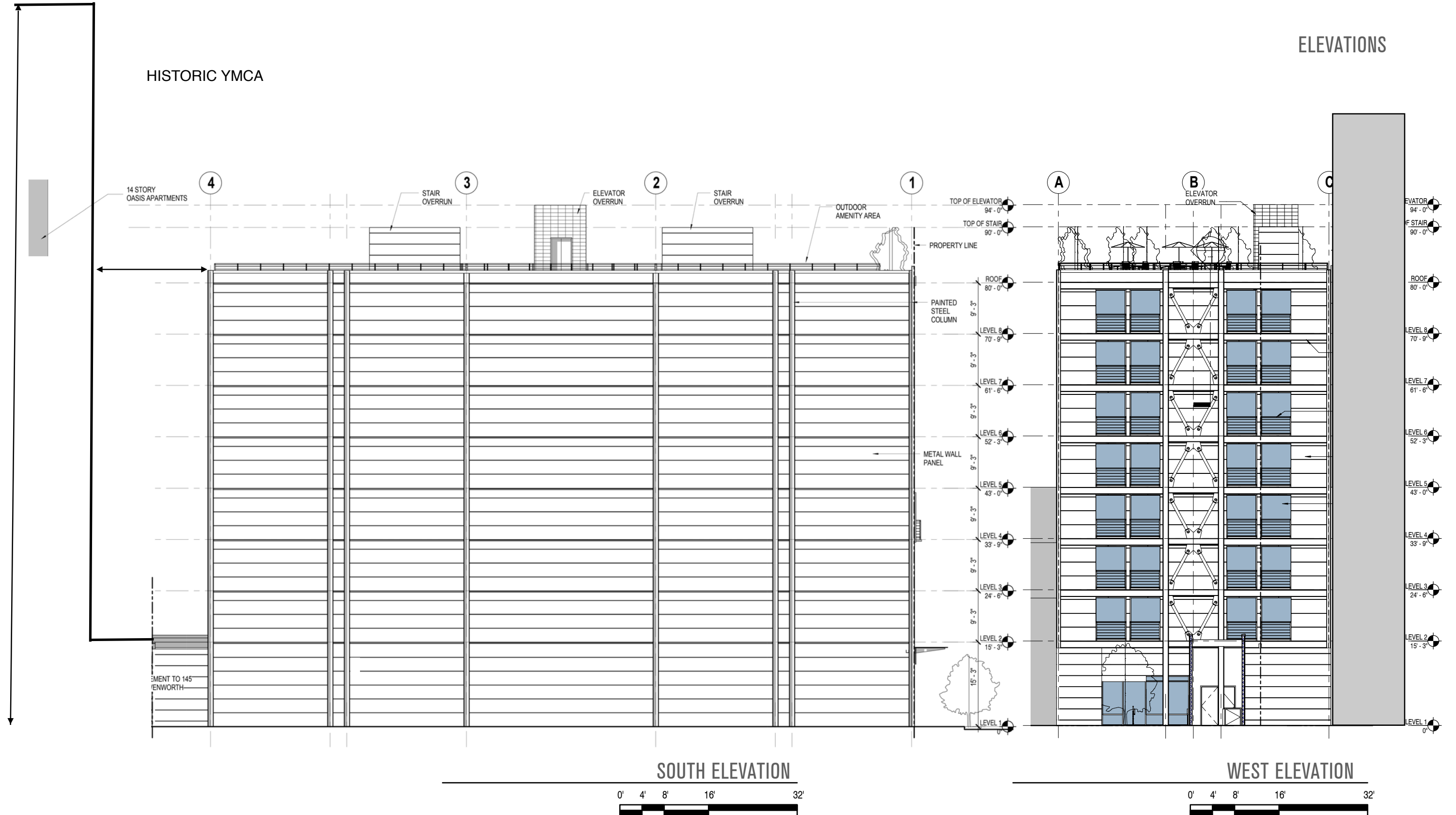
ELEVATIONS

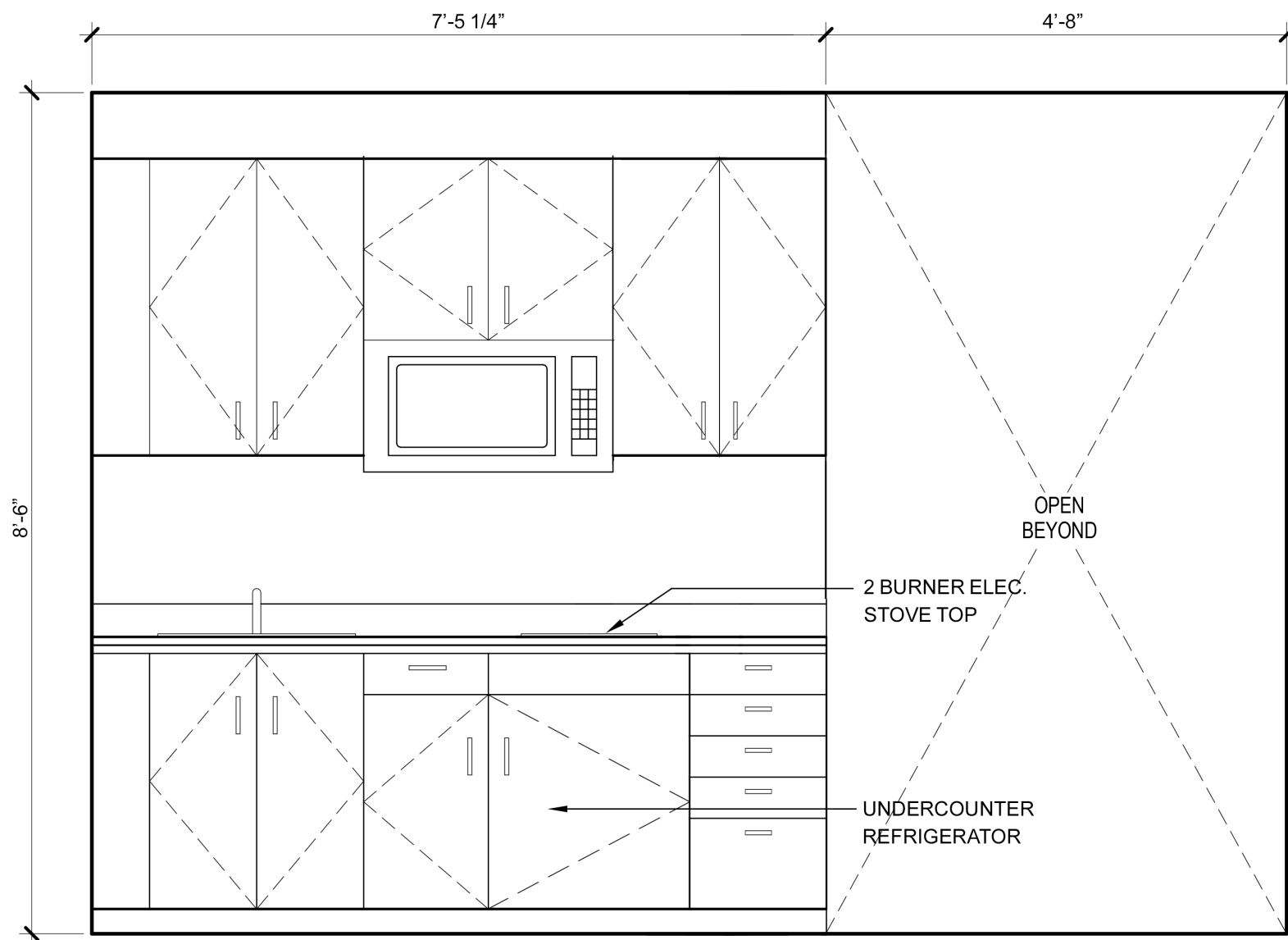
ONLY RESIDENTIAL WINDOWS
FACING 145 LEAVENWORTH AT THIS
LEVEL



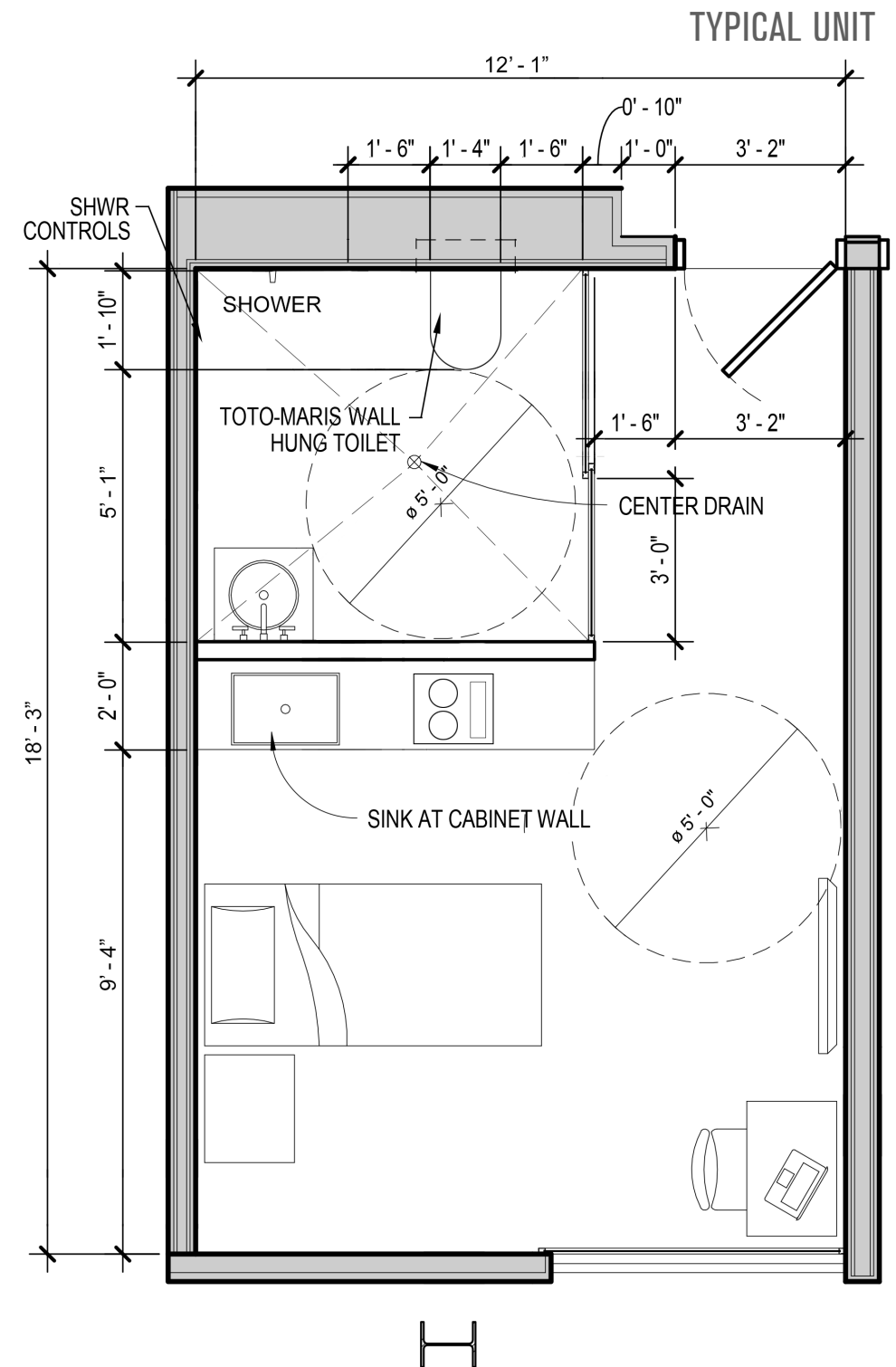
ELEVATIONS

HISTORIC YMCA





POSSIBLE COOKING FACILITIES AT CABINET WALL | 3/4"=1'



MOBILITY UNIT | 3/8"=1'



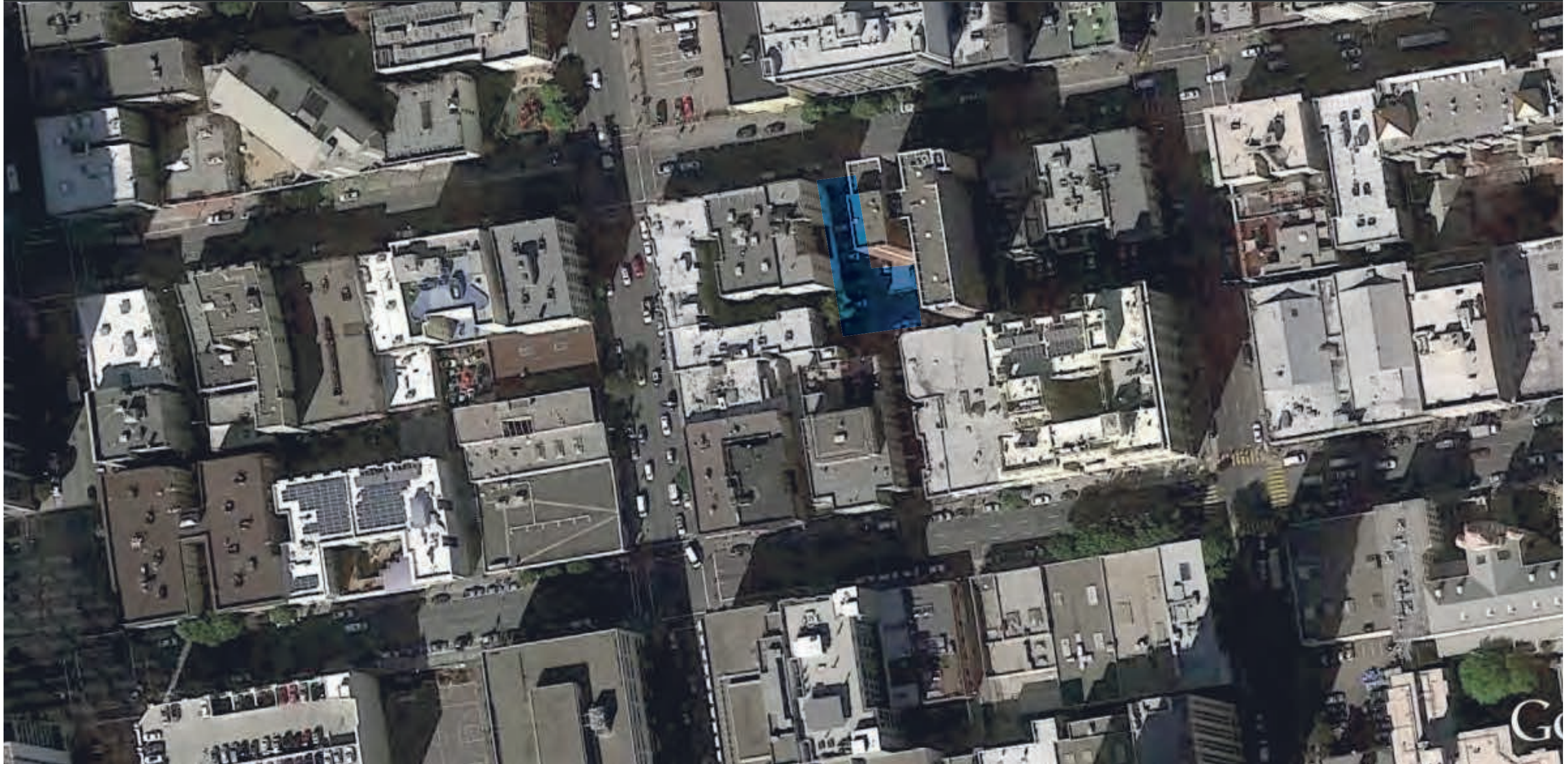
Interior Rendering

Interior Rendering

Jt. Exhibit 2

361 Turk Project Plans

361 TURK STREET





STREET VIEW LOOKING SOUTHEAST

THE FACADE IS DESIGNED TO INCORPORATE A SKIN DESIGNED BY ONE OF OUR ARTISTS (TO BE SELECTED). THIS IS THE SAME METHOD IMPLIMENTED AT THE DE YOUNG MUSEUM TAILORED FOR THIS INSTALLATION. THE PANELS ARE DESIGNED TO BE 6" THICK AND MADE OF SHEET COPPER, AND ALLOWED TO WEATHER TO A RICH RED BROWN. THE DESIGN INTENTION- ALL REFLECTS THE VERTICAL EXPRESSIONS OF THE ADJACENT BUILDINGS - RESPECTING THEIR FABRIC, AGE, AND USE OF MATERIALS, WHILE BEING OF ITS OWN TIME.



Area Summary						
Level	Resid. Unit GSF	Resid. Common GSF	Commercial GSF	Parking GSF	Mech. GSF	Total GSF
R		2,021				2,021
8	4,396	1,614				6,010
7	4,396	1,369				5,765
6	4,396	1,614				6,010
5	4,396	1,369				5,765
4	4,396	1,614				6,010
3	4,396	1,369				5,765
2	4,396	1,614				6,010
1		1,053	2,696			3,749
1A	3,436	1,107	-			4,543
0	3,436	1,107	-			4,543
P1		3,433	1,520	3,320	1,143	9,416

Total	37,644	19,284	4,216	3,320	1,143	65,607
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Parking			
Resid. Parking Stalls	Carshare Stalls	Bicycle Stalls - Class 1	Bicycle Stalls - Class 2
6		35	6

6	0	35	6
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Open Space		
Residential Common	Residential Private	Commercial
2,663		
1,078		

3,741	-	-
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Net Rentable SF																					
GOU-A			# Per Floor		GOU-B		# per Floor		GOU-C		# per Floor		GOU-D		# per floor		Net Rentable SF				
0		0	0	251		10		0		0		0		0		2510					
P1		0	0	0		0		0		0		0		0		0					
1		0	0	0		0		0		0		0		0		0					
1A		0	0	251		10		0		0		0		0		2510					
2		237	2	251		13		270		3		0		0		4547					
3		237	2	251		13		270		3		0		0		4547					
4		237	2	251		13		270		3		0		0		4547					
5		237	2	251		13		270		3		0		0		4547					
6		237	2	251		6		270		3		432		4		4518					
7		237	2	251		6		270		3		432		4		4518					
8		237	2	251		6		270		3		432		4		4518					
Total # of Units				GOU A		14		GOUB		90		GOU C		21		GOU D		12		36762	

Total Units	137		
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* All unit sizes are approximate

Site Area: 10,263 sf

Zoning: RC-4

Height District: 80-T

APN: 0345-017

Open Space Calculations:

Residential - Private:

0 sf / 36 sf per unit = 0 units have private open space

137 units - 0 units = 137 units

137 units x 16 sf per unit = 2,192 sf common open space required

Residential - Common:

Common Open Space Required = 2,400 sf

Common Open Space Provided = 3,741 sf

Commercial:

Open Space Required = 0 sf

Open Space Provided = 0 sf

Bicycle Parking Calculations:

Residential - Class 1:

Bicycle Space Required = 35

Bicycle Space Provided = 35

Residential - Class 2:

Bicycle Space Required = 4

Bicycle Space Provided = 4

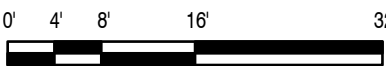
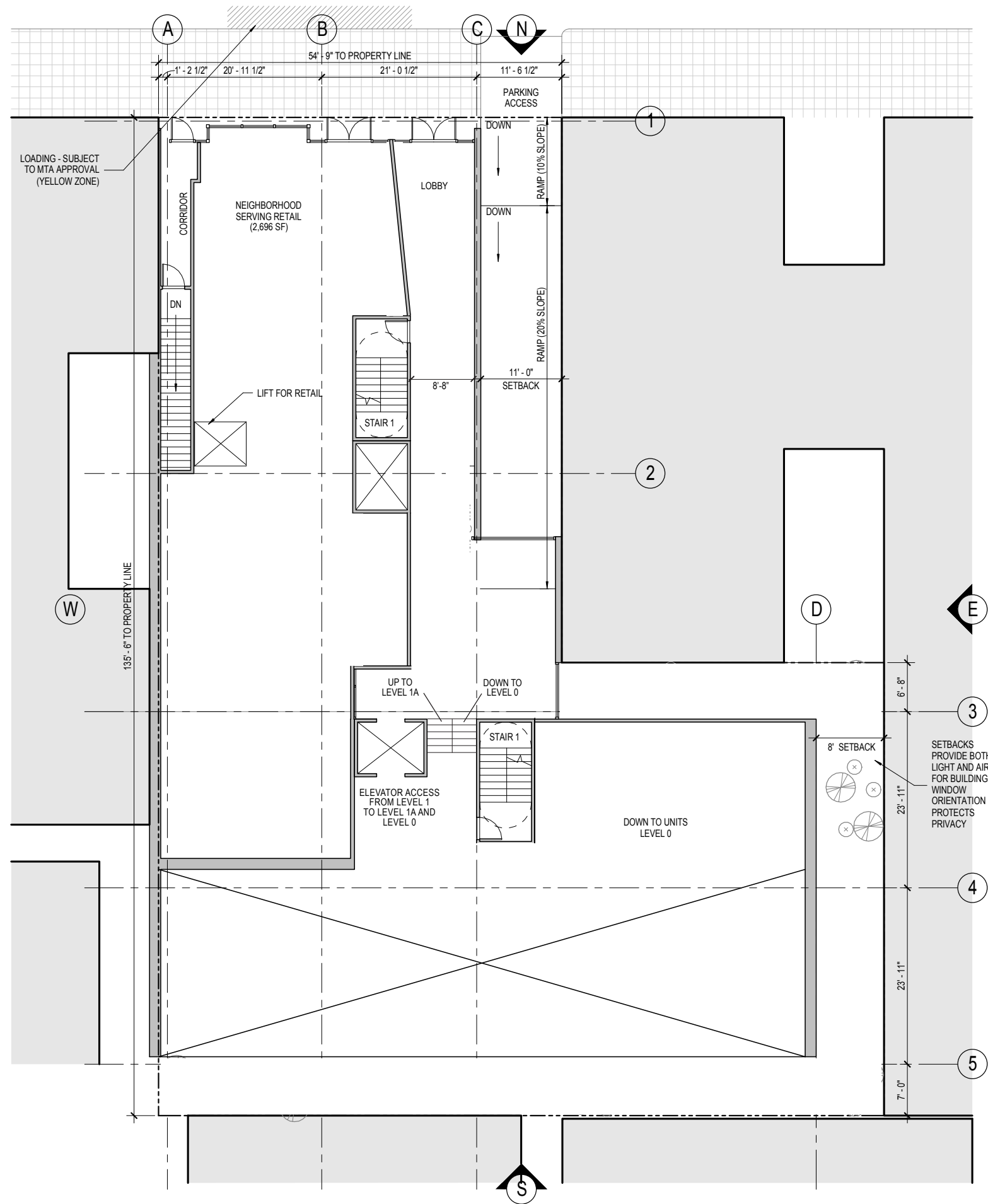
Commercial - Class 1:

Bicycle Space Required = 0

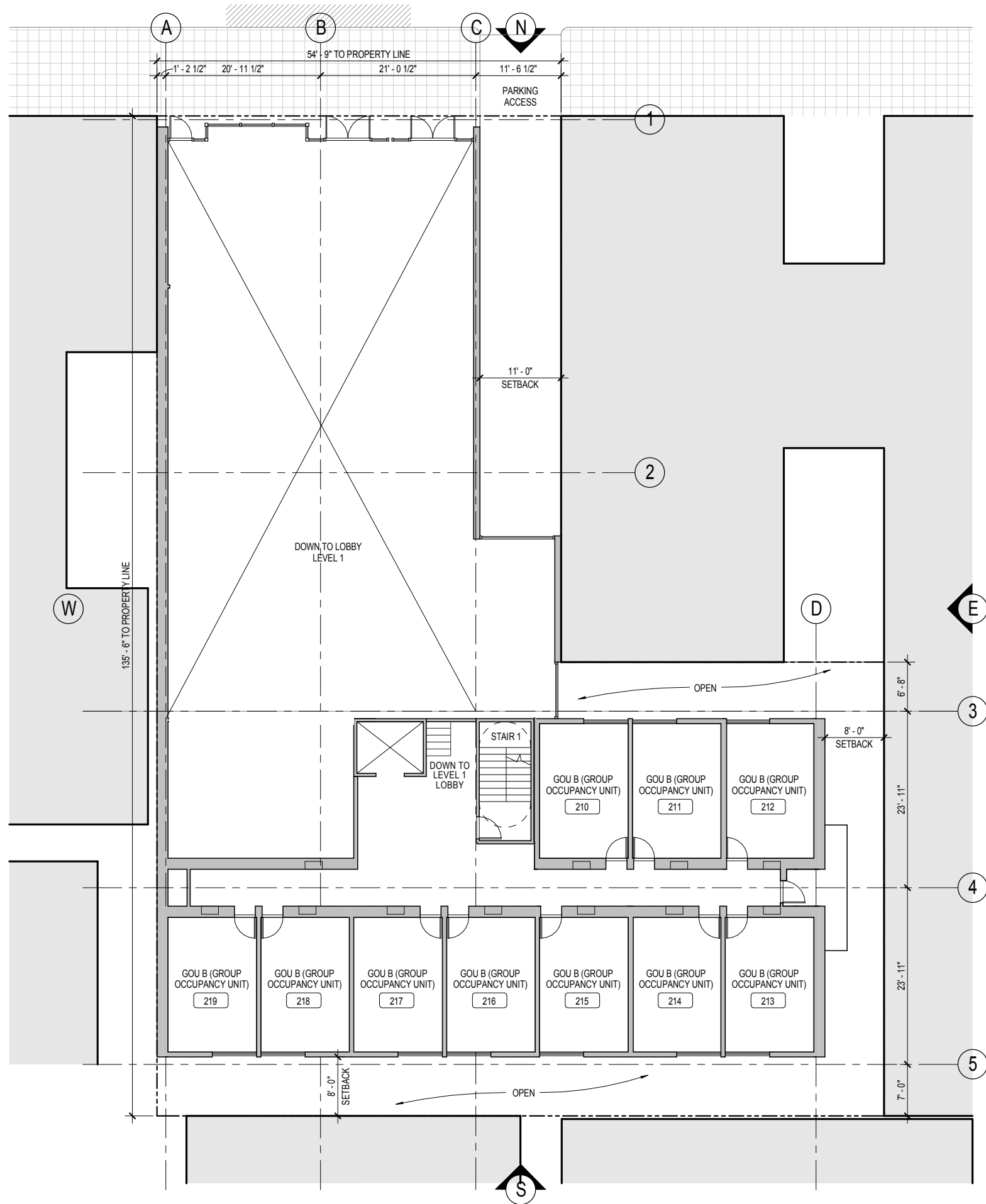
Commercial - Class 2:

Bicycle Space Required = 2

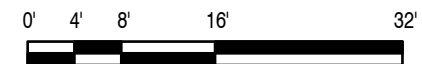
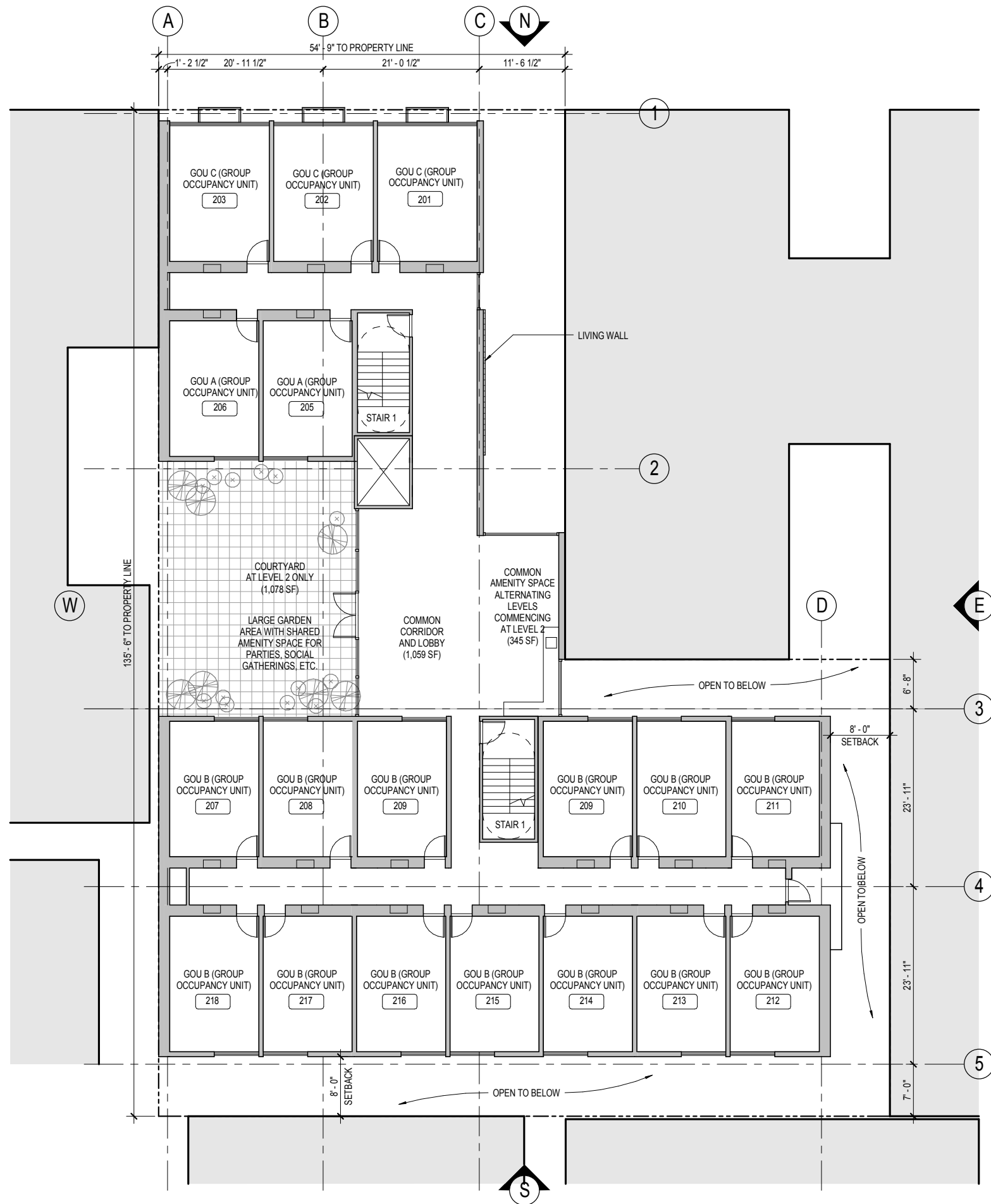
LEVEL 1 - GROUND FLOOR



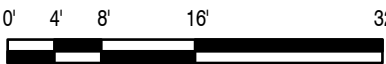
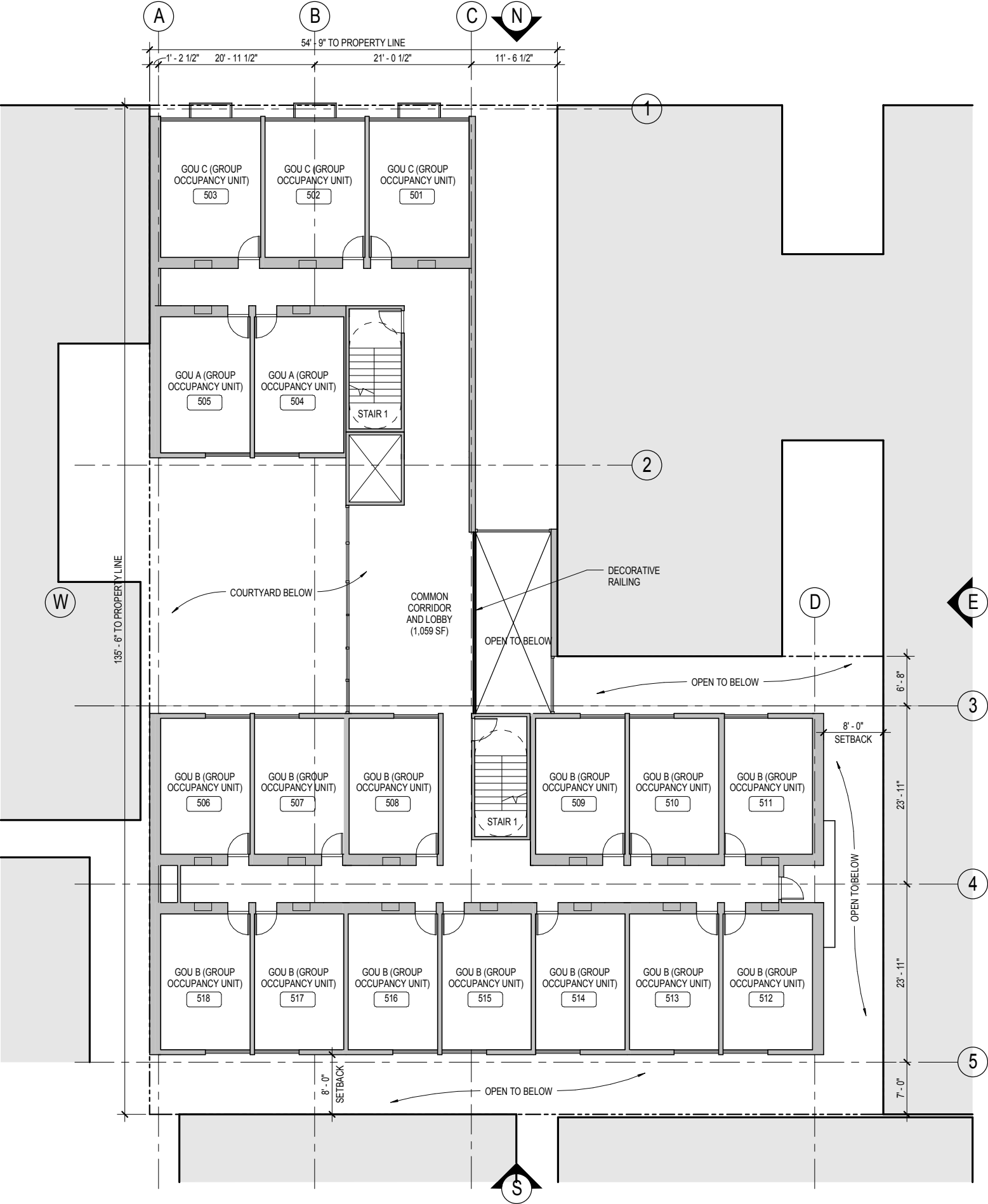
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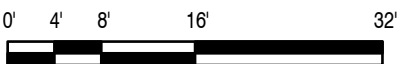
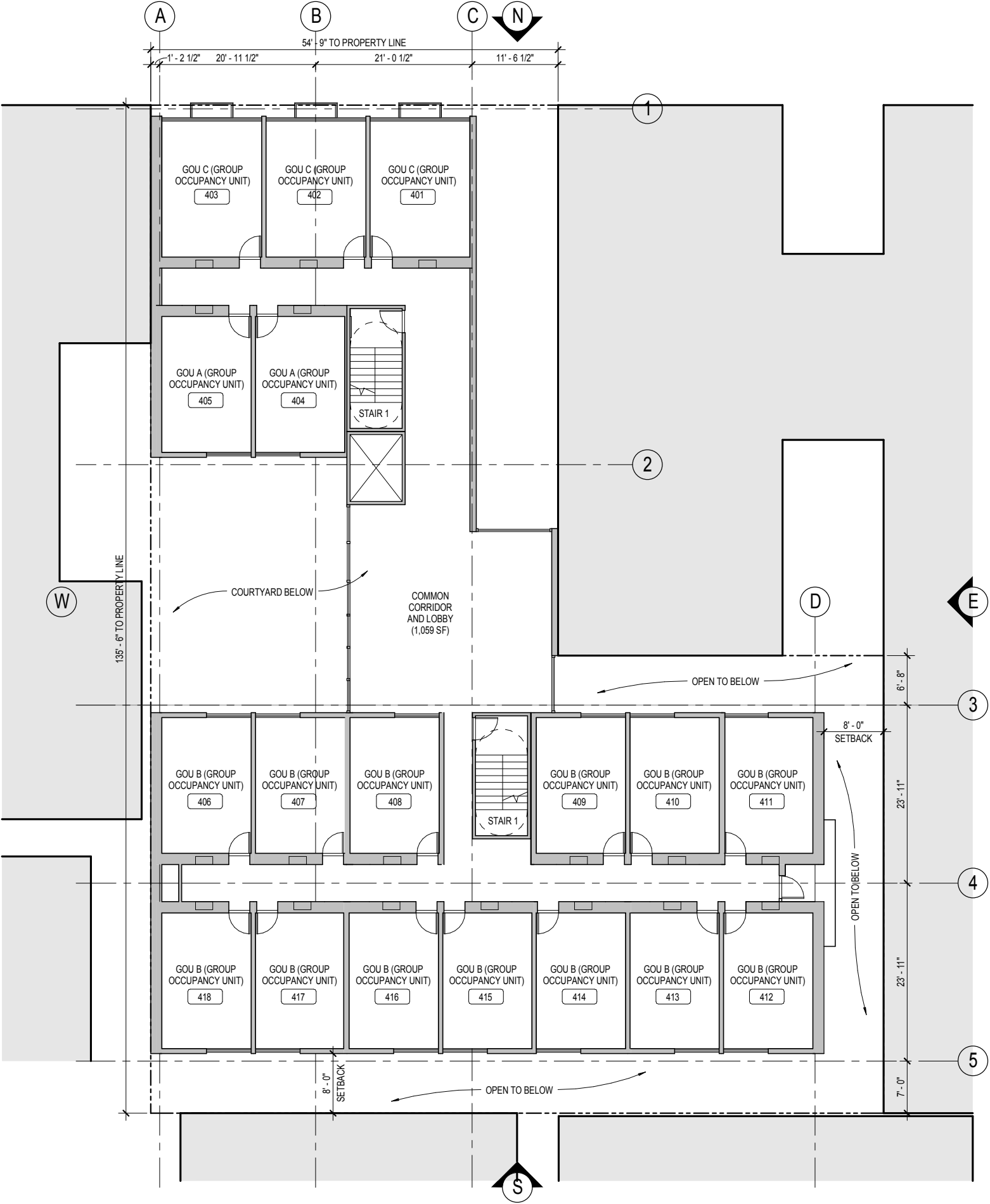
LEVELS 2



LEVELS 3, 5

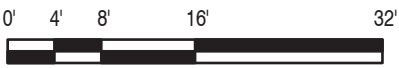
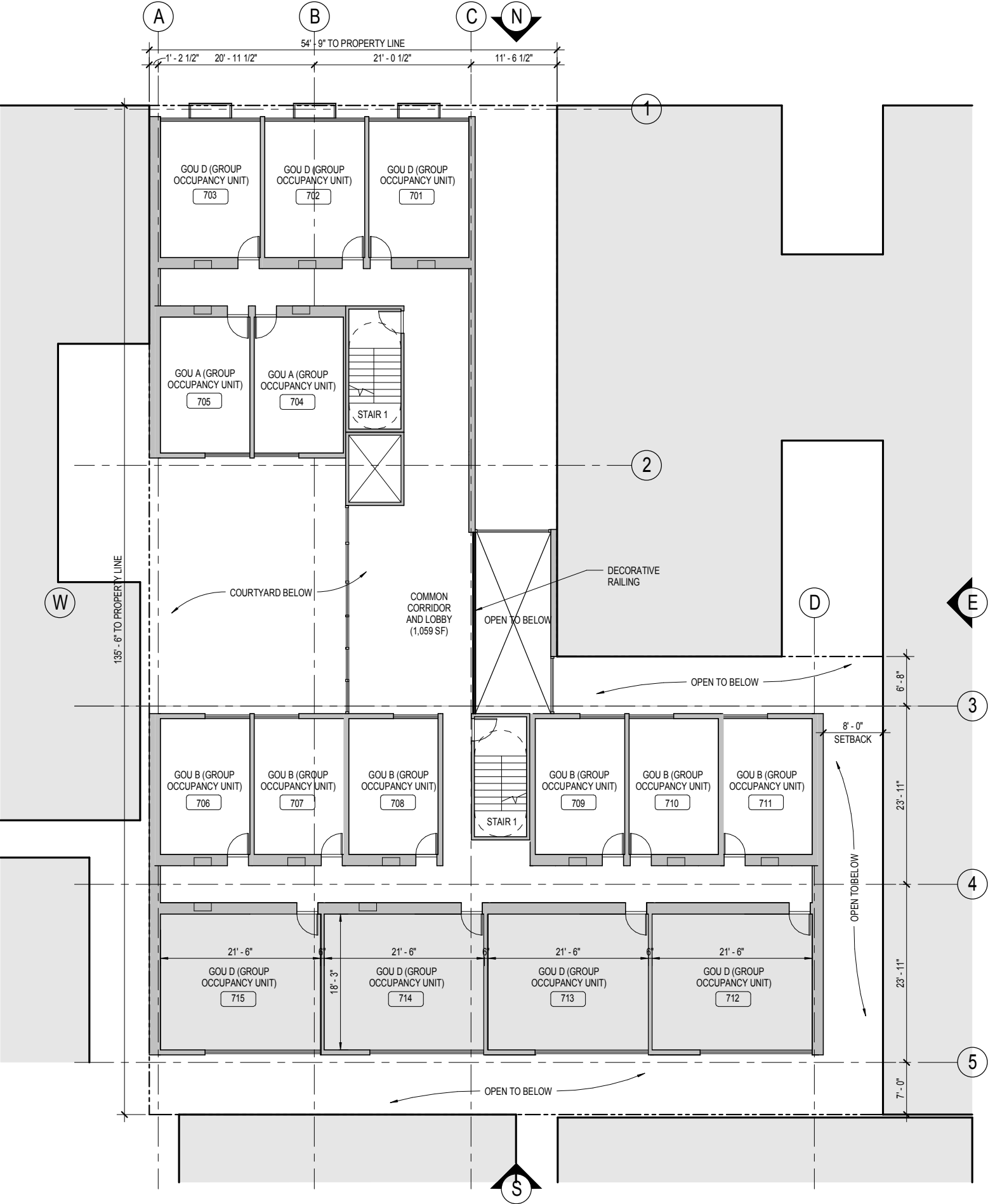


LEVEL 4

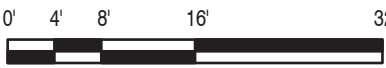
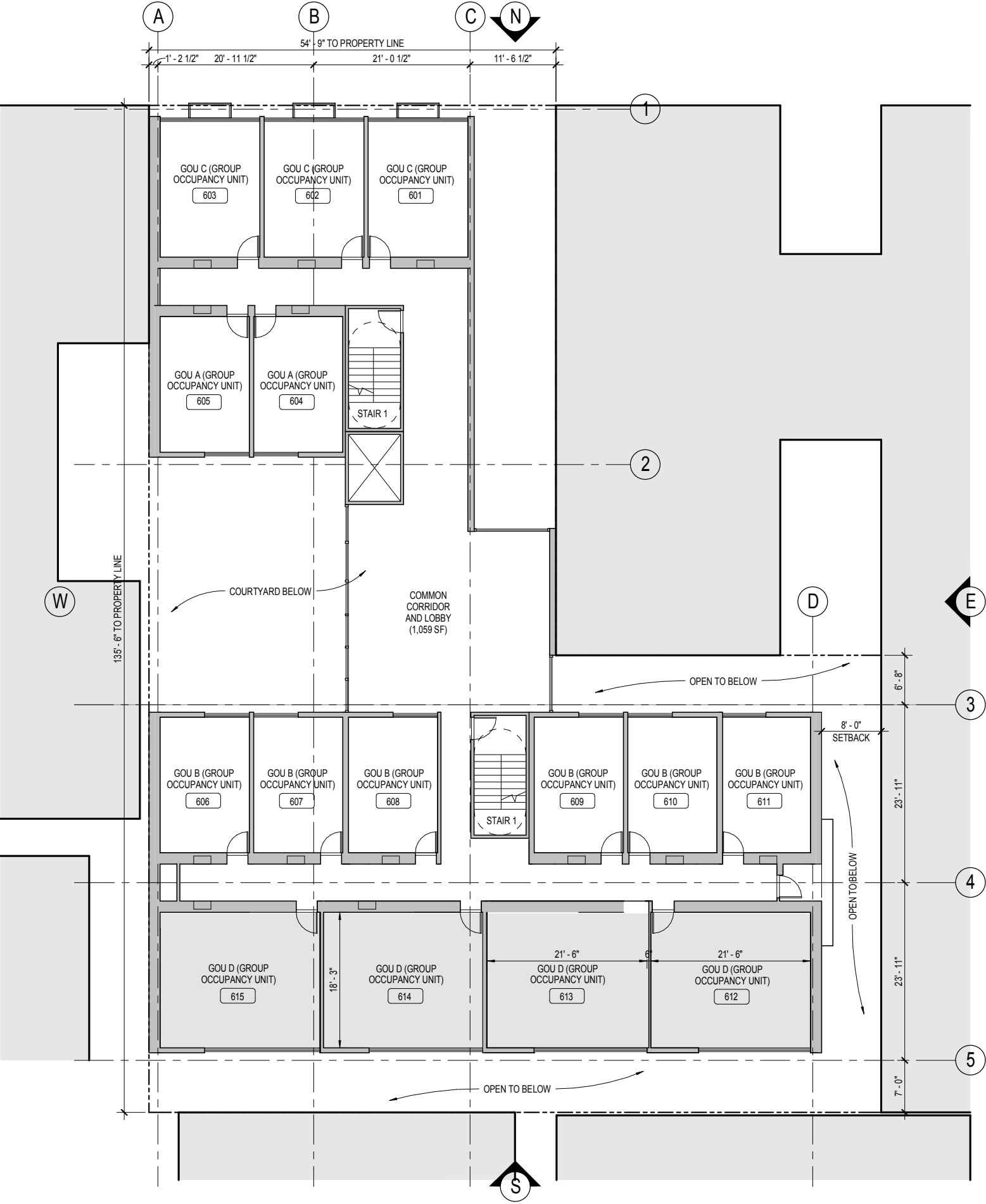


June 29, 2015

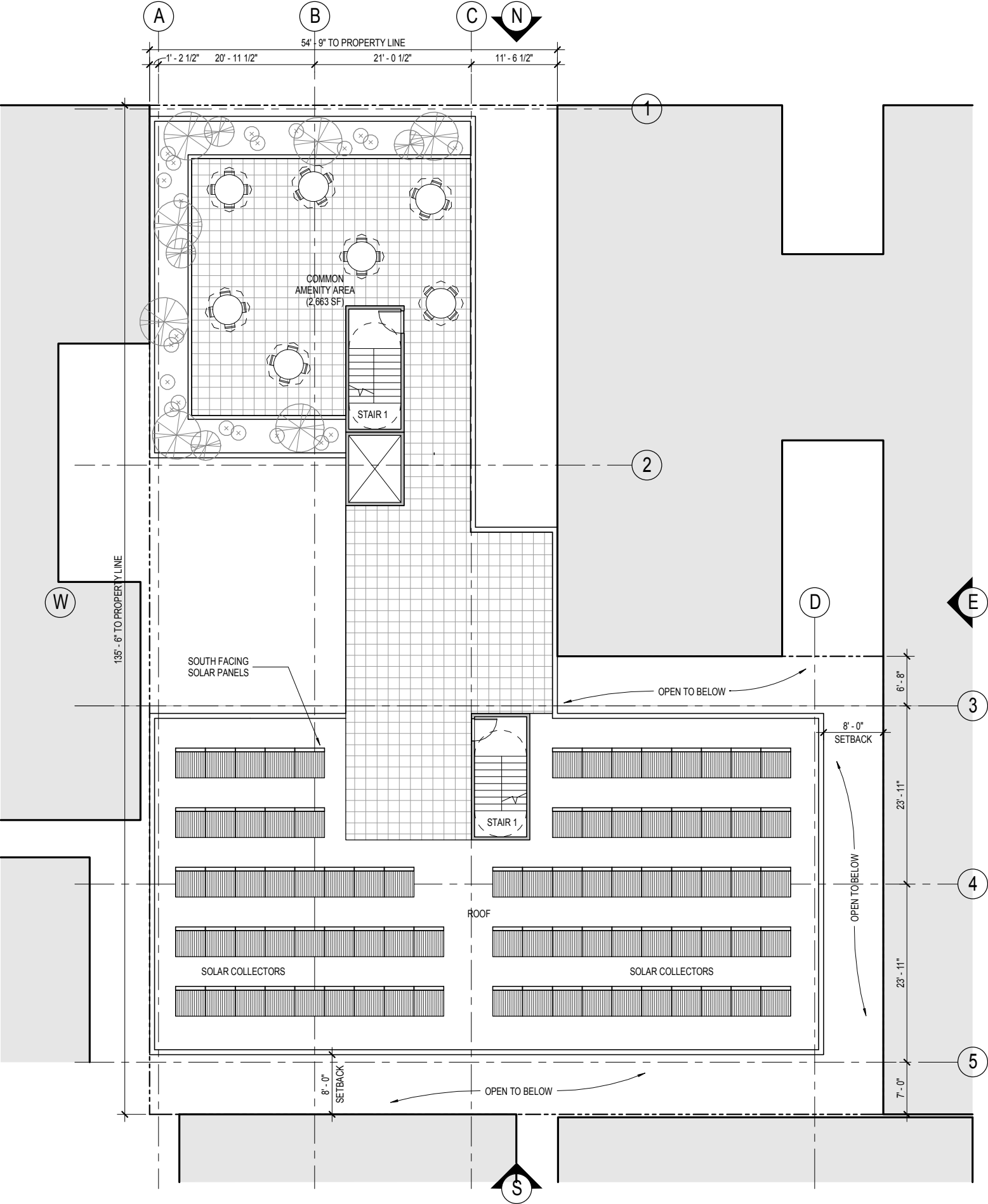
361 Turk Street



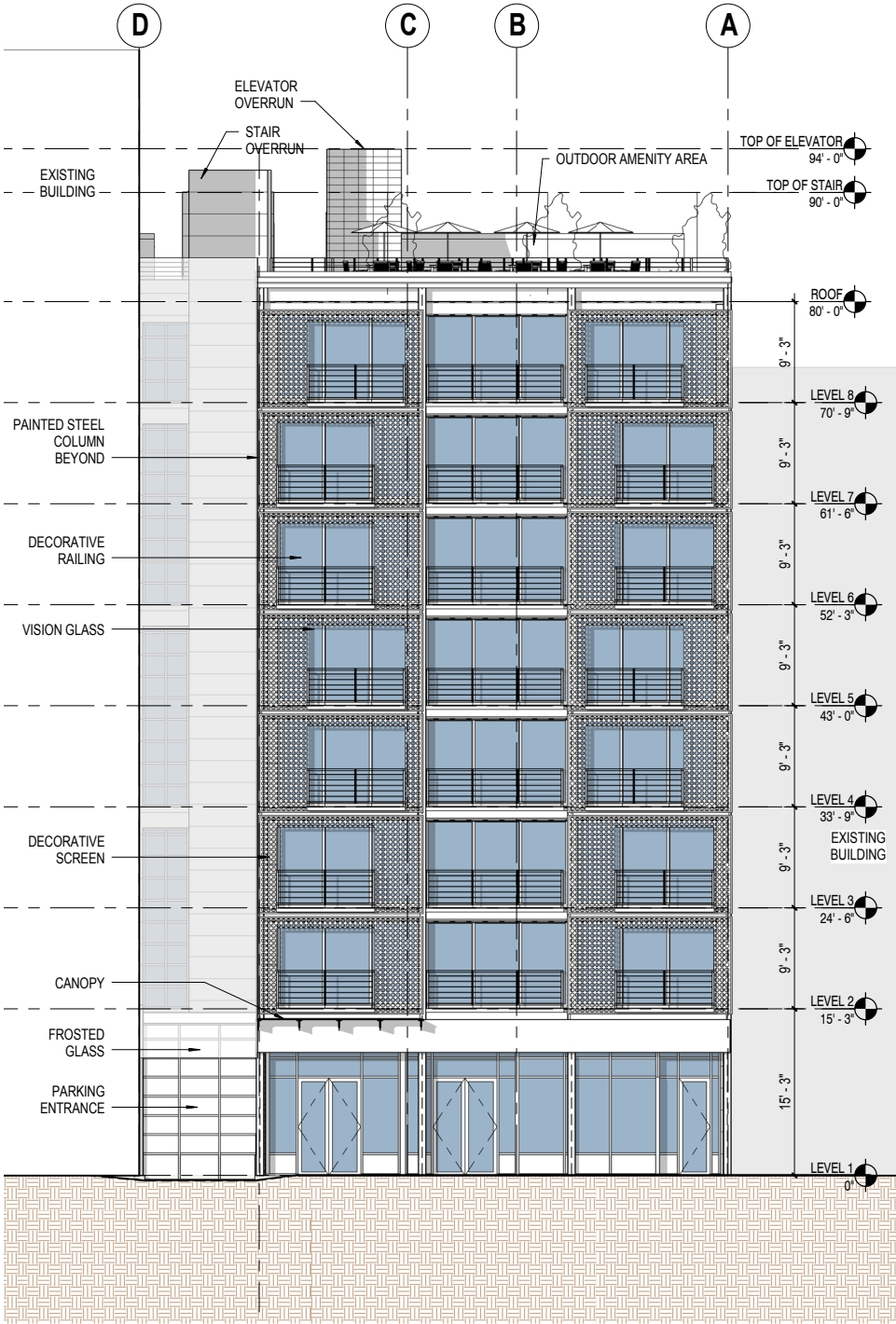
LEVELS 6, 8



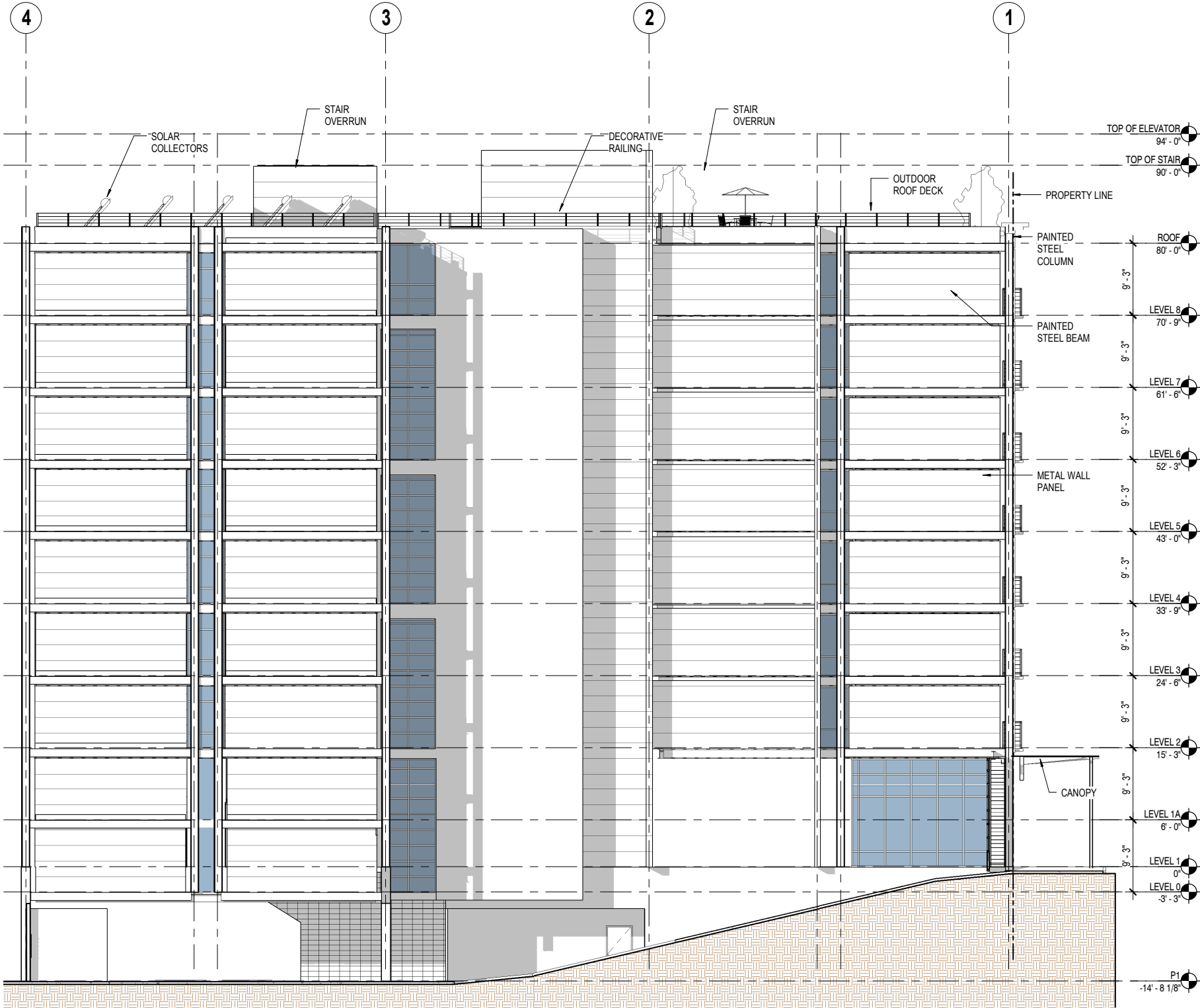
ROOF LEVEL



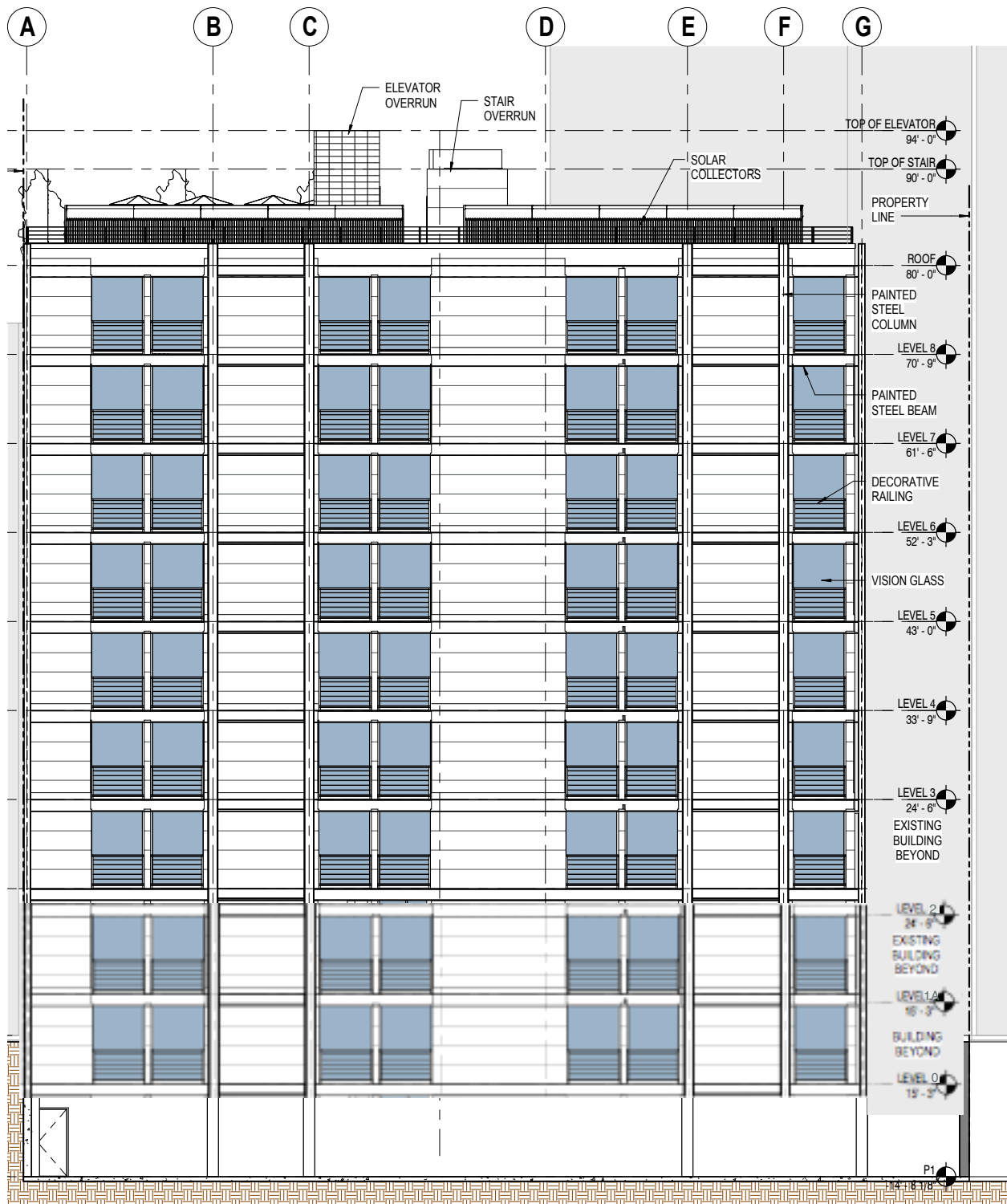
ELEVATIONS



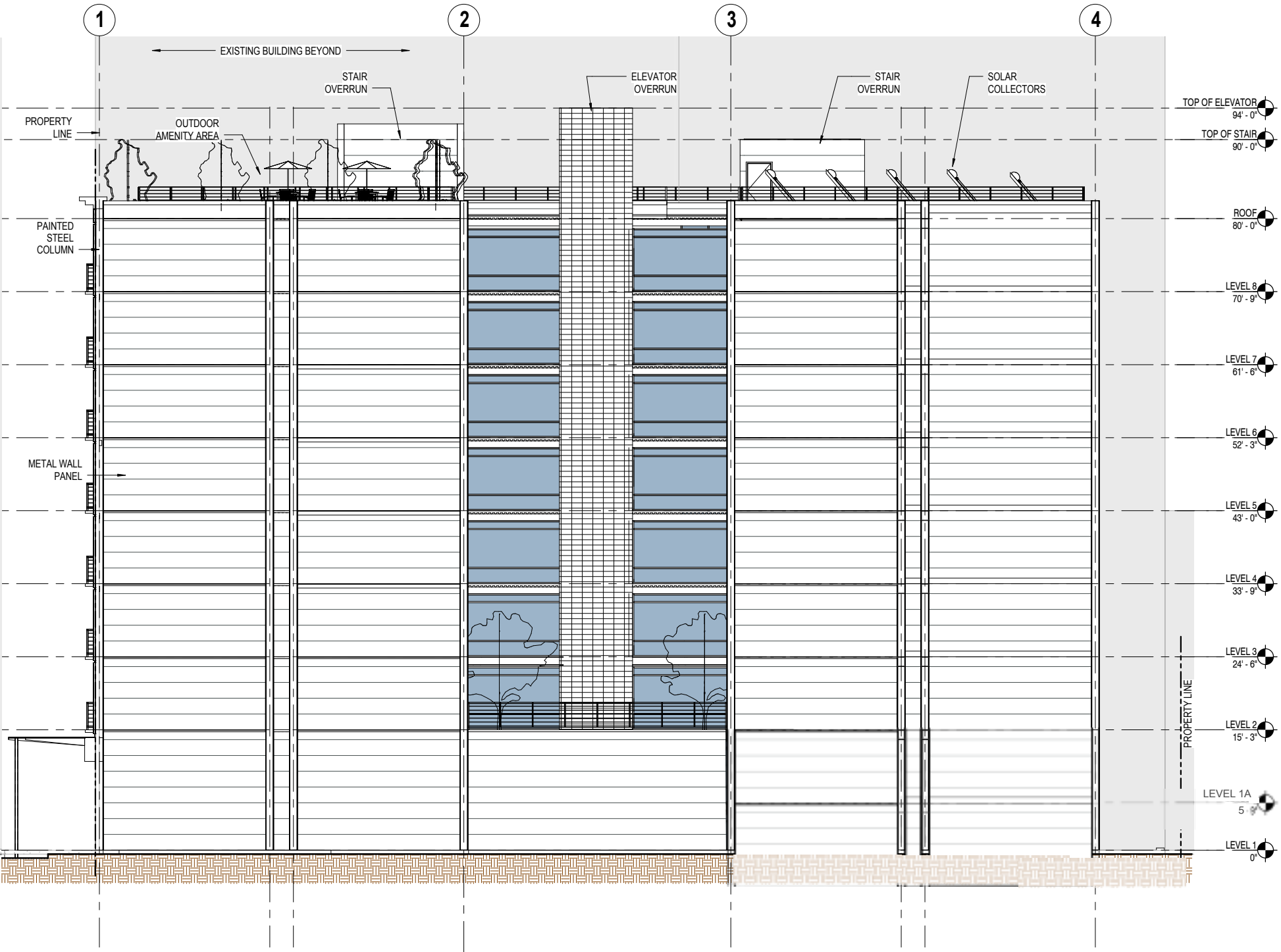
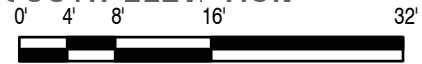
NORTH ELEVATION



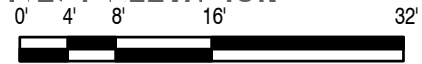
ELEVATIONS



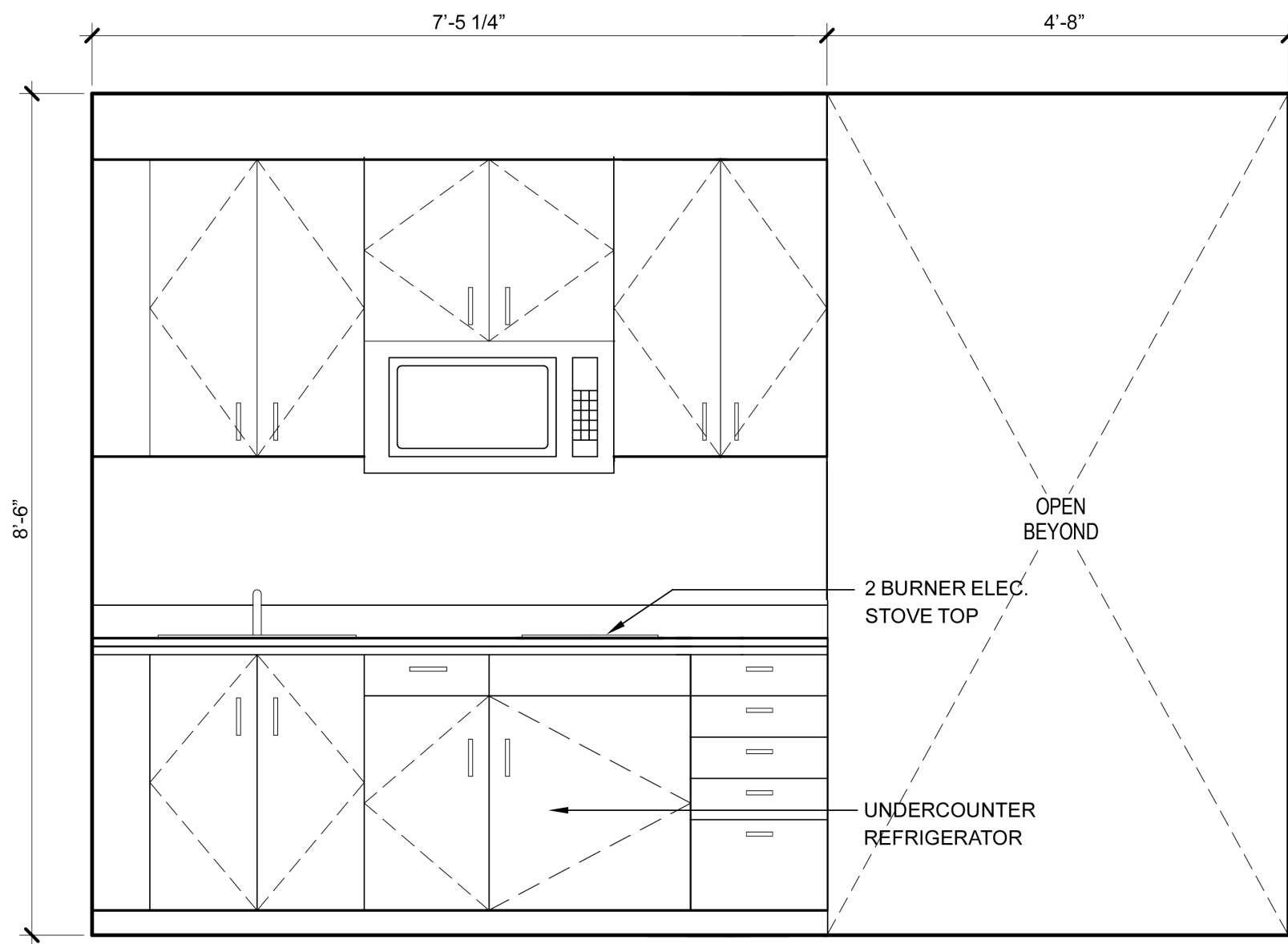
SOUTH ELEVATION



WEST ELEVATION

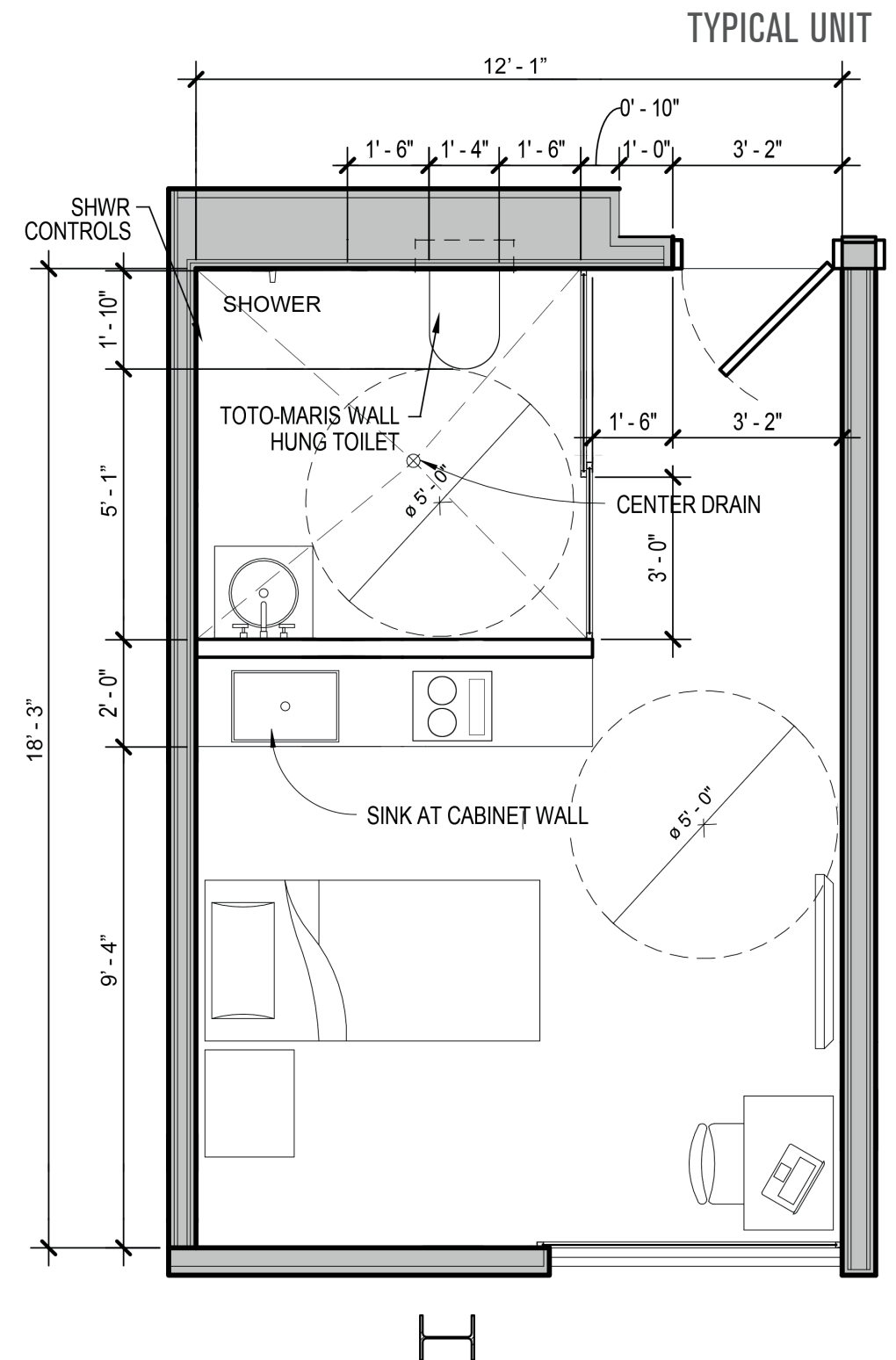






POSSIBLE COOKING FACILITIES AT CABINET WALL | 3/4"=1'

June 29, 2015



MOBILITY UNIT | 3/8"=1'

361 Turk Street |



Interior Rendering

Interior Rendering

Jt. Exhibit 3

Hotel Room Comparison Table

CHAPTER 41: RESIDENTIAL HOTEL UNIT CONVERSION AND DEMOLITION SEC. 41.4(b)

Comparable Unit. A unit which is similar in **size, services, rental amount and facilities**, and which is located within the **existing neighborhood** or within a neighborhood with **similar physical and socioeconomic conditions**.

Room Comparability Chart

	Mosser Hotel 54 Fourth St.	Fusion Hotel 140 Ellis St.	Union Square Plaza 432 Geary St.	New Units 361 Turk St. & 145 Leavenworth St.	Hotel Des Arts 447 Bush St.	Mithila Hotel 972 Sutter St.	New Central Hotel 1412 Market St.
Total Number of Rooms	201	124	69	231	51	30	120
Tourist Rooms	120	112	8	n/a	13	11	105
Residential Rooms	81	12	61	231	38	19	15
Occupied Residential Rooms	4	0	6	n/a	1	1	0
Proposed Number of Rooms to be Converted	77	12	55	n/a	37	18	15
Size							
Average Residential Room Dimensions	140 Sq. Ft.	149 Sq. Ft.	183 Sq. Ft.	250 Sq. Ft.	152 Sq. Ft.	241 Sq. Ft.	111 Sq. Ft.
Rental Amount							
Resi. Room Rental Rates	\$525/week	\$630/week	\$406/week	\$583/week	\$875/week	\$664/week	\$600/week
Average Residential Room Cost Sq. Ft.	\$3.75/week	\$4.23/week	\$2.21/week	\$2.33/week	\$5.75/week	\$2.75/week	\$5.40/week
Facilities							
Residential Rooms w/o Bathrooms	41	2	6	0	16	2	15
Residential Rooms w/o Kitchens	77	12	55	0	37	18	15
Indoor Common-space	0	0	0	7,386 sq. ft.	0	0	0
Outdoor Common-space	0	0	0	7,388 sq. ft.	0	0	0
Neighborhood ¹	Downtown/ Civic Center	Downtown/ Civic Center	Downtown/ CivicCenter	Downtown/ Civic Center	Downtown/ Civic Center	Downtown/ Civic Center	Downtown/ Civic Center
Socioeconomic ²	81%-100%	81%-100%	81%-100%	81%-100%	81%-100%	81%-100%	71%-81%

1. “2010-2014 Five Year Consolidated Plan published by Mayor’s Office of Housing Office of Economic & Workforce Development Jt. Exhibit 4
2. HUD low- and moderate-income concentration by census blockgroups, Jt. Exhibit 5

Jt. Exhibit 4

San Francisco Economic Profile – Downtown/Civic Center

Downtown/Civic Center: Neighborhood at a Glance

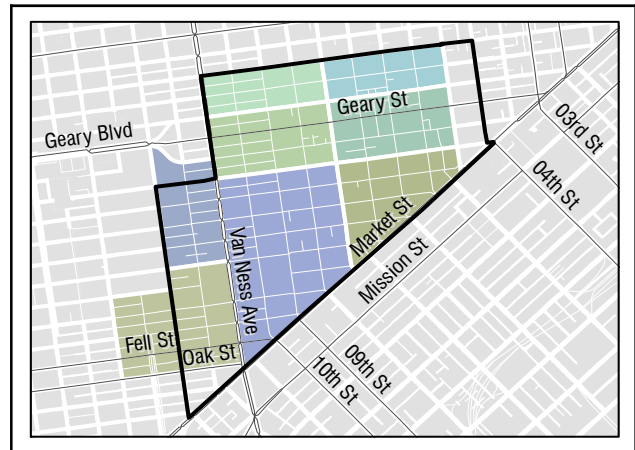
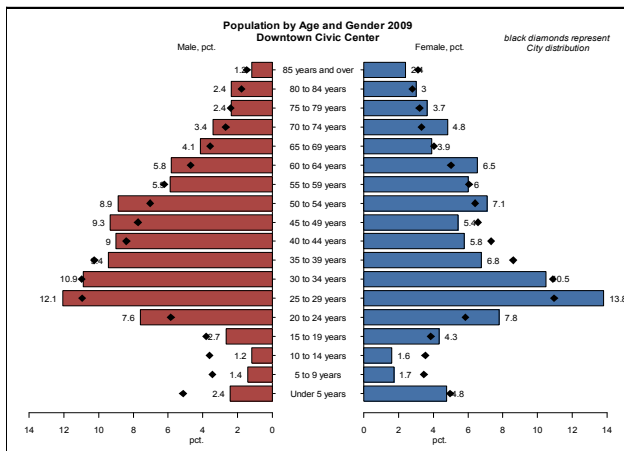
DEMOGRAPHICS

Total Population*	44,240
Group Quarter Population	712
Percent Female	39%

Households	21,570
Family Households	19%
Households with Children, Pct of Total	6%
Non-Family Households	81%
Single Person Households, Pct of Total	71%
Avg Household Size	1.6
Avg Family Household Size	3.2

Race/Ethnicity*	
Black/African American	10%
Asian	28%
White	46%
Native American Indian	1%
Native Hawaiian/Pacific Islander	0%
Other/Two or More Races	15%
% Latino (of Any Race)	18%

Age	
0 - 4 years	3%
5 - 17 years	4%
18 - 34 years	33%
35 - 59 years	38%
60 and older	21%



Educational Attainment

(Residents 25 years and older)

High School or Less	41%
Some College/Associate Degree	25%
College Degree	23%
Graduate/Professional Degree	11%

Nativity and Language

Foreign Born	41%
--------------	-----

Language Spoken at home

(Residents 5 years and older)

English Only	53%
Spanish Only	15%
Asian/Pacific Islander	24%
Other European Language	6%
Other Languages	2%

Linguistic Isolation

% of All Households	19%
% of Spanish-Speaking Households	36%
% of Asian Language Speaking Households	56%
% of Other European-Speaking Households	38%
% of Households Speaking Other Languages	52%

Downtown/Civic Center

HOUSING CHARACTERISTICS

Total Number of Units	25,840
Units Built 2000 to 2009+	1,560
Median Year Structure Built†	1939

Occupied Units	21,570
Owner occupied	4%
Renter occupied	96%

Vacant Units	17%
For rent	57%
For sale only	0%
Rented or sold, not occupied	13%
For seasonal, recreational, or occasional use	19%
Other vacant	11%

Median Year Moved In to Unit (Own)	2000
Median Year Moved In to Unit (Rent)	2004

Structure Type

Single Family Housing	2%
2 - 4 Units	2%
5 - 9 Units	2%
10 - 19 Units	9%
20 Units or more	85%
Other	0%

Housing Prices

Median Rent	\$806
Median Home Value	\$497,297
Median Rent as Percentage of HH Income	30%

Vehicles Available	3,850
Homeowners	14%
Renters	86%
Vehicles Per Capita	0.11

Households with no vehicle	17,620
Percent of Homeowning households	45%
Percent of Renting Households	83%

INCOME, EMPLOYMENT AND JOURNEY TO WORK

Income

Median Household Income	\$24,491
Median Family Income	\$33,409
Per Capita Income	\$26,003
Percent in Poverty	25%

Employment

Unemployment Rate	9%
Employed Residents	18,060
Managerial and Prof. Occupations	36%
Service Occupations	33%
Sales and Office Occupations	22%
Farming related Occupations	0.1%
Construction and Maintenance Occup.	4%
Production and Transportation Occup.	6%

Journey to Work

Workers 16 years and over	17,590
Car	12%
<i>Drove Alone</i>	11%
<i>Carpooled</i>	2%
Transit	47%
Bike	3%
Walk	29%
Other	1%
Worked at Home	7%

Additional Sources:

* 2010 Census Redistricting Data (Public Law 94-171).

+ Planning Department Housing Inventory

‡ "1939" represents 1939 or earlier

2000 Census Tracts for area: 120, 121, 122, 123, 124, 125, 160, 162

May 2011

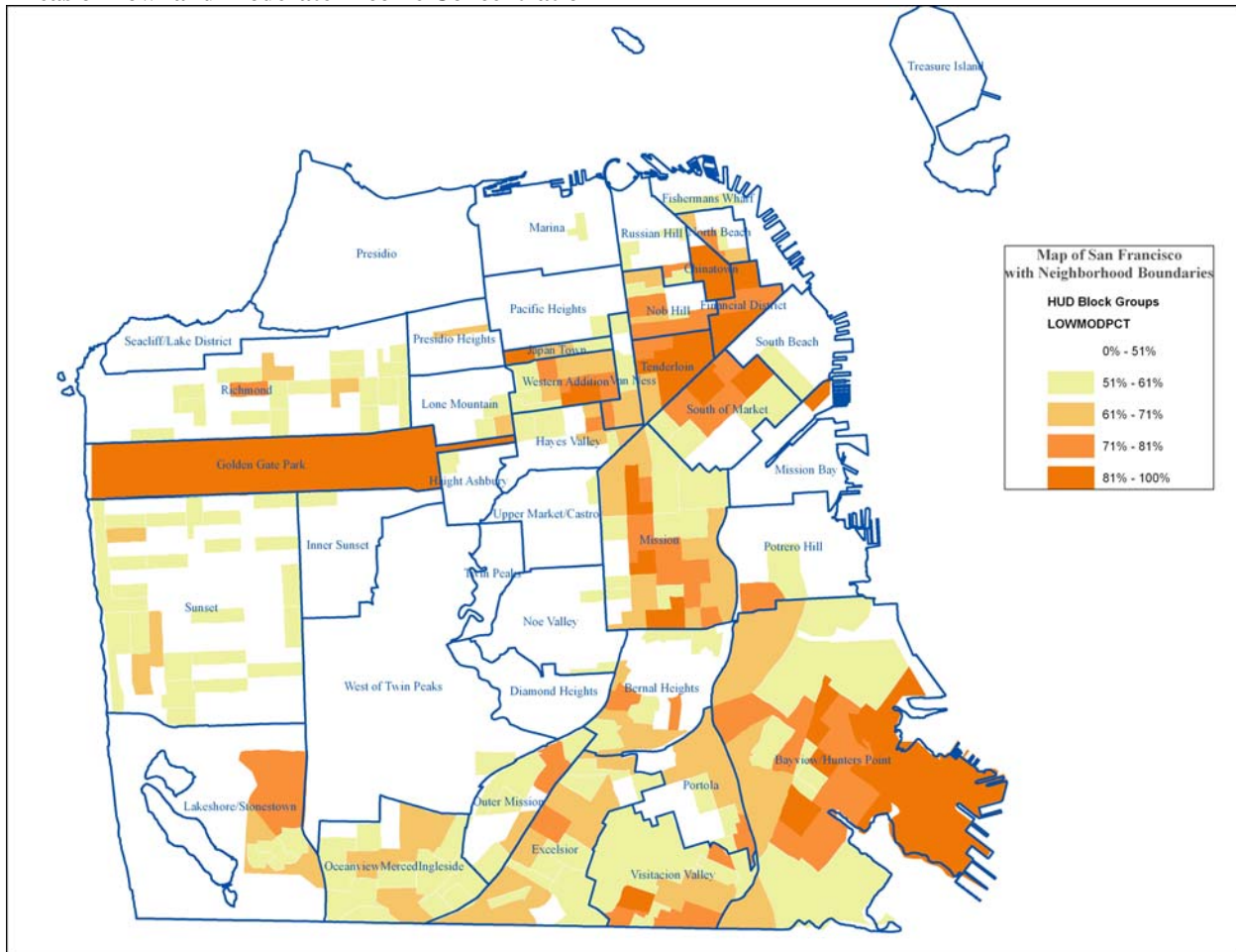
Note: Numbers are estimates and represent sampling data from the American Community Survey and is subject to sampling and non-sampling errors. For more information, see <http://www.census.gov/acs/www/Downloads/handbooks/ACSGeneralHandbook.pdf>

Jt. Exhibit 5

San Francisco Consolidated Plan – Income Data

When using Supervisorial Districts as the geographical boundaries, Districts 3, 6, 9, 10 and 11 meet the definition of primarily low- and moderate-income, where more than 51% of the residents are considered low- and moderate-income according to HUD's definition. HUD calculates low- and moderate-income concentration by census block groups. See Map 6 for what HUD considers as areas of low- and moderate-income concentration in San Francisco.

Map 6
Areas of Low- and Moderate-Income Concentration



Source: HUD 2000 Income Data

Jt. Exhibit 6

Area Services Table



Areas Services



Retail Grocers

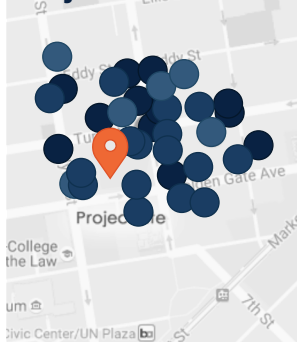


Laundromats



Health, Social, Welfare & Other Services

361 Turk St. & 145 Leavenworth Project St.



SF Princess Market
112 Hyde

BBig Boy Market
180 Golden Gate

Maryland Market
300 Turk

Central Towers Market
352 Turk

Hyde Turk Market
161 Hyde

TOTAL: 15

Wash & Dry
318 Turk

Mr. Clean Cleaners
116 Hyde

Coin Laundry
255 Turk

Ryan's Laundry
240 Leavenworth

First Coin
365 Eddy

TOTAL: 6

Hospitality House
156 Leavenworth

Compass Children's Center
144 Leavenworth

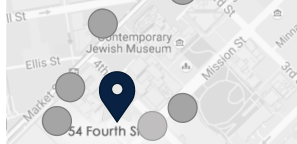
Curry Senior Center
333 & 315 Turk

Tenderloin Housing Clinic
126 Hyde

Waddell Urban Clinic
230 Golden Gate

TOTAL: 15

The Mosser



Bristol Farms
845 Market

Target
789 Mission

TOTAL: 5

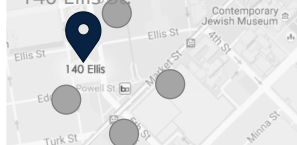
Cleaners
837 Mission

TOTAL: 1

None

TOTAL: 0

Fusion Hotel



Bristol Farms
845 Market

Walgreens
135 Powell

TOTAL: 4

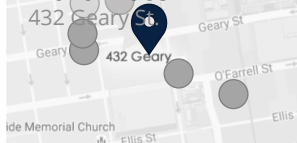
None

TOTAL: 0

None

TOTAL: 0

Union Square Plaza Hotel



Walgreens
500 Geary & 135 Powel

Bel Clift Market
510 Geary

TOTAL: 4

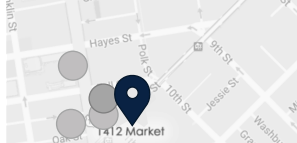
Vic's Cleaners
551 Taylor

TOTAL: 1

San Francisco Flex Academy
555 post

TOTAL: 1

New Central Hotel



Walgreens
1496 Market

TOTAL: 1

None

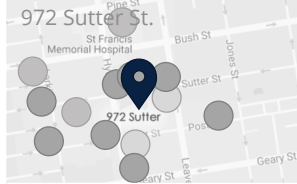
TOTAL: 0

Veterans Service Center
25 Van Ness

City of SF
30 Van Ness

TOTAL: 3

Mithila



Sutter Fine Foods
988 Sutter

U N Market
900 Post

TOTAL: 8

San Francisco Coin
895 Post

Sutter Street Cleaners
905 Sutter

TOTAL: 2

St. Francis Memorial Hospital
900 Hyde

Raphael House
1065 Sutter

TOTAL: 3

Des Arts Hotel



J & W Market
723 Pine

TOTAL: 1

None

TOTAL: 0

None

TOTAL: 0

Jt. Exhibit 7

Community Outreach Table

*The following entities and individuals have been contacted on multiple occasions starting in January 2016 through to the present day

ORGANIZATION	NAME / CONTACT	MULTIPLE EMAIL COMMUNICATIONS	PHONE CONVERSATION(S)	IN-PERSON MEETING(S) / SITE VISIT(S)	FORMAL SUPPORT LETTER(S) SUBMITTED TO PLANNING	BRIEF COMMENTS
SF Firefighters Local 798	Thomas O'Connor	√	√	√	√	Supportive of the project and has provided letter to Planning. Coming in as workforce housing partner with project sponsor. Sees benefit of building to middle income and providing first responders with opportunity to live in the communities that they serve.
SF Police Officers Association	Martin Halloran, Tony Montoya, Michael Nevin	√	√	√	√	Supportive of the project and has provided letter to Planning. Coming in as workforce housing partner with project sponsor. Sees benefit of building to middle income and providing first responders with opportunity to live in the communities that they serve.
TL Boys & Girls Club	David Mauroff, Rob Connolly	√	√	√	√	Supportive of the project and has provided letter to Planning. Coming in as workforce housing partner with project sponsor. Sees benefit of building to middle income and providing non-profit social service provider staff with the opportunity to live in the communities that they serve.
Showdogs Restaurant, Machine Coffee & Deli, The Warfield Theater, LLC	David Addington	√	√	√	√	As an owner and proprietor of multiple neighborhood establishments and a longtime, engaged advocate for this community, they view this project as a positive for the neighborhood.
Larkin Street Youth Services	Sherilyn Adams, Ilsa Lund, Haley Mousseau, Lily Wang,	√	√	√	√	In support of the project. Appreciate the diverse tenant mix the project will bring to the neighborhood and community benefits for the community that they serve. Support letter provided to Planning.
Phoenix Hotel	Diana Weech	√	√	X	√	In support of the project as a positive addition to the neighborhood and surrounding community. Provided a letter of support to Planning.
Arab American Grocers Association	Miriam Zouzounis	√	√	X	√	Representing a large segment of minority owned small businesses in the area, these neighborhood grocers support the project and the community benefits they see for their members / owners, employees, families, neighbors and patrons to have a positive environment to live and work on, while preserving a high standard of living. Provided letter support to Planning.
Curry Senior Center	David Knego	√	√	√	X	Supportive of the project and adding a more diverse tenant mix to the neighborhood, including middle-income housing. Appreciates the community benefit of safety to their constituents (seniors) and the need for first responder and non-profit staffers to have the ability to live in the communities in which they serve.
Tenderloin Safe Passage	Kate Robinson	√	√	√	X	Medium supportive based on what they perceive as an important safety boon for the neighborhood. Appreciate workforce housing and adding diverse tenant mix to the area.
SF Contemporary Music Players	Lisa Oman	√	√	X	X	Receptive to positive community benefits of this project. Potentially supportive with more formal submission to Planning.
City Hope San Francisco (faith-based)	Paul Trudeau	√	√	√	X	Appreciates the positives this project can bring to the surrounding community and the constituents that they serve. Has not confirmed formal submission though supportive in general.
On Lok	Eileen Kunz	√	√	√	X	Very engaged on the questions surrounding the project and how they might effect their constituents. Potentially supportive of the project though will not take formal stance.
SF Council of District Merchant Associations	Henry Karnilowicz	√	√	X	X	Receptive to the project and assisted in community outreach.
Faithful Fools Street Ministry	Alex Darr, Sam Dennison, Carmen Barsody	√	√	√	X	Hosted a very open and meaningful dialogue. Potentially supportive of the project, though would like to address broader policy concerns as they pertain to developer / community partnerships and relationships for the community
Counterpulse Arts Collaborative	Erica Dixon, Julie Phelps, Tomas Riley	√	√	√	X	Initial outreach and multiple followups conducted. Did not respond one way or another.
Shih Yu-Lang Central YMCA	Leslie Truong	√	X	X	X	Initial outreach and multiple followups conducted. Did not respond one way or another.
Friends of Boeddeker Park	Betty Traynor	√	√	X	X	Initial outreach and multiple followups conducted. Did not respond one way or another.
PIANOFIGHT	Dan Williams	√	X	X	X	Initial outreach and multiple followups conducted. Did not respond one way or another.
Evergold Gallery, SFAQ Magazine	Andrew McClintock	√	√	√	√	Receptive to the merits of the project, though voiced broader community concerns.
Brenda's French Soul Food Kitchen	Libby Truesdell, Brenda Buenviaje	√	X	X	X	Initial outreach and multiple followups conducted. Did not respond one way or another.
Farmer Brown's	Deanna & Jay	√	X	X	X	Initial outreach and multiple followups conducted. Did not respond one way or another.
The Chairman	Chef Hiroo, Curtis, Ashley Lee	√	√	X	X	Initial outreach and multiple followups conducted. Did not respond one way or another.
Episcopal Community Services	Karen Gruneisen, Ken Reggi	√	√	√	X	Initial outreach and multiple followups conducted. Did not respond one way or another.
ABD Productions	Rebecca Chun	√	X	X	X	Initial outreach and multiple followups conducted. Did not respond one way or another.
AfroSolo Theater Co.	Thomas Simpson	√	X	X	X	Initial outreach and multiple followups conducted. Did not respond one way or another.
Asian & Pacific Islander Wellness Center	Lance Toma, Sapna Mysoor	√	X	X	X	Initial outreach and multiple followups conducted. Did not respond one way or another.
Senior and Disability Action	Jessica Lehman	√	√	√	X	Initial outreach and multiple followups conducted. Did not respond one way or another.
Veterans Equity Center – BISHOP	Luisa M. Antonio	√	X	X	X	Initial outreach and multiple followups conducted. Did not respond one way or another.

Compass Children's Services	Erica Kisch	√	√	X	X	Initial outreach and multiple followups conducted. Did not respond one way or another.
Livable Cities / Sunday Streets	Tom Radulovich, Scott Reinstein	√	√	√	X	Receptive to the merits of the project, though declined to engage further based on organizational policy.
Hamilton Family Center	Jeff Kositsky	√	√	√	X	Receptive to the merits of the project, though declined to formally participate based on organizational policy.
United Educators of San Francisco	Ken Tray, Lita Blanc, Susan Solomon	√	√	X	X	Receptive to the merits of the project, though declined to formally participate in the form of appearance or letter.
Hospitality House	Jackie Jenks, Jeanie Collins	√	√	√	X	Hosted a very engaging and constructive conversations. Community benefits of the project perceived as appreciated though community concerns also communicated. Voiced various "good neighbor policies" that the sponsor sincerely consider for implementation within the project.
De Marillac Academy (youth/school)	Mike Daniels, Michael Anderer	√	√	√	X	Hosted a very engaging and constructive conversations. Community benefits of the project perceived as appreciated though community concerns also communicated. Voiced various "good neighbor policies" that the sponsor sincerely consider for implementation within the project.
The Gubbio Project	Laura Slattery, Tina Christopher	√	X	X	X	Initial outreach and multiple followups conducted. Did not respond one way or another.
St. Anthony's Foundation and Dining Room	Barry Stenger	√	√	X	X	Opposed to broader concerns that they perceive the project touches on.
San Francisco Interfaith Council	Michael Pappas	√	√	√	X	Overall supportive of the project and the community engagement approach from the sponsors. Appreciates the positive impact of the project.
Tenderloin Housing Clinic	Randy Shaw	√	X	X	X	Declined to have deeper conversations about the project after multiple requests made.
TNDC	Alexandra Goldman	√	√	√	X	Conducted and open an engaging conversation on the merits of the project and broader community concerns.
St. Francis Living Room	Greg Moore	√	√	√		Conducted and open an engaging conversation on the merits of the project and broader community concerns.
The Mosser Hotel	Neveo Mosser, Kevin Bazant, Ilene Dick	√	√	√	√	Very supportive. Has provided letter to Planning. Participating in the conversion application process.
Hotel Des Arts	Stephen Forget, Samantha Felix, Thom Cooper	√	√	√	√	Very supportive. Has provided letter to Planning. Participating in the conversion application process.
Mithila Hotel	Randy Waland, Tim Waland	√	√	√	√	Very supportive. Has provided letter to Planning. Participating in the conversion application process.
Union Square Plaza Hotel	Kantilal C. Patel, Mike Patel	√	√	√	√	Very supportive. Has provided letter to Planning. Participating in the conversion application process.
Hotel Fusion	Eugene Mui, Steven J. McCauslin	√	√	√	X	Very supportive. Will provide letter to Planning. Participating in the conversion application process.
New Central Hotel	Anil Patel	√	√	√	√	Very supportive. Has provided letter to Planning. Participating in the conversion application process.

Jt. Exhibit 8

Community Letters in Support of Conversion



John Rahaim
Director of Planning
San Francisco Planning Department
john.rahaim@sfgov.org

Jonas P. Ionin
Commission Secretary
San Francisco Planning Commission
Commissions.Secretary@sfgov.org

Wednesday, April 20, 2016

To Whom it May Concern,

As a vital trade association with the aim of protecting the economic and political rights of small businesses in San Francisco, we care deeply about the success of the Tenderloin community and wish to register our support for the application of conversions proposed by DKR Partners, LP for the projects at 361 Turk Street and 145 Leavenworth Street represented in this Planning process.

Especially true of a community like the Tenderloin, it is said that the backbone of our economy and cultural vitality is local small business, which is why **The Arab American Grocers Association (AAGA)** represents a large segment of these minority owned small businesses. The AAGA defends the small neighborhood grocers that serve the community in the face of many challenges. As an organization, we ensure that not only our members, our employees, families and patrons have a positive environment to live and work, but we also believe that everyone in our community deserves a high standard of living.

We believe that the innovative workforce housing proposed within the projects at 361 Turk Street and 145 Leavenworth Street, dedicated specifically for our City's first responders, local non-profit community service providers and other essential neighborhood employees – those who have had a difficult time finding housing options in the City – will help create a healthy tenant mix for a stronger Tenderloin community and hopefully provide a powerful model for future positive development throughout all of San Francisco.

Of these 231 new units at the Turk and Leavenworth buildings, on top of the 12% BMR that fulfills the City's mandate, these 40 units or an additional 17% of dedicated workforce housing offered at a restricted, middle-income rate will help sustain San Francisco's growing population and foster an economically diverse community by allowing for the very people who serve our residents the opportunity to live alongside them as fellow neighbors in brand new housing at reasonable rates.

The project sponsor has also committed to both outside use of the community meeting spaces within these new buildings and to ensure that any building management team selected will hire from the local community. We appreciate the communicative approach the project sponsor has taken reaching out to the neighborhood in order to deliver on a collaborative and positive project.

For decades there has been a lot of talk about dedicated workforce housing, though not a lot of action, so we applaud the project sponsors for going above and beyond what is simply required. As a significant association of merchants and neighbors invested in the Tenderloin, we respectfully ask that the San Francisco Planning Commission and our Planning Department please approve these proposed conversions so that these projects might move forward as a boon for the community.

Very truly yours,

Shakib Kaileh Miriam Zouzounis Fuad Attia
The Arab American Grocers Association



**BOYS & GIRLS CLUBS
OF SAN FRANCISCO**

Tuesday, April 19, 2016

John Rahaim
Director of Planning
john.rahaim@sfgov.org

Scott Sanchez
Zoning Administrator
scott.sanchez@sfgov.org

Jonas P. Ionin
Commission Secretary
Commissions.Secretary@sfgov.org

San Francisco Planning Department &
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

To Whom It May Concern,

Boys & Girls Clubs of San Francisco is pleased to offer our full endorsement of the application for conversions proposed by DKR Partners, LP ("DKR") on behalf of the many hotel owners represented in this process. Providing workforce housing for firefighters, police officers, teachers and non-profits will create a healthy tenant mix for a stronger Tenderloin community, a place we have called home for 20 years.

For decades, we have heard promises to dedicate workforce housing for non-profit workers and this project actually delivers. We understand that the funding generated from transferring these designated residential hotel units will help finance the project and allow some of our staff to live in brand new housing at an affordable rate. We have been working with DKR and Forge Land Company to accomplish these goals.

Boys & Girls Clubs of San Francisco recognizes the importance of creating workforce housing in our communities that enables our employees and program graduates the ability to live in San Francisco, right alongside the same people they work with each and every day. Like many individuals, our staff members and program graduates are having difficulties finding affordable housing options in the city. They do not qualify for "affordable" housing, as defined by the City, and there are too few solutions that address this incredible need. This project and the process of conversions will help alleviate these difficulties in two ways: first, by creating 231 units of new housing of which 40 units or 17% will be workforce affordable housing, and second, through DKR's commitment to offer our staff the opportunity to rent units in this development at a notably reduced rate.

Forge Land Company, owner of the project, has already agreed to provide 12% of its units at below market rate ("BMR") as mandated by City law. Working in concert with DKR, Forge has agreed to accept

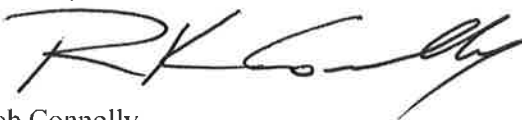
the conversion units, per the current law, and, under a separate lease agreement with DKR, provide an additional 17% or 40 units at approximately 140% of Area Median Income ("AMI"). Under the agreement, these 40 units will be made available by DKR to middle-income households of First Responders, teachers, and non-profit workers like those at Boys & Girls Clubs. Professionals such as these are necessary to serve San Francisco's growing population, including the most vulnerable among us.

As a result of our work with DKR, they have committed to enter into a twenty-year agreement, with renewal options, to provide these 40 units to our non-profit employees and program graduates, along with San Francisco firefighters, police officers and teachers.

In the future, as we continue to serve the local community of the Tenderloin and families across San Francisco, we need opportunities for housing like the one being offered within this project. We implore you to sincerely consider these new housing options that will ensure a high quality of life for our employees and the people and partners we work with, and enable them to live in the community they know and serve.

As President of Boys & Girls Clubs of San Francisco, I respectfully ask the San Francisco Planning Department and the San Francisco Planning Commission to grant approval to proceed with the residential hotel conversions under San Francisco's Residential Hotel Ordinance.

Sincerely,

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

Rob Connolly
President
Boys & Girls Clubs of San Francisco

John Rahaim
Director of Planning
San Francisco Planning Department
john.rahaim@sfgov.org

Jonas P. Ionin
Commission Secretary
San Francisco Planning Commission
Commissions.Secretary@sfgov.org

Monday, November 28, 2016

RE: Tenant Support for the Hotel Des Arts Conversion Applications

To the San Francisco Planning Commission,

I moved into the Hotel Des Arts in the early 1990's, so as a long-term resident I am invested in the success of these hotel owners and our community. I have a good relationship with the owners of Des Arts. They have never tried to sidestep the system by moving me to another room in an attempt to have me lose my tenant protections nor have they tried to evict me. Quite the opposite, they have continually assured me that I can continue occupy this room as long as I choose and have assured me that this conversion will not affect me in anyway.

The owners of our building are good people. They have always made me feel welcome. They say what they mean and do what they say so I have complete faith that they will honor my right to live here. They are responsive to my needs and when there's a problem, which there rarely is, they fix it.

I live in a small SRO that has no common space, so to be honest, I am either in my room or hanging out on the street. I can attest to the fact that because of the size of my room, it isn't ideal for long-term living. Because the building is in a predominantly business and tourist oriented area, I have limited access to residential services.

It is my understanding that the new units will not only mean dignified living for residents, but also new permanently affordable housing for the City. I have learned about the workforce housing being proposed at this project. I think having first-responders and social workers being able to live in the communities that they serve and alongside us as neighbors will make for a safer and more connected community.

The project sponsors have shown a sincere commitment to take care of me as a resident. With all this in mind, I respectfully write to you today to please approve these conversion applications and help strengthen our community by keeping San Francisco a truly accommodating place.

Yours,



Mr. Robert Gerhart
Resident at the Hotel Des Arts, unit #511
447 Bush Street, San Francisco, CA 94108



447 Bush Street
San Francisco, CA 94108
415.956.3232 (p)
415.956.0399 (f)
reservations@sshoteldesarts.com

John Rahaim
Director of Planning
San Francisco Planning Department
john.rahaim@sfgov.org

Jonas P. Ionin
Commission Secretary
San Francisco Planning Commission
Commissions.Secretary@sfgov.org

Friday, April 22, 2016

To the San Francisco Planning Commission and Planning Department,

As a long-time, local hotel owner and operator who cares deeply about our City and the success of the Tenderloin community, I am writing this letter of support to respectfully request your approval of the application for residential hotel conversions put forth by DKR Partners, LP reflected in this Planning process under project sponsors Forge Land Company, LLC for the new buildings located at 361 Turk Street and 145 Leavenworth Street.

Having already been entitled by the Commission last summer, we see these transfers of residential hotel units from our hotel to new group housing at 361 Turk and 145 Leavenworth as a net positive gain for the community, allowing both our hotels to realize our dream of operating 100% as tourist hotels, while enabling these new buildings to serve our City with more long-term housing stock that we so desperately need by committing nearly 30% of these new units at Turk and Leavenworth to be rent restricted at below market rate.

When it was first enacted in 1981 the purpose of the Residential Hotel Ordinance was to protect existing, naturally affordable housing by restricting guest rooms in the City that had been occupied by a tenant for at least 32 consecutive days on November 23, 1979. These rooms are required to be occupied for 7 days or more at a time. This was somewhat of an emergency measure at the time, and as such it was very broadly applied to any units in any buildings that met this criterion. As a result, this created a situation where a significant number of buildings in the City, such as our hotel, have a mix of tourist and residential hotel rooms.

Ours and the other hotels were all built before June 13, 1979, meaning they are subject to rent control. However, as the rooms are only required to be rented for 7 days or more at a time, rent control never actually kicks in because this only applies after a tenant has occupied a room for at least 32 consecutive days. These rooms are therefore used primarily as extended stay tourist rooms – at tourist rates. So, these are not naturally affordable rooms intended to be protected when the Ordinance was first enacted. Our hotel is one of 6 hotels who will benefit from converting our current mixed-tourist use units into more long-term residential housing stock at the new buildings at Turk and Leavenworth, which will keep more in line with the original intent of the Ordinance.

Furthermore, on top of fulfilling the City's 12% BMR mandate, the project sponsors are working with the Police and Firefighters unions, the Boys and Girls Club, and other essential local workforce to dedicate 40 additional units in these new buildings at a restricted, middle income rate for years to come. We believe this additional 17% commitment of new workforce housing goes above and beyond what is required and will provide our first responders and non-profit service providers who have a hard time finding places to live in the City with the opportunity to become neighbors in the very communities they serve. We think local residents will appreciate



447 Bush Street
San Francisco, CA 94108
415.956.3232 (p)
415.956.0399 (f)
reservations@sshoteldesarts.com

knowing that they will live alongside first responders and service providers. It is also our hope that this workforce housing will help sustain a healthy tenant mix in the community and become an innovative workforce housing model for future positive development throughout all San Francisco.

The project sponsors have also taken a proactive and collaborative approach reaching out to the community to listen to their ideas, register any concerns and make sure that they deliver on the best possible, positive project for the neighborhood. In doing so, the project sponsors have committed both to open up outside use for community meeting spaces within these new buildings and to ensure that any building management team selected will hire from the local community.

In closing, we respectfully request that the Planning Commission and Planning Department approve these important conversions to ensure that the Tenderloin neighborhood continues to thrive as a vibrant and economically diverse community, so that we as hotel owners have the ability to operate our hotels most effectively, so that as a City we create housing options to accommodate all of our workforce, and so San Francisco can benefit by gaining more of the essential BMR housing stock that will ultimately uphold the original intent of the Residential Hotel Ordinance.

Sincerely,

A handwritten signature in black ink, consisting of a stylized, looped initial 'S' followed by a horizontal line that curves upwards at the end.

Stephen Forget
Owner, Operator
Hotel Des Arts
447 Bush Street, San Francisco, CA 94108

John Rahaim
Director of Planning
San Francisco Planning Department
john.rahaim@sfgov.org

Jonas P. Ionin
Commission Secretary
San Francisco Planning Commission
Commissions.Secretary@sfgov.org

Friday, April 22, 2016

To the San Francisco Planning Commission and Planning Department,

As a long-time, local hotel owner and operator who cares deeply about our City and the success of the Tenderloin community, I am writing this letter of support to respectfully request your approval of the application for residential hotel conversions put forth by DKR Partners, LP reflected in this Planning process under project sponsors Forge Land Company, LLC for the new buildings located at 361 Turk Street and 145 Leavenworth Street.

Having already been entitled by the Commission last summer, we see these transfers of residential hotel units from our hotel to new group housing at 361 Turk and 145 Leavenworth as a net positive gain for the community, allowing both our hotels to realize our dream of operating 100% as tourist hotels, while enabling these new buildings to serve our City with more long-term housing stock that we so desperately need by committing nearly 30% of these new units at Turk and Leavenworth to be rent restricted at below market rate.

When it was first enacted in 1981 the purpose of the Residential Hotel Ordinance was to protect existing, naturally affordable housing by restricting guest rooms in the City that had been occupied by a tenant for at least 32 consecutive days on November 23, 1979. These rooms are required to be occupied for 7 days or more at a time. This was somewhat of an emergency measure at the time, and as such it was very broadly applied to any units in any buildings that met this criterion. As a result, this created a situation where a significant number of buildings in the City, such as our hotel, have a mix of tourist and residential hotel rooms.

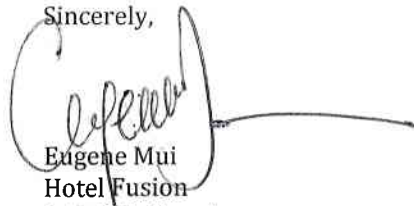
Ours and the other hotels were all built before June 13, 1979, meaning they are subject to rent control. However, as the rooms are only required to be rented for 7 days or more at a time, rent control never actually kicks in because this only applies after a tenant has occupied a room for at least 32 consecutive days. So, these are not naturally affordable rooms intended to be protected when the Ordinance was first enacted. Our hotel is one of 6 hotels who will benefit from converting our current mixed-tourist use units into more long-term residential housing stock at the new buildings at Turk and Leavenworth, which will keep more in line with the original intent of the Ordinance.

Furthermore, on top of fulfilling the City's 12% BMR mandate, the project sponsors are working with the Police and Firefighters unions, the Boys and Girls Club, and other essential local workforce to dedicate 40 additional units in these new buildings at a restricted, middle income rate for years to come. We believe this additional 17% commitment of new workforce housing goes above and beyond what is required and will provide our first responders and non-profit service providers who have a hard time finding places to live in the City with the opportunity to become neighbors in the very communities they serve. We think local residents will appreciate knowing that they will live alongside first responders and service providers. It is also our hope that this workforce housing will help sustain a healthy tenant mix in the community and become an innovative workforce housing model for future positive development throughout all San Francisco.

The project sponsors have also taken a proactive and collaborative approach reaching out to the community to listen to their ideas, register any concerns and make sure that they deliver on the best possible, positive project for the neighborhood. In doing so, the project sponsors have committed both to open up outside use for community meeting spaces within these new buildings and to ensure that any building management team selected will hire from the local community.

In closing, we respectfully request that the Planning Commission and Planning Department approve these important conversions to ensure that the Tenderloin neighborhood continues to thrive as a vibrant and economically diverse community, so that we as hotel owners have the ability to operate our hotels most effectively, so that as a City we create housing options to accommodate all of our workforce, and so San Francisco can benefit by gaining more of the essential BMR housing stock that will ultimately uphold the original intent of the Residential Hotel Ordinance.

Sincerely,



Eugene Mui
Hotel Fusion
140 Ellis Street
San Francisco, CA 94109

Rodney Fong
Commission President
San Francisco Planning Commission
(415) 202-0436
planning@rodneymfong.com

Jonas P. Ionin
Commission Secretary
1650 Mission Street, Suite 400
San Francisco, CA 94103
San Francisco Planning Commission
Commissions.Secretary@sfgov.org

Tuesday, November 29, 2016

San Francisco Planning Commissioners,

Please approve the applications for conversion in front of you at the December 8th Planning Commission meeting so that we can move forward with this positive project at 361 Turk and 145 Leavenworth Street for the community.

I moved into the Mosser Hotel on June 28th, 1994, so I can personally attest as a longtime resident to the good nature of these hotel owners. I want them and their families to be successful like I want my community to be successful. I have a good relationship with these owners and they have never moved me around to different rooms tried to play games with my housing in any way. In fact, they have assured me that they will allow me to stay here in accordance with the City's rent control rules and have offered me a lifetime lease to remain protected under rent control. These conversions will not jeopardize my tenancy.

The owners are welcoming people who have never tried to evict me. They are good people who do what they say and say what they mean. They have always been responsive to my needs and they get right on it when there's any problem whatsoever.

As the resident of an SRO, I am either in my small room or using the sidewalk as my only recourse for a living room. It's my understanding that these new units being created under these conversions will provide indoor common space and outdoor open space at the building itself.

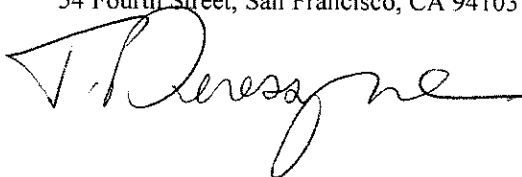
It's important to note that I live in a part of the city that is primarily a business and tourist area, thus I do not have full residential services in my neighborhood. It is my understanding that these new units will have more residential services located in their vicinity, and will provide private bathrooms and private kitchenettes.

It is my belief that these new units will create more comfortable lifestyle for its residents and also the new permanent and affordable housing that the city so desperately needs. I have also learned about the workforce housing being proposed with these conversions for first-responders and social workers live in the neighborhood, which should help make our streets safer, secure and more connected in a positive environment. Finally, in my estimation, I have seen the project sponsors to be sincere in their commitment to reach out to the community for input and to take care of us residents, looking into local hiring for the new building's services employees.

It's with this spirit that I again request that you approve these six conversion applications in front of you December 8th in order to keep our community strong and make sure our City stays accommodating and affordable for all.

Humbly,

Ted Deressegne
Mosser Hotel, Resident of Room 514
54 Fourth Street, San Francisco, CA 94103



Rodney Fong
Commission President
San Francisco Planning Commission
(415) 202-0436
planning@rodneyfong.com

Jonas P. Ionin
Commission Secretary
1650 Mission Street, Suite 400
San Francisco, CA 94103
San Francisco Planning Commission
Commissions.Secretary@sfgov.org

Tuesday, November 29, 2016

Dear Planning Commissioners,

Please approve the applications for conversion that will be in front of you at the December 8th Commission hearing! This project at 361 Turk and 145 Leavenworth Street will be a real benefit for my community and the City.

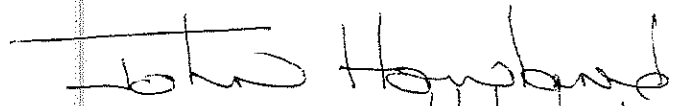
I've been a resident of the Mosser since February 1st, 1993. I know these hotel owners to be good people. I believe in their success and I have always had a good relationship with them. Not once have they tried to move my room around or attempted to jeopardize my tenancy in any way. In fact, they have assured me that they will allow me to stay here in accordance with City's rent control protections and offered me a life-time lease, rent-controlled.

I've never had any issue with the owners and they have always been responsive to my needs in every way. They have always made me a welcomed member of the building. They have never attempted to evict me and these conversions will have no negative effect on my being a tenant.

I live in a part of the city that is more business and tourist than it is residential. As a result of this fact, my access to nearby residential services is limited. As the resident of an SRO, I am either in my room or using the sidewalks as my living room because my current unit was never designed with long-term living in mind. I have learned that these new units being created with the conversions will provide for new indoor common space in the building and outdoor open space too. It is clear that these new units will give us residents more access to residential services, not too mention the all important private bathrooms and private kitchenettes.

I believe these new units being created as a result of these conversion will mean a great living situations for its residents, and help the city's lack of permanent and affordable housing stock overall. On top of this, there will be new workforce housing at this project allowing for first-responders and nonprofit service providers to be able to live as our neighbors in the community that they serve and make for a safer and more positive living environment for all of us.

The sponsors of this project are sincere in taking care of the residents, reaching out to our neighbors. It is in this spirit that I ask you to approve these conversion applications.


Mosser Hotel, #709
54 Fourth St. 94103
San Francisco, CA

RODNEY FONG
Commission President
San Francisco Planning Commission
(415) 202-0436
planning@rodnevfong.com

Jonas P. Ionin
Commission Secretary
1650 Mission Street, Suite 400
San Francisco, CA 94103
San Francisco Planning Commission
Commissions.Secretary@sfgov.org

Tuesday, November 29, 2016

Dear SF Planning Commissioners:

I respectfully ask you to approve the conversion applications that will be in front of you on December 8th for the project at 361 Turk and 145 Leavenworth Street.

The owners of the Mosser Hotel and I have a great rapport and they have always been responsive to my needs since I have been a resident in 1997. They have never tried to move me around or play any games with me in order skirt the system. They have assured my residency and that they will allow me to stay here in accordance with City's rent control rules.

I am invested in the success of these hotel owners success and that of our community. They have never tried to evict me. In fact, I have been offered a lifetime lease to stay protected under rent control. These conversions will have no effect on my tenancy. The owners of our building are good people and have always made me feel welcome. They do what they say and say what they. If there is ever a problem then they fix it right away.

It is my understanding that these new units being created will have indoor and outdoor common space. I live in an area that is predominantly business and tourist oriented, so as a result I have limited residential services in the immediate area. These new units will have more residential services nearby.


The new units in these conversions will not only mean more comfortable living for residents, but also permanent and affordable housing for the City. I have learned that there is workforce housing being proposed at this project and I think having first-responders and non-profit providers living in the communities that they serve as my neighbors will make our environment safer and our community even more connected.

The sponsors of these applications have shown a sincere commitment to take care of us residents. They have outreached to all of us neighbors.

In this spirit, I again humbly ask that you please approve these six conversion applications that will be in front of you on December 8th at the Commission hearing and help strengthen our community by keeping San Francisco a truly accommodating place.

Sincerely,

Verlyn James
The Mosser Hotel
54 Fourth Street, San Francisco, CA 94103





Larkin Street Youth Services
134 Golden Gate Avenue
San Francisco, CA 94102
Tel (415) 673.0911
Fax (415) 749.3838
www.larkinstreetyouth.org

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C. David Zoba

John Rahaim
Director of Planning
john.rahaim@sfgov.org

Jonas P. Ionin
Commission Secretary
Commissions.Secretary@sfgov.org

San Francisco Planning Department &
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Monday, March 28, 2016

To Whom it May Concern,

As a local non-profit service provider deeply invested in the success of the Tenderloin community, we want to register our official support for the application of conversions proposed by DKR Partners, LP for the project at 361 Turk Street and 145 Leavenworth Street represented in this Planning process.

Founded in 1984 by a group of local business owners, church members, and neighbors, Larkin Street Youth Services is now an internationally recognized model for how we can successfully integrate housing, education, employment and health services to get homeless and at-risk kids off the streets. Each year we provide over 3,000 youth between the ages of 12 and 24 a place where they can feel safe and the help they need to rebuild their lives, their sense of self-respect, trust, and hope; learn school, life and job skills; and find the confidence to build a future.

We sincerely believe that the innovative workforce housing proposed within the project at 361 Turk Street and 145 Leavenworth Street dedicated specifically for first responders, public school educators and local non-profit providers – those currently having great difficulty in finding suitable housing options to live in the City – will create a healthy tenant mix for a stronger Tenderloin community and provide a powerful model for positive future development throughout San Francisco.

These 231 units of long-term housing stock are necessary to sustain San Francisco's growing population and will provide a high quality of dignified living for local tenants. These projects will also help foster an economically diverse by allowing for the very people who directly serve our residents, including those most vulnerable, the opportunity to live alongside them as fellow neighbors in brand new housing and at affordable rates.

Furthermore, we appreciate the proactive outreach and communicative approach that DKR Partners, LP has taken in working with the community to deliver on a positive project for the neighborhood. For decades there has been a lot of talk about dedicated workforce housing, though not a lot of action, so we truly applaud the honest commitment of DKR Partners, LP to the people of the Tenderloin by going above and beyond to offer more than what is simply required.



Larkin Street Youth Services
134 Golden Gate Avenue
San Francisco, CA 94102
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Fax (415) 749.3838
www.larkinstreetyouth.org

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Adam Moise
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Aaron C. Schwartz
Christine Tsingos
Charles J. Wibbelsman, M.D.
C. David Zoba

As a neighbor, we respectfully ask the San Francisco Planning Commission and our Planning Department to approve these conversions so this project might move forward for the community.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Sherilyn", with a long horizontal flourish extending to the right.

Sherilyn Adams | Executive Director
Larkin Street Youth Services
134 Golden Gate Avenue
San Francisco, CA 94102



United Brotherhood of Carpenters
and Joiners of America
LOCAL UNION NO. 22

November 29, 2016

John Rahaim
Director of Planning
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Director Rahaim,

On behalf of more than 3300 members, Carpenters Local Union 22 would like to officially register our full endorsement of the application to covert proposed by Forge Land Company LLC ("Forge"). Forge has committed to use a union signatory general contractor and employ Carpenters Union members in the construction of the 361 Turk Street and 145 Leavenworth Street projects, thus ensuring the creation of numerous living wages and benefits, union construction jobs and entry into union apprenticeship programs for local workers.

Although the City mandates that each new development project provide 12% of its units at below market rate ("BMR"), DKR, in cooperation with the developer Forge Land Company, LLC., has pledged to go above this requirement by providing an additional 17% or 40 units at approximately 140% of Area Median Income ("AMI"). These designated 40 units will be dedicated to middle-income households of First Responders, teachers, and non-profit employees who are necessary to serve San Francisco's growing population. This combination of housing will help to alleviate the current housing crisis in San Francisco.

With their commitment to San Francisco workers, residents and our community at large we again encourage you to support this well planned and transformative community minded project.

Respectfully,

Todd Williams
Senior Field Representative

sko/opeiu29/afl-cio





United Brotherhood of Carpenters
and Joiners of America
LOCAL UNION NO. 22

November 29, 2016

Scott Sanchez
Zoning Administrator
Office of the Zoning Administrator
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Sanchez,

On behalf of more than 3300 members, Carpenters Local Union 22 would like to officially register our full endorsement of the application to covert proposed by Forge Land Company LLC ("Forge"). Forge has committed to use a union signatory general contractor and employ Carpenters Union members in the construction of the 361 Turk Street and 145 Leavenworth Street projects, thus ensuring the creation of numerous living wages and benefits, union construction jobs and entry into union apprenticeship programs for local workers.

Although the City mandates that each new development project provide 12% of its units at below market rate ("BMR"), DKR, in cooperation with the developer Forge Land Company, LLC., has pledged to go above this requirement by providing an additional 17% or 40 units at approximately 140% of Area Median Income ("AMI"). These designated 40 units will be dedicated to middle-income households of First Responders, teachers, and non-profit employees who are necessary to serve San Francisco's growing population. This combination of housing will help to alleviate the current housing crisis in San Francisco.

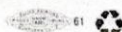
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Respectfully,

Todd Williams
Senior Field Representative

sko/opeciu29/afl-cio

2085 3RD STREET • SAN FRANCISCO, CA 94107
TELEPHONE: (415) 355-1322 • FAX: (415) 355-1422





United Brotherhood of Carpenters
and Joiners of America
LOCAL UNION NO. 22

November 29, 2016

Jonas P. Ionin
Commission Secretary
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Ionin,

On behalf of more than 3300 members, Carpenters Local Union 22 would like to officially register our full endorsement of the application to covert proposed by Forge Land Company LLC ("Forge"). Forge has committed to use a union signatory general contractor and employ Carpenters Union members in the construction of the 361 Turk Street and 145 Leavenworth Street projects, thus ensuring the creation of numerous living wages and benefits, union construction jobs and entry into union apprenticeship programs for local workers.

Although the City mandates that each new development project provide 12% of its units at below market rate ("BMR"), DKR, in cooperation with the developer Forge Land Company, LLC., has pledged to go above this requirement by providing an additional 17% or 40 units at approximately 140% of Area Median Income ("AMI"). These designated 40 units will be dedicated to middle-income households of First Responders, teachers, and non-profit employees who are necessary to serve San Francisco's growing population. This combination of housing will help to alleviate the current housing crisis in San Francisco.

With their commitment to San Francisco workers, residents and our community at large we again encourage you to support this well planned and transformative community minded project.

Respectfully,

Todd Williams
Senior Field Representative

sko/opeiu29/afl-cio





United Brotherhood of Carpenters
and Joiners of America
LOCAL UNION NO. 22

November 29, 2016

Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, California 94103

Dear President Fong,

On behalf of more than 3300 members, Carpenters Local Union 22 would like to officially register our full endorsement of the application to covert proposed by Forge Land Company LLC ("Forge"). Forge has committed to use a union signatory general contractor and employ Carpenters Union members in the construction of the 361 Turk Street and 145 Leavenworth Street projects, thus ensuring the creation of numerous living wages and benefits, union construction jobs and entry into union apprenticeship programs for local workers.

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Respectfully,

Todd Williams
Senior Field Representative

sko/open29/afl-cio

2085 3RD STREET • SAN FRANCISCO, CA 94107
TELEPHONE: (415) 355-1322 • FAX: (415) 355-1422





United Brotherhood of Carpenters
and Joiners of America
LOCAL UNION NO. 22

November 29, 2016

Joel Koppel
Commissioner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioner Koppel,

On behalf of more than 3300 members, Carpenters Local Union 22 would like to officially register our full endorsement of the application to covert proposed by Forge Land Company LLC ("Forge"). Forge has committed to use a union signatory general contractor and employ Carpenters Union members in the construction of the 361 Turk Street and 145 Leavenworth Street projects, thus ensuring the creation of numerous living wages and benefits, union construction jobs and entry into union apprenticeship programs for local workers.

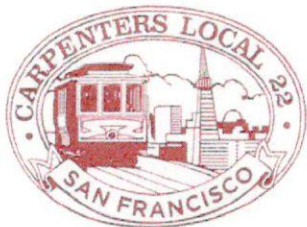
Although the City mandates that each new development project provide 12% of its units at below market rate ("BMR"), DKR, in cooperation with the developer Forge Land Company, LLC., has pledged to go above this requirement by providing an additional 17% or 40 units at approximately 140% of Area Median Income ("AMI"). These designated 40 units will be dedicated to middle-income households of First Responders, teachers, and non-profit employees who are necessary to serve San Francisco's growing population. This combination of housing will help to alleviate the current housing crisis in San Francisco.

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Respectfully,

Todd Williams
Senior Field Representative

sko/opeciu29/afl-cio



United Brotherhood of Carpenters
and Joiners of America
LOCAL UNION NO. 22

November 29, 2016

Myrna Melgar
Commissioner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioner Melgar,

On behalf of more than 3300 members, Carpenters Local Union 22 would like to officially register our full endorsement of the application to covert proposed by Forge Land Company LLC ("Forge"). Forge has committed to use a union signatory general contractor and employ Carpenters Union members in the construction of the 361 Turk Street and 145 Leavenworth Street projects, thus ensuring the creation of numerous living wages and benefits, union construction jobs and entry into union apprenticeship programs for local workers.

Although the City mandates that each new development project provide 12% of its units at below market rate ("BMR"), DKR, in cooperation with the developer Forge Land Company, LLC., has pledged to go above this requirement by providing an additional 17% or 40 units at approximately 140% of Area Median Income ("AMI"). These designated 40 units will be dedicated to middle-income households of First Responders, teachers, and non-profit employees who are necessary to serve San Francisco's growing population. This combination of housing will help to alleviate the current housing crisis in San Francisco.

With their commitment to San Francisco workers, residents and our community at large we again encourage you to support this well planned and transformative community minded project.

Respectfully,

Todd Williams
Senior Field Representative

sko/opeiu29/afl-cio



United Brotherhood of Carpenters
and Joiners of America
LOCAL UNION NO. 22

November 29, 2016

Kathrin Moore
Commissioner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioner Moore,

On behalf of more than 3300 members, Carpenters Local Union 22 would like to officially register our full endorsement of the application to covert proposed by Forge Land Company LLC ("Forge"). Forge has committed to use a union signatory general contractor and employ Carpenters Union members in the construction of the 361 Turk Street and 145 Leavenworth Street projects, thus ensuring the creation of numerous living wages and benefits, union construction jobs and entry into union apprenticeship programs for local workers.

Although the City mandates that each new development project provide 12% of its units at below market rate ("BMR"), DKR, in cooperation with the developer Forge Land Company, LLC., has pledged to go above this requirement by providing an additional 17% or 40 units at approximately 140% of Area Median Income ("AMI"). These designated 40 units will be dedicated to middle-income households of First Responders, teachers, and non-profit employees who are necessary to serve San Francisco's growing population. This combination of housing will help to alleviate the current housing crisis in San Francisco.

With their commitment to San Francisco workers, residents and our community at large we again encourage you to support this well planned and transformative community minded project.

Respectfully,

Todd Williams
Senior Field Representative

sko/opeiu29/afl-cio



United Brotherhood of Carpenters
and Joiners of America
LOCAL UNION NO. 22

November 29, 2016

Christine Johnson
Commissioner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Commissioner Johnson,

On behalf of more than 3300 members, Carpenters Local Union 22 would like to officially register our full endorsement of the application to covert proposed by Forge Land Company LLC ("Forge"). Forge has committed to use a union signatory general contractor and employ Carpenters Union members in the construction of the 361 Turk Street and 145 Leavenworth Street projects, thus ensuring the creation of numerous living wages and benefits, union construction jobs and entry into union apprenticeship programs for local workers.

Although the City mandates that each new development project provide 12% of its units at below market rate ("BMR"), DKR, in cooperation with the developer Forge Land Company, LLC., has pledged to go above this requirement by providing an additional 17% or 40 units at approximately 140% of Area Median Income ("AMI"). These designated 40 units will be dedicated to middle-income households of First Responders, teachers, and non-profit employees who are necessary to serve San Francisco's growing population. This combination of housing will help to alleviate the current housing crisis in San Francisco.

With their commitment to San Francisco workers, residents and our community at large we again encourage you to support this well planned and transformative community minded project.

Respectfully,

Todd Williams
Senior Field Representative

sko/opei29/afl-cio



United Brotherhood of Carpenters
and Joiners of America
LOCAL UNION NO. 22

November 29, 2016

Dennis Richards
Commission Vice-President
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Vice-President Richards,

On behalf of more than 3300 members, Carpenters Local Union 22 would like to officially register our full endorsement of the application to covert proposed by Forge Land Company LLC ("Forge"). Forge has committed to use a union signatory general contractor and employ Carpenters Union members in the construction of the 361 Turk Street and 145 Leavenworth Street projects, thus ensuring the creation of numerous living wages and benefits, union construction jobs and entry into union apprenticeship programs for local workers.

Although the City mandates that each new development project provide 12% of its units at below market rate ("BMR"), DKR, in cooperation with the developer Forge Land Company, LLC., has pledged to go above this requirement by providing an additional 17% or 40 units at approximately 140% of Area Median Income ("AMI"). These designated 40 units will be dedicated to middle-income households of First Responders, teachers, and non-profit employees who are necessary to serve San Francisco's growing population. This combination of housing will help to alleviate the current housing crisis in San Francisco.

With their commitment to San Francisco workers, residents and our community at large we again encourage you to support this well planned and transformative community minded project.

Respectfully,

Todd Williams
Senior Field Representative

sko/opeiu29/afl-cio

NEW CENTRAL HOTEL & HOSTEL LLC

1412 MARKET STREET

SAN FRANCISCO, CA 94102

TEL: (415) 509.8620

FAX: (415) 702.6496

EMAIL: anilpatel855@yahoo.com

Thursday, April 21, 2016

John Rahaim
Director of Planning
San Francisco Planning Department
john.rahaim@sfgov.org

Jonas P. Ionin
Commission Secretary
San Francisco Planning Commission
Commissions.Secretary@sfgov.org

To the San Francisco Planning Commission and Planning Department,

As a long-time, local hotel owner and operator who cares deeply about our City and the success of the Tenderloin community, I am writing this letter of support to respectfully request your approval of the application for residential hotel conversions put forth by DKR Partners, LP reflected in this Planning process under project sponsors Forge Land Company, LLC for the new buildings located at 361 Turk Street and 145 Leavenworth Street.

Having already been entitled by the Commission last summer, we see these transfers of residential hotel units from our hotel to new group housing at 361 Turk and 145 Leavenworth as a net positive gain for the community, allowing both our hotels to realize our dream of operating 100% as tourist hotels, while enabling these new buildings to serve our City with more long-term housing stock that we so desperately need by committing nearly 30% of these new units at Turk and Leavenworth to be rent restricted at below market rate.

When it was first enacted in 1981 the purpose of the Residential Hotel Ordinance was to protect existing, naturally affordable housing by restricting guest rooms in the City that had been occupied by a tenant for at least 32 consecutive days on November 23, 1979. These rooms are required to be occupied for 7 days or more at a time. This was somewhat of an emergency measure at the time, and as such it was very broadly applied to any units in any buildings that met this criterion. As a result, this created a situation where a significant number of buildings in the City, such as our hotel, have a mix of tourist and residential hotel rooms.

Ours and the other hotels were all built before June 13, 1979, meaning they are subject to rent control. However, as the rooms are only required to be rented for 7 days or more at a time, rent control never actually kicks in because this only applies after a tenant has occupied a room for at least 32 consecutive days. These rooms are therefore used primarily as extended stay tourist rooms – at tourist rates. So, these are not naturally affordable rooms intended to be protected when the Ordinance was first enacted. Our hotel is one of 6 hotels who will benefit from converting our current mixed-tourist use units into more long-term residential housing stock at the new buildings at Turk and Leavenworth, which will keep more in line with the original intent of the Ordinance.

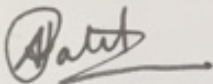
Furthermore, on top of fulfilling the City's 12% BMR mandate, the project sponsors are working with the Police and Firefighters unions, the Boys and Girls Club, and other essential local

workforce to dedicate 40 additional units in these new buildings at a restricted, middle income rate for years to come. We believe this additional 17% commitment of new workforce housing goes above and beyond what is required and will provide our first responders and non-profit service providers who have a hard time finding places to live in the City with the opportunity to become neighbors in the very communities they serve. We think local residents will appreciate knowing that they will live alongside first responders and service providers. It is also our hope that this workforce housing will help sustain a healthy tenant mix in the community and become an innovative workforce housing model for future positive development throughout all San Francisco.

The project sponsors have also taken a proactive and collaborative approach reaching out to the community to listen to their ideas, register any concerns and make sure that they deliver on the best possible, positive project for the neighborhood. In doing so, the project sponsors have committed both to open up outside use for community meeting spaces within these new buildings and to ensure that any building management team selected will hire from the local community.

In closing, we respectfully request that the Planning Commission and Planning Department approve these important conversions to ensure that the Tenderloin neighborhood continues to thrive as a vibrant and economically diverse community, so that we as hotel owners have the ability to operate our hotels most effectively, so that as a City we create housing options to accommodate all of our workforce, and so San Francisco can benefit by gaining more of the essential BMR housing stock that will ultimately uphold the original intent of the Residential Hotel Ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anil Patel', with a horizontal line extending from the end of the signature.

Anil Patel
Owner, Operator
New Central Hotel & Hostel LLC
1412 Market Street
San Francisco, CA 94102

THOMAS P. O'CONNOR JR.
PRESIDENT

DANIEL A. GRACIA
VICE PRESIDENT

FLOYD K. ROLLINS II
SECRETARY

SHON M. BUFORD
TREASURER



DIRECTORS

STEPHEN V. GIACALONE

THOMAS A. FOGLE

ADAM H. WOOD

ADRIENNE R. SIMS

DANIEL V. CASEY

**SAN FRANCISCO FIRE FIGHTERS
- Local 798 -**

1139 MISSION STREET, SAN FRANCISCO, CA 94103-1514
TELEPHONE (415) 621-7103 • FAX (415) 621-1578
WWW.SFFDLOCAL798.ORG

Via U.S. Mail and Email Commissions.Secretary@sfgov.org

March 8, 2016

Mr. Jonas P. Ionin
Commission Secretary
San Francisco Planning Department & San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco CA 94103

Dear Mr. Ionin,

As representative of the men and women of San Francisco Firefighters Local 798, we would like to officially register our full endorsement of the application for conversions proposed by DKR Partners, LP ("DKR") on behalf of the many hotel owners represented in this process. Providing workforce housing for firefighters, police officers, teachers and non-profits will create a healthy tenant mix for a stronger community.

For decades we have heard promises to dedicate such workforce housing options for the men and women I represent and this project actually delivers. The funding generated from transferring these designated residential hotel units will help finance the project and allow our members an opportunity to live in brand new housing at an affordable rate. We have been working with DKR and Forge Land Company to accomplish these goals.

Local 798 recognizes the importance of creating workforce housing in our communities that enables our young recruits to live in San Francisco, right alongside the same people they protect and serve each and every day. Like many individuals, our young recruits are having difficulties finding affordable housing options in the City. They do not qualify for "affordable" housing, as defined by the City, and there is no other program that addresses this incredible need. This project and the process of conversions will help alleviate these difficulties in two ways: first, by creating 231 units of new housing of which 40 units or 17% will be workforce affordable on top of the City mandated 12% BMR, and second, through DKR's commitment to offer young recruits of our organization the opportunity to rent units in this development at a reduced rate.

Forge Land Company, owner of the project, has already agreed to provide 12% of its units at below market rate ("BMR") as mandated by the City. Working in concert with DKR, Forge has agreed to accept the conversion units, per the current law, and, under a separate lease agreement with DKR, provide an additional 17% or 40 units approximately 140% of Area Median Income ("AMI"). Under the agreement,

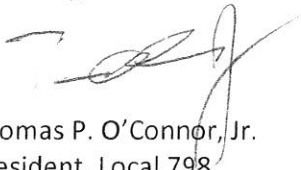
these 40 units will be made available by DKR to middle-income households of First Responders, teachers, and non-profit employees, those people who are necessary to serve San Francisco's growing population, including the most vulnerable among us.

As a result of our work with DKR, they have committed to enter into a ten-year agreement, with renewal options, to provide these 40 units to our Local 798 members, along with police officers, teachers and non-profit workers.

In the future, as our Department continues to increase hiring levels for new Academy classes, we need opportunities for housing like the one being offered within this project. We implore you to sincerely consider these new housing options that will ensure a high quality of life for our younger firefighters and new recruits, and enable them to live in the community they serve.

As President of San Francisco Firefighters Local 798, representing the hardworking men and women of this department, we respectfully ask the San Francisco Planning Department and the San Francisco Planning Commission to grant approval to proceed with the residential hotel conversions under San Francisco's Residential Hotel Ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom O'Connor, Jr.', with a stylized flourish at the end.

Thomas P. O'Connor, Jr.
President, Local 798

John Rahaim
Director of Planning
john.rahaim@sfgov.org

Jonas P. Ionin
Commission Secretary
Commissions.Secretary@sfgov.org

San Francisco Planning Department &
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Monday, March 28, 2016

To Whom it May Concern,

As the owner and operator of multiple, local legacy establishments all deeply invested in the success of the Tenderloin community, we want to register our official support for the application of conversions proposed by DKR Partners, LP for the project at 361 Turk Street and 145 Leavenworth Street represented in this Planning process.

Our mid-market Tenderloin businesses, including the post-Victorian café styled *Show Dogs Fine Sausages*, magazine featured must-eats *Machine Coffee & Deli Restaurant*, and the historic local landmark *Warfield Theater LLC* are all situated in the heart of San Francisco's thriving theater district and continue to serve as beacons for the community, warm and inviting spaces where everyone can come together to cultivate life, share cultures and enjoy our amazing City.

We sincerely believe that the innovative workforce housing proposed within the project at 361 Turk Street and 145 Leavenworth Street dedicated specifically for first responders, public school educators and local non-profit providers – those currently having great difficulty in finding suitable housing options to live in the City – will create a healthy tenant mix for a stronger Tenderloin community and provide a powerful model for positive future development throughout San Francisco.

These 231 units of long-term housing stock are necessary to sustain San Francisco's growing population and will provide a high quality of dignified living for local tenants. These projects will also help foster an economically diverse by allowing for the very people who directly serve our residents, including those most vulnerable, the opportunity to live alongside them as fellow neighbors in brand new housing and at affordable rates.

Furthermore, we appreciate the proactive outreach and communicative approach that DKR Partners, LP has taken in working with the community to deliver on a positive project for the neighborhood. For decades there has been a lot of talk about dedicated workforce housing, though not a lot of action, so we truly applaud the honest commitment of DKR Partners, LP to the people of the Tenderloin by going above and beyond to offer more than what is simply required.

As a neighbor, we respectfully ask the San Francisco Planning Commission and our Planning Department to approve these conversions so this project might move forward for the community.

Very truly yours,

David P. Addington, Owner of

**Show Dogs, Fine Sausages
Machine Coffee & Deli Restaurant
The Warfield Theater, LLC
Fair Market Properties, LLC**



[Letterhead]

John Rahaim
Director of Planning
john.rahaim@sfgov.org

Jonas P. Ionin
Commission Secretary
Commissions.Secretary@sfgov.org

San Francisco Planning Department &
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Monday, March 28, 2016

To the San Francisco Planning Commission and Department,

As the owners and operators of a local hospitality establishment deeply invested in the success of the Tenderloin community, we want to register our support along with that of other community voices for the application of conversions proposed by DKR Partners, LP for the projects at 361 Turk Street and 145 Leavenworth Street represented under project sponsors Forge Land, LLC in this Planning process.

Our hotel, the Phoenix Hotel, a *Joie de Vivre* hotel, strives to be a beacon for the community, bridging a diverse Tenderloin neighborhood by bringing people together via a hip, mid-century boutique motor lodge located at 601 Eddy, that has what we think is an irreverent, rock 'n' roll soul and more than a little edge, where everyone from any background is welcome.

We believe that the innovative workforce housing proposed within the projects at 361 Turk Street and 145 Leavenworth Street, dedicated specifically for our City's first responders, local non-profit community service providers and other essential neighborhood employees – those who have had a difficult time finding housing options in the City – will help create a healthy tenant mix for a stronger Tenderloin community and hopefully provide a powerful model for future positive development throughout all of San Francisco.

Of these 231 new units at the Turk and Leavenworth buildings, on top of the 12% BMR that fulfills the City's mandate, these 40 units or an additional 17% of dedicated workforce housing offered at a restricted, middle-income rate will help sustain San Francisco's growing population and foster an economically diverse community by allowing for the very people who serve our residents the opportunity to live alongside them as fellow neighbors.

The project sponsor has also committed to both outside use of the community meeting spaces within these new buildings and to ensure that any building management team selected will hire from the local community. We appreciate the communicative approach the project sponsor has taken reaching out to the neighborhood in order to deliver on a collaborative and positive project.

For decades there has been a lot of talk about dedicated workforce housing, though not a lot of action, so we applaud the project sponsors for going above and beyond what is simply required. As a neighbor, we respectfully ask the Planning Commission and Department to approve these conversations so that the project might move forward for the community.

Very truly yours,

Diana Weech
General Manager
Phoenix Hotel
A Joie de Vivre hotel
601 Eddy Street, San Francisco, CA 94109