



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: APRIL 30, 2020

CONSENT

*Record No.:* 2018-012065CUA  
*Project Address:* 5500 Mission Street  
*Zoning:* Excelsior Outer Mission Street (NCD) Neighborhood Commercial Zoning District  
40-X Height and Bulk District  
*Block/Lots:* 7066/036, 001G, 001H, & 001I  
*Project Sponsor:* Jeremy Schaub, Schaub Ly Architects, Inc.  
1390 9<sup>th</sup> Avenue, Suite 210  
San Francisco, CA 94122  
*Property Owner:* Tommy Lee, Merced Care  
San Francisco, CA 94112  
*Staff Contact:* Linda Ajello Hoagland, AICP – (415) 575-6823  
[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The Project includes demolition of an existing single-story 2,750 square foot industrial building, lot merger and construction of a new 28,367 square feet, 40-foot-tall, 4-story building with ground floor retail, a residential care facility for the elderly (RCFE) on the first three floors and group housing on the fourth floor. The Project would include 77 RCFE beds for ambulatory and non-ambulatory patients, 8 group housing rooms (11 beds), one manager's unit and 455 square feet of ground floor retail. A total of 2,980 square feet of common open space would be provided through a combination of a rear yard deck and a roof deck. Four Class 1 and six Class 2 bicycle parking spaces would be provided. One ADA compliant van accessible off-street parking space would be provided.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.2 and 303 to allow a non-residential use greater than 5,999 square feet within the Excelsior Outer Mission Street (NCD) Neighborhood Commercial Zoning District.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Department has received correspondence from 1 person expressing concerns about parking.

- **Conditional Use Authorization.** Per Planning Code Section 121.2, Conditional Use Authorization is required to allow a non-residential use greater than 5,999 square feet in the Excelsior Outer Mission Street NCD Zoning District.
- **Variance.** Per Planning Code Section 134, a Variance is required to provide a rear yard of less than 25 percent at the second level and each succeeding level (see Case 2018-012065VAR).

## **ENVIRONMENTAL REVIEW**

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

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and will redevelop an underutilized site to provide a 77 bed residential care facility for the elderly and 8 group housing rooms (11 beds). The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

Draft Motion – Conditional Use Authorization with Conditions of Approval  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

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*Record No.:* 2018-012065CUA  
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*Zoning:* Excelsior Outer Mission Street (NCD) Neighborhood Commercial Zoning District  
40-X Height and Bulk District  
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.2 AND 303, TO ALLOW A NON-RESIDENTIAL USE GREATER THAN 5,999 SQUARE FEET FOR A PROJECT THAT WOULD DEMOLISH AN EXISTING 2,750 SQUARE FOOT INDUSTRIAL BUILDING, LOT MERGER AND NEW CONSTRUCTION OF A FOUR-STORY, 40-FT TALL, MIXED-USE BUILDING (APPROXIMATELY 28,367 SQUARE FEET) WITH A 77 BED RESIDENTIAL CARE FACILITY FOR THE ELDERLY ON THE FIRST THREE FLOORS, 8 GROUP HOUSING ROOMS (11 BEDS) AND ONE MANAGER'S UNIT ON THE FOURTH FLOOR, 455 SQUARE FEET OF GROUND FLOOR RETAIL, 1 VAN ACCESSIBLE OFF-STREET PARKING SPACE, AND FOUR CLASS 1 AND 6 CLASS 2 BICYCLE PARKING SPACES LOCATED AT 5500 MISSION STREET, LOTS 036, 001H, 001I AND 001G IN ASSESSOR'S BLOCK 7066, WITHIN THE EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On February 15, 2019, Jeremy Schaub of Schaub Ly Architects, Inc. (hereinafter "Project Sponsor") filed Application No. 2018-012065CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new four-story, 40-ft tall, mixed-use building with a 77 bed residential care facility for the elderly, 8 group housing rooms (11 beds) and one manager's unit and 455 square feet of ground floor commercial (hereinafter "Project") at 5500 Mission Street, Block 7066 Lots 036, 001G, 001H, & 001I (hereinafter "Project Site").

On April 30, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-012065CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-012065CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-012065CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes demolition of an existing single-story 2,750 square foot industrial building, lot merger and construction of a new 28,367 square feet, 40-foot-tall, 4-story building with ground floor retail, a residential care facility for the elderly (RCFE) on the first three floors and group housing on the fourth floor. The Project would include 77 RCFE beds for ambulatory and non-ambulatory patients, 8 group housing rooms (11 beds), one manager's unit and 455 square feet of ground floor retail. A total of 2,980 square feet of common open space would be provided through a combination of a rear yard deck and a roof deck. Four Class 1 and six Class 2 bicycle parking spaces would be provided. One ADA compliant van accessible off-street parking space would be provided.
3. **Site Description and Present Use.** The Project is located on four lots (with a lot area of approximately 9,158 square feet), which have approximately 110-ft of frontage along Foote Avenue and approximately 80-ft of frontage along Mission Street. The Project Site contains a single-story, 2,750 square foot industrial building. The Project site is currently vacant and was most recently occupied by an automotive repair shop.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Excelsior Outer Mission NCD Zoning District. The immediate context is mixed in character with residential, commercial and automotive uses. The immediate neighborhood includes two-story single-family residential development to the north and northwest and two-to-three-story mixed-use buildings along Mission Street to the south, southwest and southeast. Other zoning districts in the vicinity of the project site include RH-1 (Residential-House, One Family) and P (Public).
5. **Public Outreach and Comments.** To date, the Department has received correspondence from 1 person expressing concerns about parking.



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

- A. **Permitted Uses in Excelsior Outer Mission NCD Zoning District.** Planning Code Section 720 states that institutional, retail and residential uses are permitted within the Excelsior Outer Mission NCD Zoning District.

*The Project would construct a four-story, mixed-use building with a 77-bed residential care facility for the elderly, an 8 room (11-bed) group housing facility with a manager's unit and 455 square feet of ground floor retail and, therefore complies with Planning Code Section 720.*

- B. **Non-Residential Use Size.** Per Planning Code Section 121.2, non-residential uses 6,000 square feet or greater in the Excelsior Outer Mission NCD require Conditional Use Authorization.

*The Project includes a 17,973 square foot residential care facility for the elderly (RFCE), which is a non-residential use, therefore a Conditional Use Authorization is required (see below).*

- C. **Rear Yard. Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided at the second story and at each succeeding level or story of the building, and at the first story if it contains a dwelling unit.**

*The Project site has an average depth of approximately 108 feet 10¾ inches with a required rear yard of 27 feet 2½ inches at the second level and each succeeding level. The Project proposes 22 feet 2½ inches and therefore does not comply with Planning Code Section 134 (see Case 2018-012065VAR).*

- D. **Usable Open Space.** For residential uses, Planning Code Sections 135 and 720 requires 80 square feet of usable open space per dwelling unit if private, or 100 square feet if common. For group housing, the minimum amount of usable open space provided for each bedroom shall be one-third the amount required for a dwelling unit.

*The Project provides approximately 2,980 square feet of common open space via a second-floor rear yard deck and a roof deck. The common open space provided exceeds the minimum required; therefore, the Project complies with Planning Code Sections 135 and 720.*

- E. **Dwelling Unit Exposure.** Per Planning Code Section 140, for group housing projects, either each bedroom or at least one interior common area that meets the 120-square foot minimum superficial floor area requirement of Section 503 of the Housing Code shall include windows that face directly onto a public street, public alley at least 20-feet in width, side yard at least 25 feet in width or rear yard meeting the requirements of the Code.

*The Project includes at least one common area that opens onto Mission Street that meets the superficial floor area requirement of Section 503 and seven of the eight group housing bedrooms and the manager's unit have exposure on Mission Street, Foote Avenue and the code-compliant rear yard. Therefore, the Project complies with Planning Code Section 140.*

- F. **Off-Street Parking.** Planning Code Section 151.1 does not require off-street parking for residential and non-residential uses. For group housing, a maximum of up to one off-street parking space for each three bedrooms or for each six beds, whichever results in the greater requirement, plus one for the manager's dwelling unit is allowed, and up to one car for each ten beds in a residential care facility.

*The Project includes one off-street, van accessible parking space and, therefore, complies with Planning Code Section 151.1.*

- G. **Off-Street Freight Loading.** Planning Section 152 of the Planning Code requires zero off-street freight loading space for retail sales and service and industrial uses between 0 and 10,000 square feet of occupied floor area or use and all other uses between 0 and 100,000 square feet of occupied floor area or use.

*The Project includes approximately 455 square feet of retail, 17,973 square feet of RCFE and 6,395 square feet of group housing and no off-street freight loading. Therefore, the Project complies with Planning Code Section 152.*

- H. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space for every four group housing beds, none for residential care facilities and one for every 7,500 square feet of occupied floor area for retail sales and service uses. Two Class 2 bicycle parking spaces are required for every than 100 group housing beds, two per every 50 units or beds in a residential care facility, and two for every 2,500 square feet of occupied floor area for retail sales and service uses.

*The Project includes eleven group housing beds, 77 RCFE beds and 455 square feet of retail. The Project will provide four Class 1 bicycle parking spaces and six Class 2 bicycle parking spaces. Therefore, the Project complies with Planning Code Section 155.2.*

- I. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

*The Project proposes a building that will be 40 feet in height, and, therefore complies with the Planning Code and the Height and Bulk District.*

- J. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any project with at least one net new group housing facility or residential care facility shall comply with the imposition of the Residential Child Care Impact Fee requirement.

*The Project proposes new construction of a building that results in 6,127 square feet of group housing and a residential care facility. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements outlined in Planning Code Section 414A.*

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

*The Project submitted a completed Environmental Evaluation Application after January 1, 2018. Therefore, the Project must only achieve 100% of the point target established in the TDM Program Standards. As currently proposed, the Project will achieve its required 13 points through the following TDM measures:*

Residential Care Facility Use:

- Parking Supply (Option J)
- Bicycle Parking (Option B)
- Delivery Supportive Amenities

Residential (Group Housing) Use:

- Parking Supply (Option K)

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

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

*The use and size of the Project is compatible with the surrounding neighborhood. The proposal would demolish an existing, 2,750 square foot, industrial building most recently used as an auto repair facility. The new building will contain approximately 455 square feet of ground floor retail, a 17,953 square foot residential care facility for the elderly and 11 group housing beds. The siting of the new building will be in conformity with the requirements of the Planning Code and consistent with the objectives of the Residential Design Guidelines. Overall, the construction of the new residential care facility and group housing is necessary and compatible with the surrounding neighborhood and the larger City.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project includes a four-story massing along the street, which is appropriate given the context of the surrounding neighborhood. The proposed building provides a rear setback, which helps to sculpt*

*the building to minimize impacts and remain compatible with the neighborhood's two- to-three-story buildings.*

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

*The Project would not adversely affect public transit in the neighborhood. The Project is located on a Transit Preferential Street and is located on the 14, 14R, 14X and 88 MUNI Transit lines. The Project includes one off-street ADA compliant van accessible parking space. The close proximity to mass transit is anticipated to encourage residents, employees and visitors to use alternate modes of transportation.*

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

*The Project will comply with Title 24 standards for noise insulation. The Project will also be subject to the standard conditions of approval for lighting and construction noise. Construction noise impacts would be less than significant because all construction activities would be conducted in compliance with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code, as amended May 2014). The SF Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection. Therefore, the Project would be required to follow specified practices to control construction dust and to comply with this ordinance. Overall, the Project is not expected to generate dust or odor impacts.*

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

*The Project will provide the required number of street trees and bicycle parking along the public-rights-of-way.*

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

*The Project is requesting a rear yard variance (Planning Code Section 134), but complies with all other relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

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

*The Project is consistent with the stated purpose of Excelsior Outer Mission Street NCD in that the retail use is located on the ground floor and will provide a needed service in the neighborhood and creates a new group housing use.*

8. **Non-Residential Use Size in NC District Findings.** In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- (1) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-servicing uses in the area.

*The residential care facility is an institutional healthcare use and, due to the nature of the use, will not foreclose the location of other needed neighborhood-servicing uses.*

- (2) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

*While a residential care facility is a non-residential use, it is similar in that it provides room and board for elderly persons in need of 24-hour care and assistance. Due to the nature of the use, a larger space is needed in order to function. The Project will serve the neighborhood and City, in significant part.*

- (3) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district;

*The building has been designed as a mixed-use building with ground floor retail and building lobbies/entrances which will respect the scale of development in the district.*

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.

#### **Policy 1.10**

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

#### **OBJECTIVE 4:**

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

**Policy 4.1**

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

**Policy 4.2**

Provide a range of housing options for residents with special needs for housing support services.

**Policy 4.4**

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

**Policy 4.5**

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

**OBJECTIVE 11:**

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

**Policy 11.2**

Ensure implementation of accepted design standards in project approvals.

**Policy 11.3**

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

**Policy 11.4:**

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

**Policy 11.8**

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

*The Project will provide 8 group housing rooms (11 beds) in a new, mixed-use building, that will replace a vacant industrial building and surface parking lot. The Project site is located on Mission Street, which has easy access to public transit and will provide the required Class 1 bicycle parking spaces for the convenience of the residents and employees in the building.*

**RECREATION AND OPEN SPACE ELEMENT**

**Objectives and Policies**

**OBJECTIVE 2:**

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

**Policy 2.11:**

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

**OBJECTIVE 3:**

**IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE**

**Policy 3.6:**

Maintain, restore, expand and fund the urban forest.

*The Project proposes two roof decks that have potential for planters and additional landscaping and will add to the urban forest with the addition of a new street trees.*

**TRANSPORTATION ELEMENT**

**Objectives and Policies**

**OBJECTIVE 24:**

**IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.**

**Policy 24.2:**

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

**Policy 24.4:**

Preserve pedestrian-oriented building frontages.

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

**OBJECTIVE 28:**

**PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.**

**Policy 28.1:**

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

**Policy 28.3:**

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

*The Project includes one ADA compliant off-street van parking space, 4 Class 1 and 2 Class 6 bicycle parking spaces in secure, convenient locations.*

**OBJECTIVE 34:**

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

**Policy 34.3:**

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

**Policy 34.5:**

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

*The Project will provide one ADA compliant van accessible off-street vehicular park space, which complies with Planning Code Section 151.1. Additionally, the Project will remove large curb-cuts on both Mission Street and Foote Avenue and add one smaller, 10-foot wide curb-cut on Foote Avenue.*

**URBAN DESIGN**

**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 1.2:**

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

**Policy 1.3:**

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

*The Project proposes demolition of an existing single-story, corrugated metal industrial building and surface parking area to construct a mixed-use, retail, residential and institutional health care use. Similar to other existing structures on the block-face, the new building proposes a ground floor retail with residential above.*

*The proposed façade and massing are compatible with the existing neighborhood character and development pattern, particularly because the proposed building is of a similar massing, width and height to the existing structures in the neighborhood. The ground floor retail use continues the pattern of existing mixed-use buildings in the immediate area. The proposed façade and massing of the new building reflects the existing mixed architectural character, varying heights along the block face and will be in keeping with the neighborhood development pattern.*



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

**Policy 2.6:**

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

*The massing of the replacement buildings' main front façades has been designed to be compatible with the prevailing street wall heights. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.*

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 complies with said policies in that:

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

*The Project site does not currently possess any neighborhood-serving retail uses. The Project provides ground floor retail, 11 new group housing beds and a residential care facility for the elderly, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.*

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 site does possess any existing housing. The Project would provide 11 new group housing beds, thus resulting in an overall increase in the neighborhood housing stock. Therefore, the Project would protect and preserve the cultural and economic diversity of the neighborhood.*

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

*The Project does not currently possess any existing affordable housing. The Project will provide eight group housing rooms (dwelling units) with a total of 11 beds and one manager's unit. Therefore, the Project will increase the stock of affordable housing units in the City.*

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

*The Project Site is served by nearby public transportation options. The Project is located on a Transit Preferential Street and is located on the 14, 14R, 14X and 88 MUNI Transit lines. Future residents would be afforded proximity to a bus line. The Project also provides one off-street ADA compliant van accessible parking space and code-compliant bicycle parking.*

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

*The Project does not include commercial office development. The Project would enhance opportunities for resident employment and ownership in retail sales and service sectors by providing for new group housing units, retail space and an institutional healthcare use (RCFE), which will increase the diversity of the City's housing supply (a top priority in the City) and provide new potential neighborhood-serving uses and employment opportunities.*

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

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

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings.*

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

*The Project will have no negative impact on existing parks and open spaces. The height of the proposed structure is compatible with the established neighborhood development.*

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-012065CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 6, 2020, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 30, 2020.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 30, 2020

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the demolition of an existing industrial building, lot merger and new construction of a four-story, 40-ft tall, mixed-use building with a 77 bed residential care facility for the elderly, 8 group housing rooms (11 beds), one manager's unit and 455 square feet of ground floor commercial located at 5500 Mission Street, Block 7066, and Lot 036 pursuant to Planning Code Section(s) 121.2 and 303 within the Excelsior Outer Mission NCD Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated April 6, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2018-012065CUA and subject to conditions of approval reviewed and approved by the Commission on April 30, 2020 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 30, 2020 under Motion No. XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

### PERFORMANCE

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

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

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

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

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

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

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

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

6. **Additional Project Authorization.** The Project Sponsor must obtain a Variance from the Zoning Administrator to address the Planning Code requirements for rear yard (Planning Code Section 134). The conditions set forth below are additional conditions required in connection with the

Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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

## DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

8. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

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

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

11. **Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: on private property within

transformer rooms or in underground vaults. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*

12. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other soundproofing measures to control noise. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

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

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

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

14. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 10 bicycle parking spaces (4 Class 1 spaces for the residential portion of the Project and 6 Class 2 spaces for the institutional healthcare use portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

15. **Parking Maximum.** Pursuant to Planning Code 151.1, the Project shall provide no more than twelve (12) off-street parking spaces.

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

16. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

17. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
18. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
19. **Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

20. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
21. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



## OPERATION

22. **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>*

23. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

# EXHIBIT B



## PROJECT INFORMATION:

**ADDRESS:** 5500-02-04 MISSION STREET, SAN FRANCISCO, CA 94112  
**BLOCK / LOT:** 7066 / 001G, 001H, 001I, & 036  
**LOT SIZE:** 9,158 S.F. PER DEED  
**ZONING:** NCD - EXCELSIOR OUTER MISSION STREET  
**HEIGHT & BULK:** 40-X  
**F.A.R.:** 3.6 TO 1  
**SETBACKS:** FRONT AND SIDE YARDS NOT REQUIRED  
 REAR YARD REQUIRED AT SECOND FLOOR, 25% OF LOT DEPTH

## SHEET INDEX

- A-0 PROJECT INFORMATION
- A-0.1 CONTEXT PHOTOS
- A-1.0 EXISTING SITE PLAN
- A-1.1 EXISTING FLOOR PLANS & ELEVATIONS
- A-1.2 PROPOSED SITE PLAN
- A-2.0 GROUND FLOOR PLAN
- A-2.1 SECOND FLOOR PLAN
- A-2.2 THIRD FLOOR PLAN
- A-2.3 FOURTH FLOOR PLAN
- A-2.4 ROOF PLAN
- A-3.0 FRONT ELEVATION AT MISSION ST. (SOUTHEAST)
- A-3.1 RIGHT ELEVATION AT FOOTE AVE. (NORTHEAST)
- A-3.2 REAR & LEFT ELEVATIONS (NORTHWEST & SOUTHWEST)
- A-3.3 LONGITUDINAL SECTION A
- A-3.4 CROSS SECTION B
- 1 SURVEY

## SITE DESCRIPTION:

THE PROJECT SITE AT 5500-02-04 MISSION STREET IS AN APPROXIMATELY 9,158-SQUARE-FOOT (S.F.), LOT IN THE EXCELSIOR NEIGHBORHOOD. THE PROJECT SITE IS LOCATED ON A BLOCK BOUNDED BY MISSION ST, FOOTE, ELLINGTON, & NAGLEE AVENUES. IT IS CURRENTLY OCCUPIED BY AN AUTO REPAIR FACILITY. THE SITE HAS A 40-X HEIGHT & BULK DISTRICT. THE ZONING IS NEIGHBORHOOD COMMERCIAL DISTRICT - EXCELSIOR OUTER MISSION.

## PROPOSED PROJECT:

THE PROPOSED PROJECT WOULD MERGE THE FOUR PARCELS INTO ONE PARCEL OF 8,705-SQUARE-FEET (AS MEASURED) AND CONSTRUCT A NEW 4 STORY BUILDING, WITH THREE STORIES OF RESIDENTIAL CARE FOR THE ELDERLY (RCFE) ON THE LOWER LEVELS, WITH GROUP HOUSING UNITS ON THE TOP FLOOR. TWO SEPARATE ENTRIES WILL BE ALONG MISSION STREET, EACH USE REQUIRES ITS OWN ELEVATOR. THE BUILDING WILL PROVIDE 77 RCFE BEDS FOR AMBULATORY AND NON-AMBULATORY PATIENTS, AND 8 GROUP HOUSING BEDROOMS PLUS ONE OWNER'S UNIT. A WHITE LOADING ZONE WOULD BE CREATED ON MISSION STREET, AND ACCESS TO ONE VEHICLE AND FOUR CLASS ONE BICYCLE PARKING SPACES FROM FOOTE AVENUE. THE SIDEWALK WILL ALSO CONTAIN SIX CLASS TWO BICYCLE PARKING SPACES, AND 10 NEW STREET TREES. OPEN SPACE IS LOCATED ON A 2ND FLOOR REAR DECK, AND A ROOF DECK.

**AREA CALCULATION (IN SQUARE FEET)**

	RETAIL	RCFE	GROUP	GARAGE	COMMON*	TOTAL
4TH FLOOR			6,127		715	6,842
3RD FLOOR		6,230			612	6,842
2ND FLOOR		6,159			599	6,758
1ST FLOOR	455	5,584	268	863	755	7,925
<b>TOTAL</b>	<b>455</b>	<b>17,973</b>	<b>6,395</b>	<b>863</b>	<b>2,681</b>	<b>28,367</b>

\* COMMON AREA INCLUDES ALL AREAS OUTSIDE OF UNIT (COMMON STAIR / HALLWAY, EXTERIOR WALLS, ETC.)

**FLOOR AREA RATIO**

PARCEL AREA	8,705 S.F. (MEASURED)
X RATIO	3.6 TO 1 PER TABLE 720
GROSS FLOOR AREA	31,338 S.F. MAX.

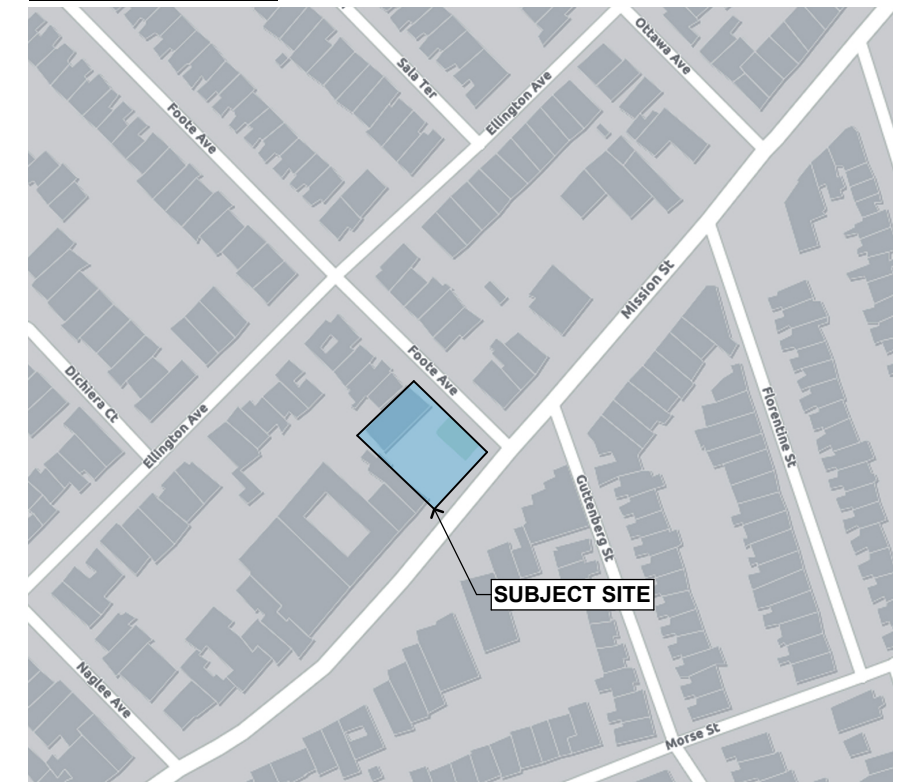
**RESIDENTIAL CARE FACILITY INFORMATION**

	RCFE ROOMS		GROUP HOUSING		TOTAL ROOMS
	1-BED	2-BEDS	1-BED	2-BEDS†	
4TH FLOOR			5	4	9
3RD FLOOR	6	10			16
2ND FLOOR	8	12			20
1ST FLOOR	5	7			12
<b>TOTAL ROOMS</b>	<b>19</b>	<b>29</b>	<b>5</b>	<b>4</b>	<b>57</b>
<b>TOTAL BED COUNT</b>	<b>77</b>	<b></b>	<b>13</b>	<b></b>	<b></b>

†INCLUDES OWNER / OPERATOR UNIT

TOTAL BUILDING AREA	28,367 S.F.
TOTAL RCFE AREA	17,973 S.F.
TOTAL RCFE BEDS	77 BEDS

## VICINITY MAP



## PROJECT INFORMATION

SCALE:

10/31/19	YIP
11/18/19	YIP
2/26/20	JS
4/6/20	JS

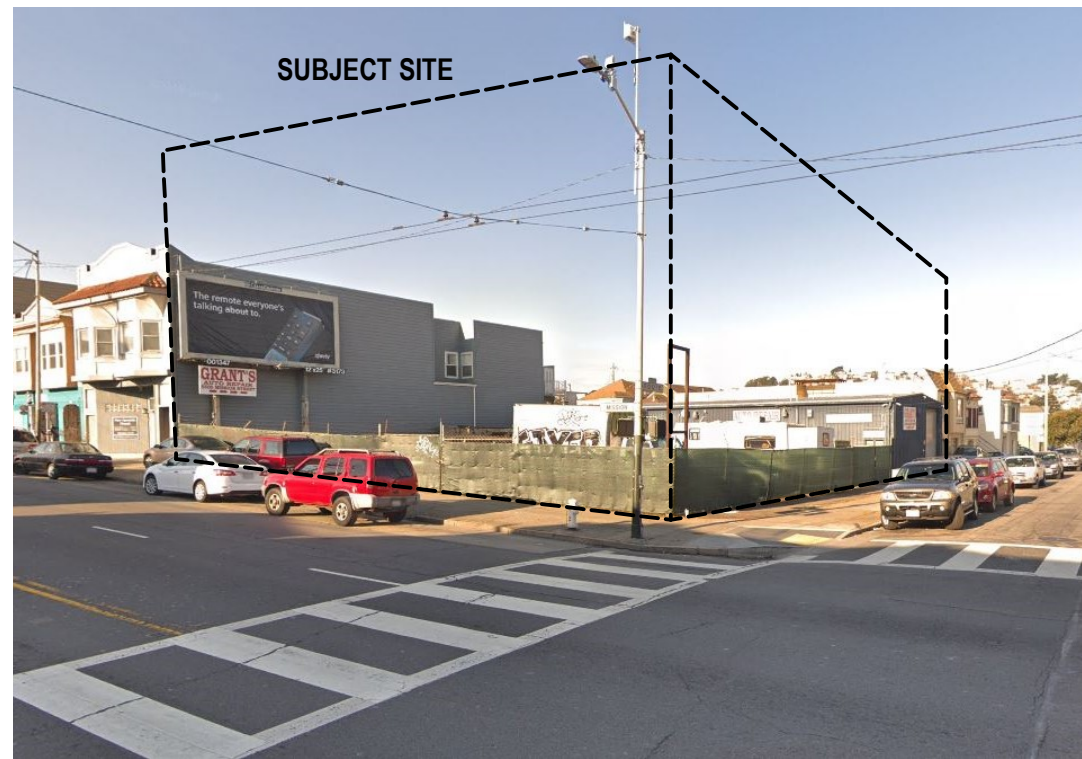




SUBJECT AND ADJACENT BUILDINGS ON MISSION STREET



BUILDINGS ACROSS THE STREET ON MISSION STREET



SUBJECT SITE LOOKING WEST



SUBJECT AND ADJACENT BUILDINGS ON FOOTE AVENUE



BUILDINGS ACROSS THE STREET ON FOOTE AVENUE

**S|L|A**

SCHAUB LY ARCHITECTS

SCHAUB LY ARCHITECTS INC.  
1360 9<sup>TH</sup> AVENUE, SUITE 210  
SAN FRANCISCO CA 94122  
415-682-8060

NEW RCFE & GROUP HOUSING  
5500-02-04 MISSION ST  
BLOCK 7066, LOT 001G, 001H, 001I, & 036  
5500-02-04 MISSION ST, SAN FRANCISCO, CA 94112

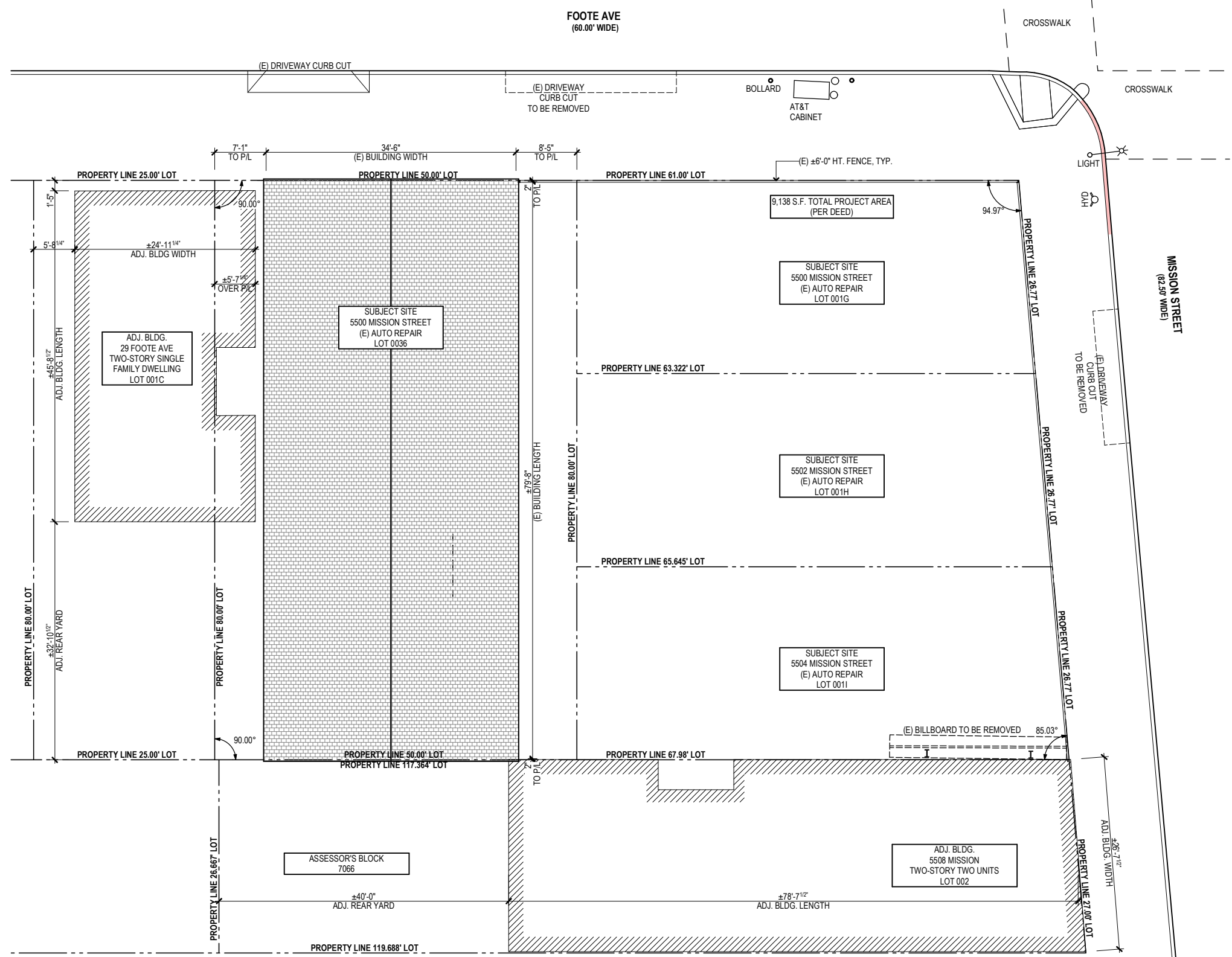
CONTEXT PHOTOS

SCALE:

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11/18/19	YIP
2/26/20	JS
4/6/20	JS

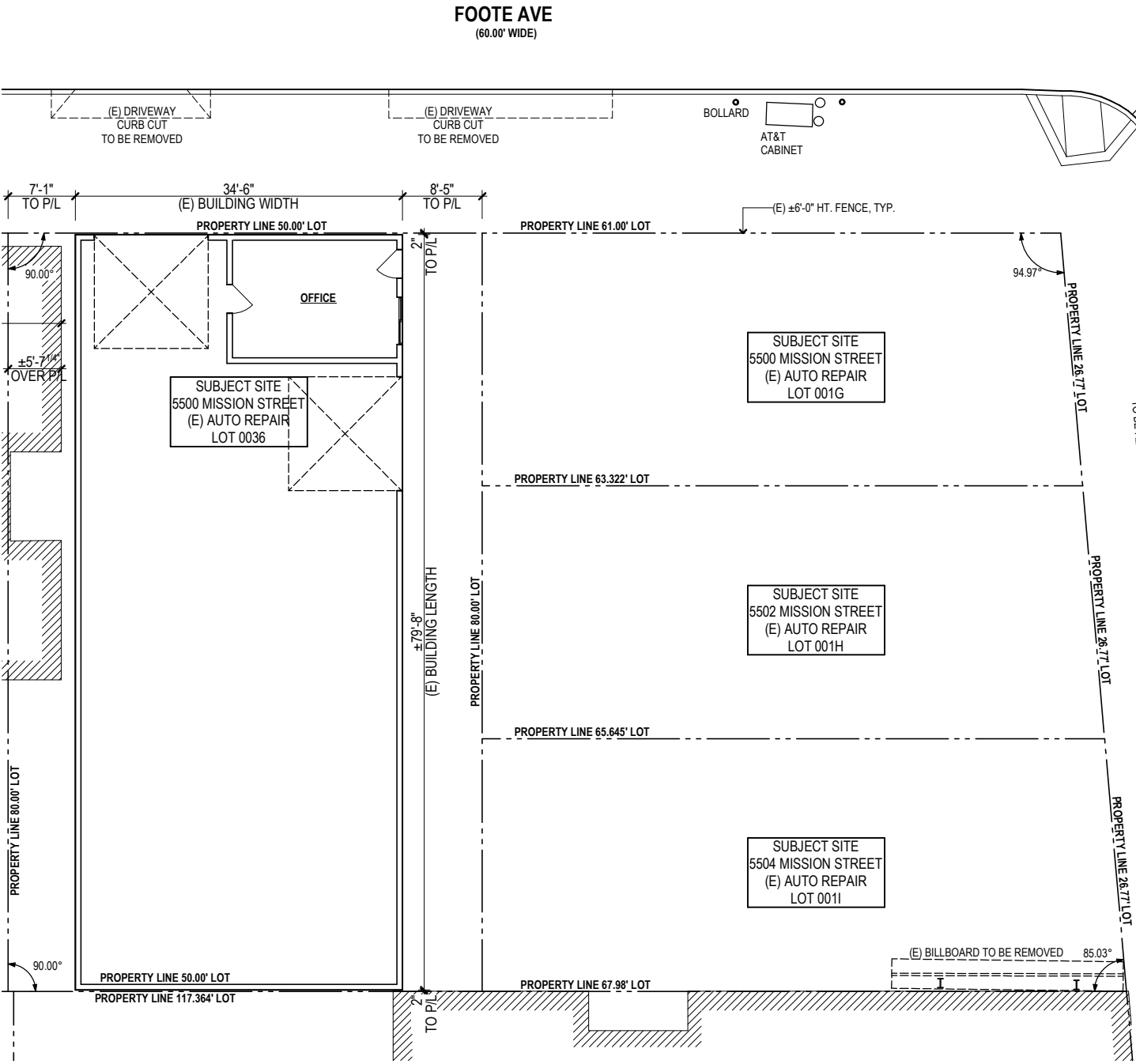
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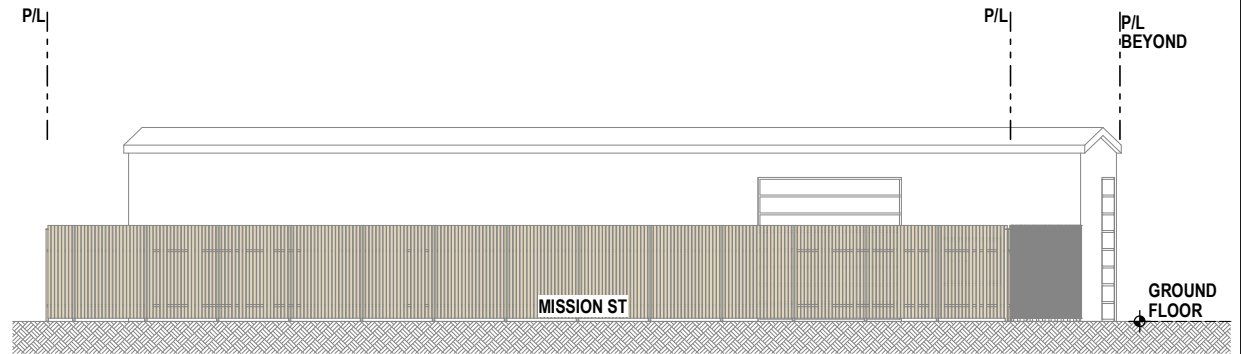
NOTE: ALL PROPERTY LINE  
 DIMENSIONS ARE PER DEED  
 AND ASSESSOR'S BLOCK MAP

EXISTING SITE PLAN

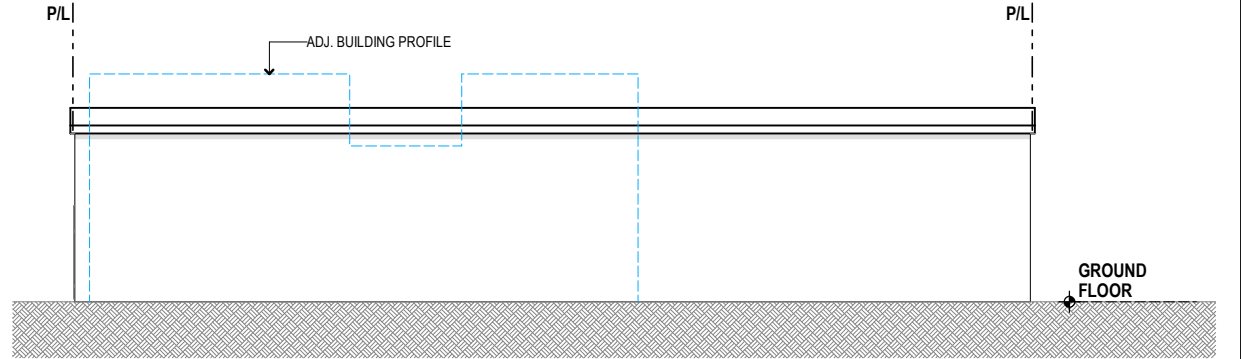


EXISTING GROUND FLOOR PLAN

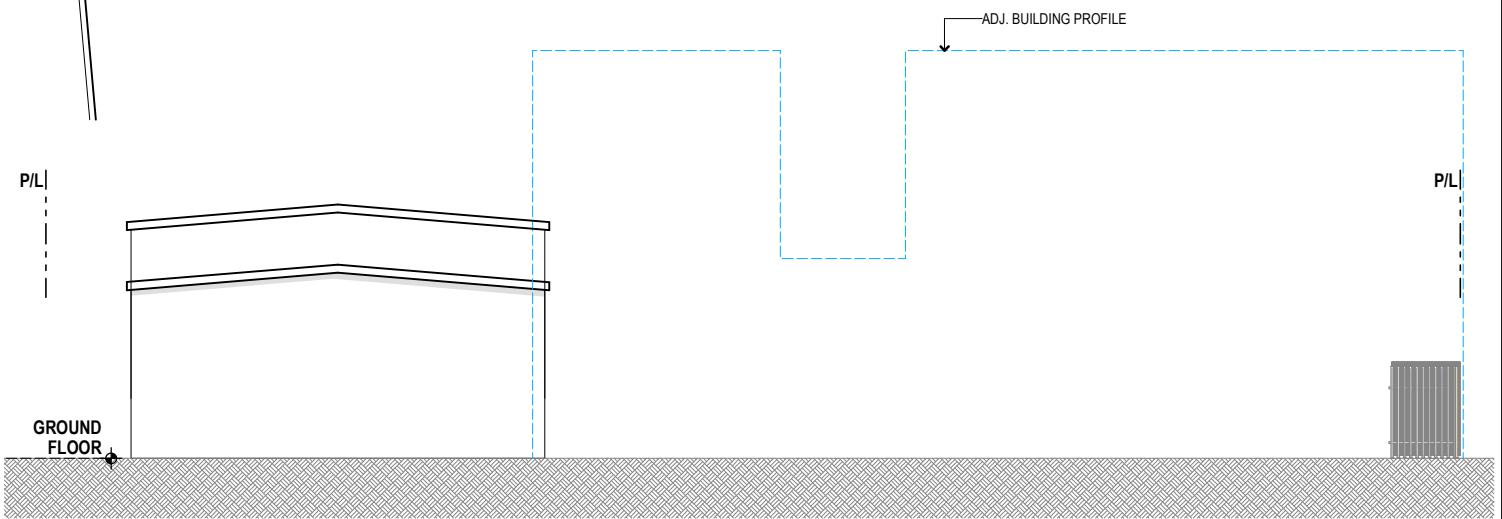
NOTE: ALL PROPERTY LINE DIMENSIONS ARE PER DEED AND ASSESSOR'S BLOCK MAP



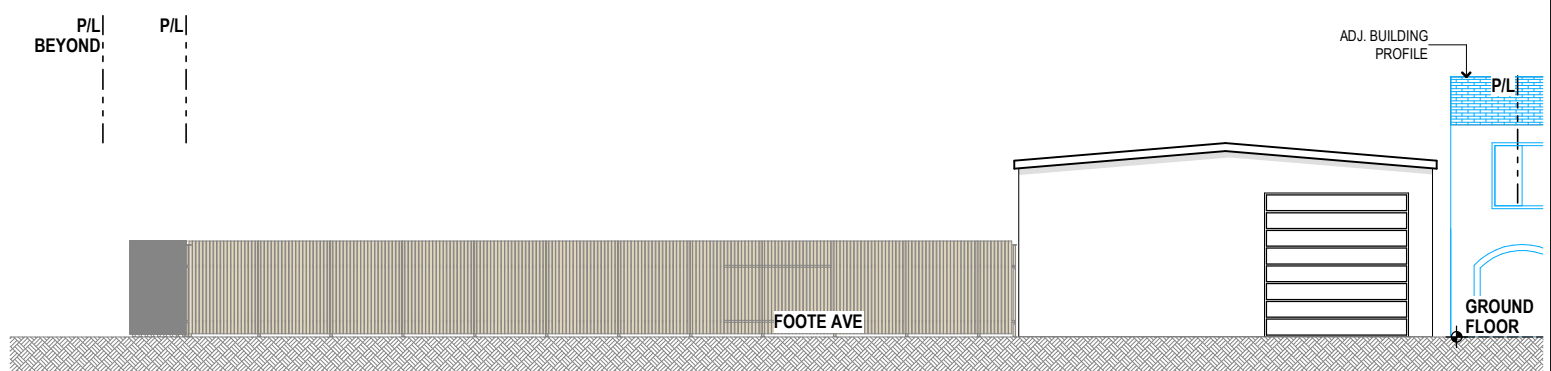
EXISTING FRONT ELEVATION AT MISSION ST (SOUTHEAST)



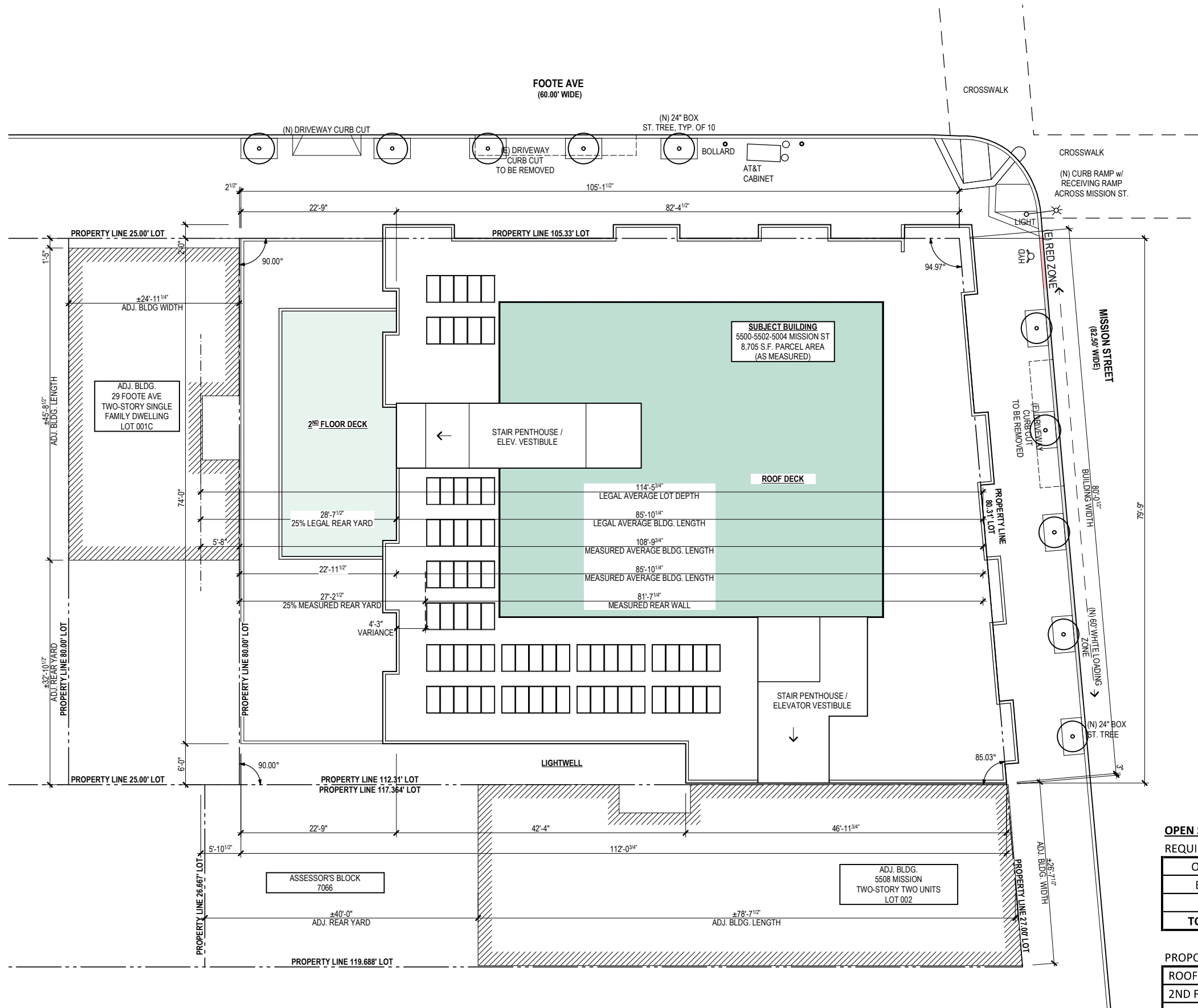
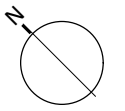
EXISTING REAR ELEVATION (NORTHWEST)



EXISTING SIDE ELEVATION (SOUTHWEST)



EXISTING SIDE ELEVATION (NORTHEAST)



NOTE: ALL PROPERTY LINE DIMENSIONS ARE PER DEED AND ASSESSOR'S BLOCK MAP

**OPEN SPACE CALCULATIONS**

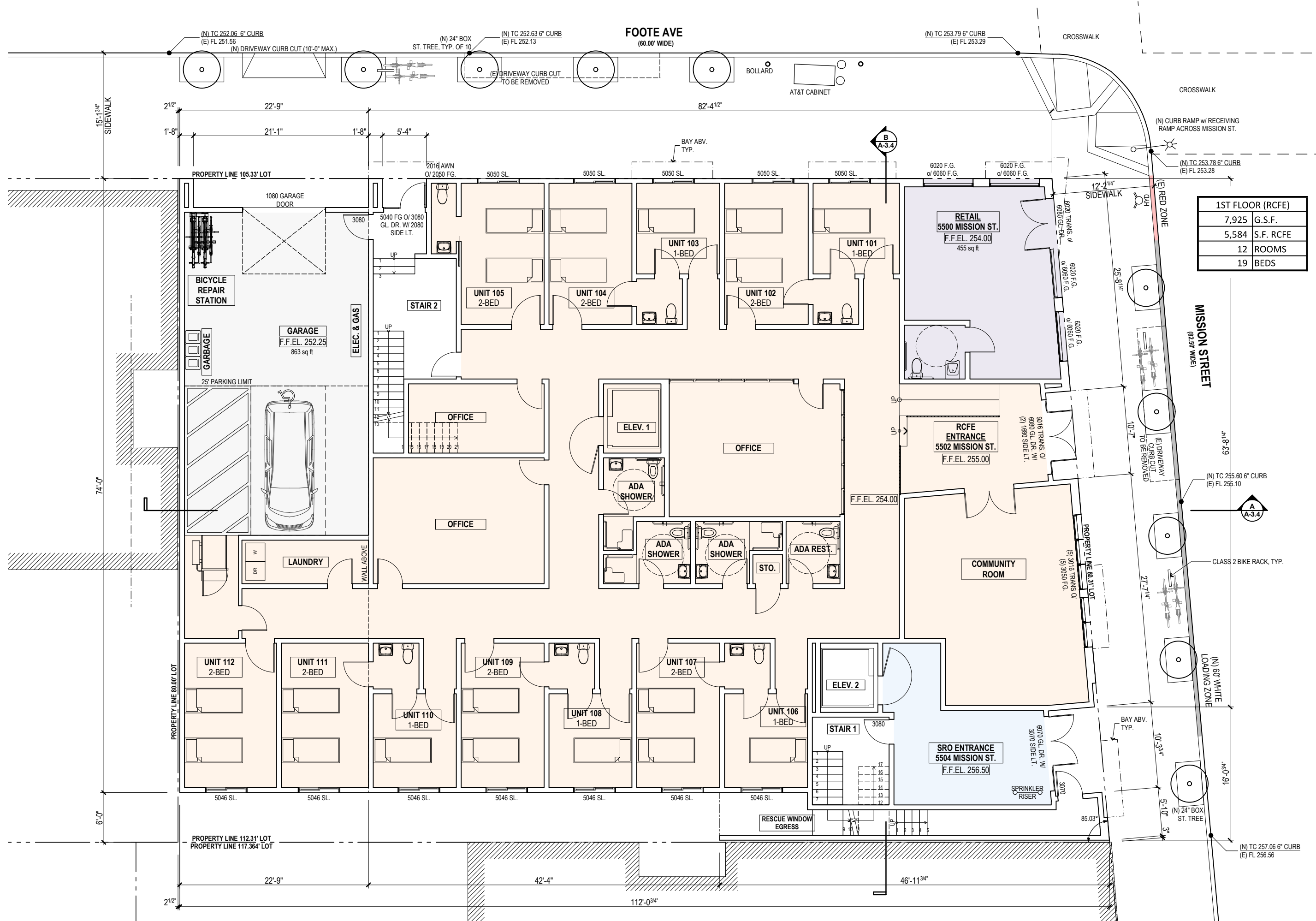
REQUIREMENT	
OPEN SPACE REQ'D	100 S.F. (COMMON PER BEDROOM)
BEDROOM COUNT	57
GROUP HOUSING	1/3
<b>TOTAL OPEN SPACE</b>	<b>1,900 S.F.</b>

PROPOSED	
ROOF DECK	2,380 S.F.
2ND FLOOR DECK	600 S.F.
<b>TOTAL OPEN SPACE</b>	<b>2,980 S.F. PROVIDED</b>

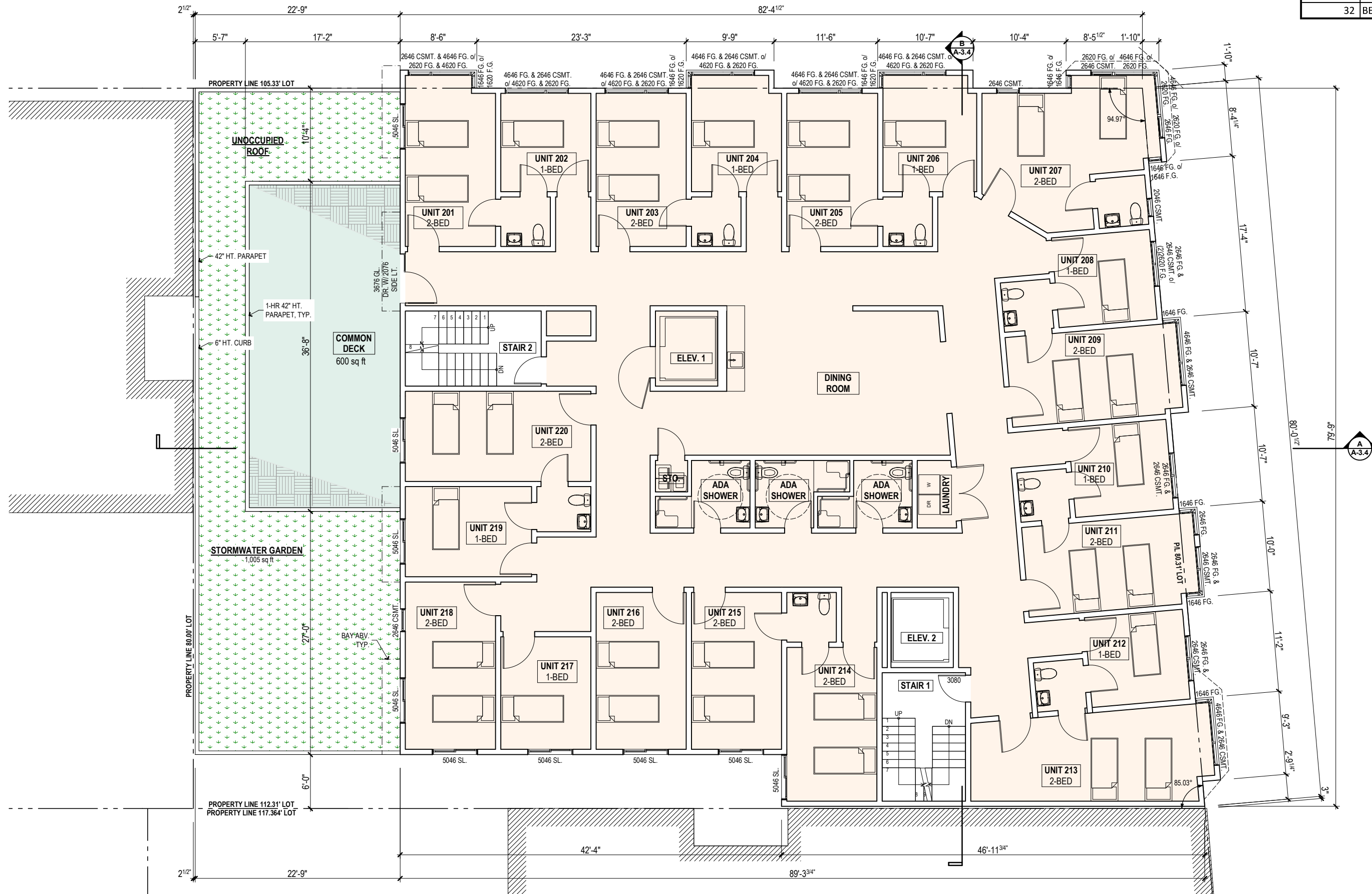
**PARKING CALCULATIONS**

	RCFE	GROUP HOUSING	TOTAL
VEHICLE	NONE REQUIRED PER TABLE 720; 1 ACCESSIBLE VAN SPACE		
BICYCLE CLASS I	NONE	2 PER BED = 4	4
BICYCLE CLASS II	2 PER 50 BEDS = 4	2 PER 100 BEDS = 2	6

**PROPOSED SITE PLAN**



1ST FLOOR (RCFE)	
7,925	G.S.F.
5,584	S.F. RCFE
12	ROOMS
19	BEDS



2ND FLOOR (RCFE)	
6,758	G.S.F.
6,159	S.F. RCFE
20	ROOMS
32	BEDS

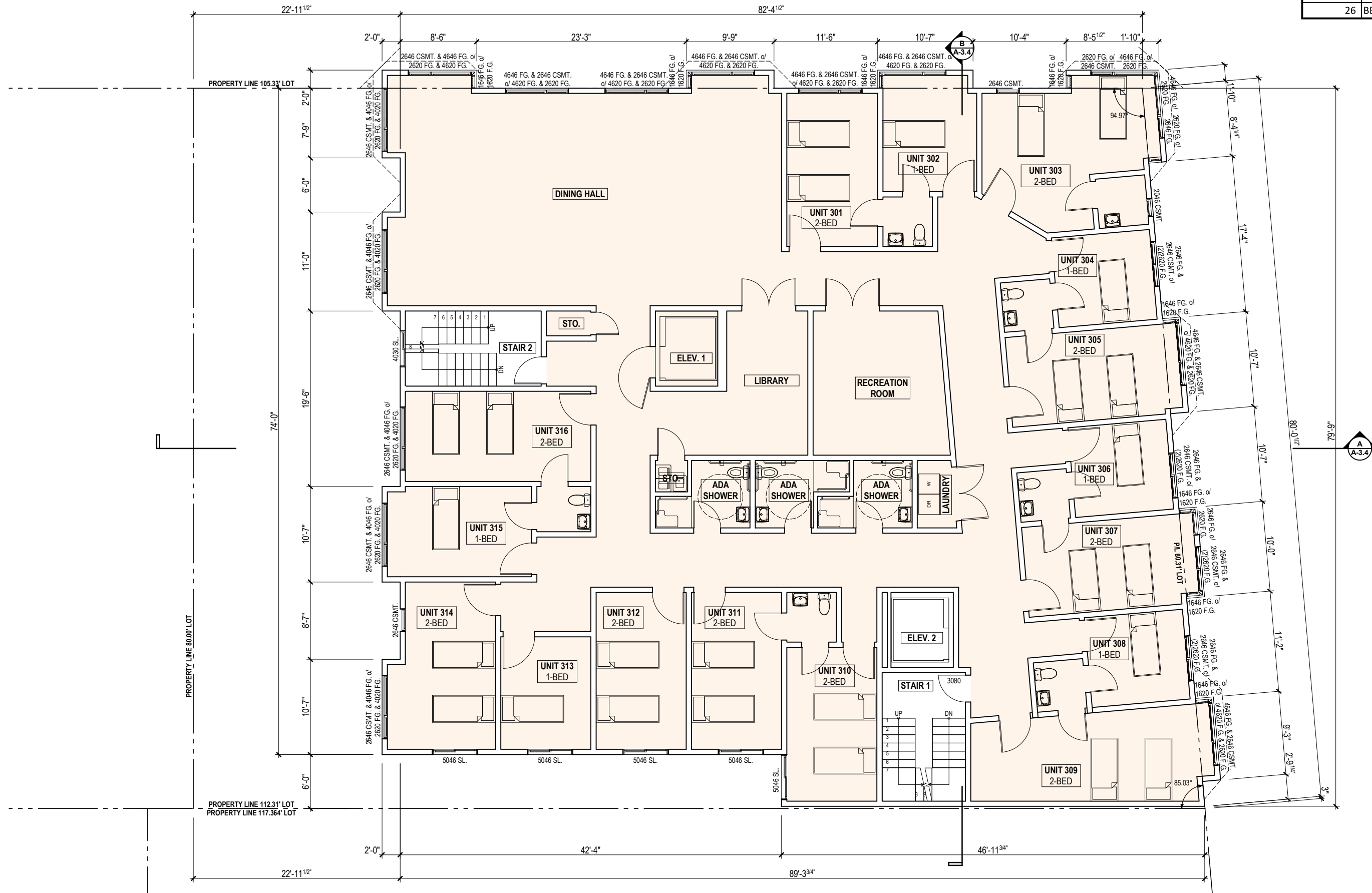
SCHAUB LY  
 ARCHITECTS INC.  
 1360 9TH AVENUE, SUITE 210  
 SAN FRANCISCO CA 94122  
 415-682-8060

**NEW RCFE & GROUP HOUSING**  
**5500-02-04 MISSION ST**  
 BLOCK 7066, LOT 001G, 001H, 001I, & 036  
 5500-02-04 MISSION ST, SAN FRANCISCO, CA 94112

**SECOND FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"

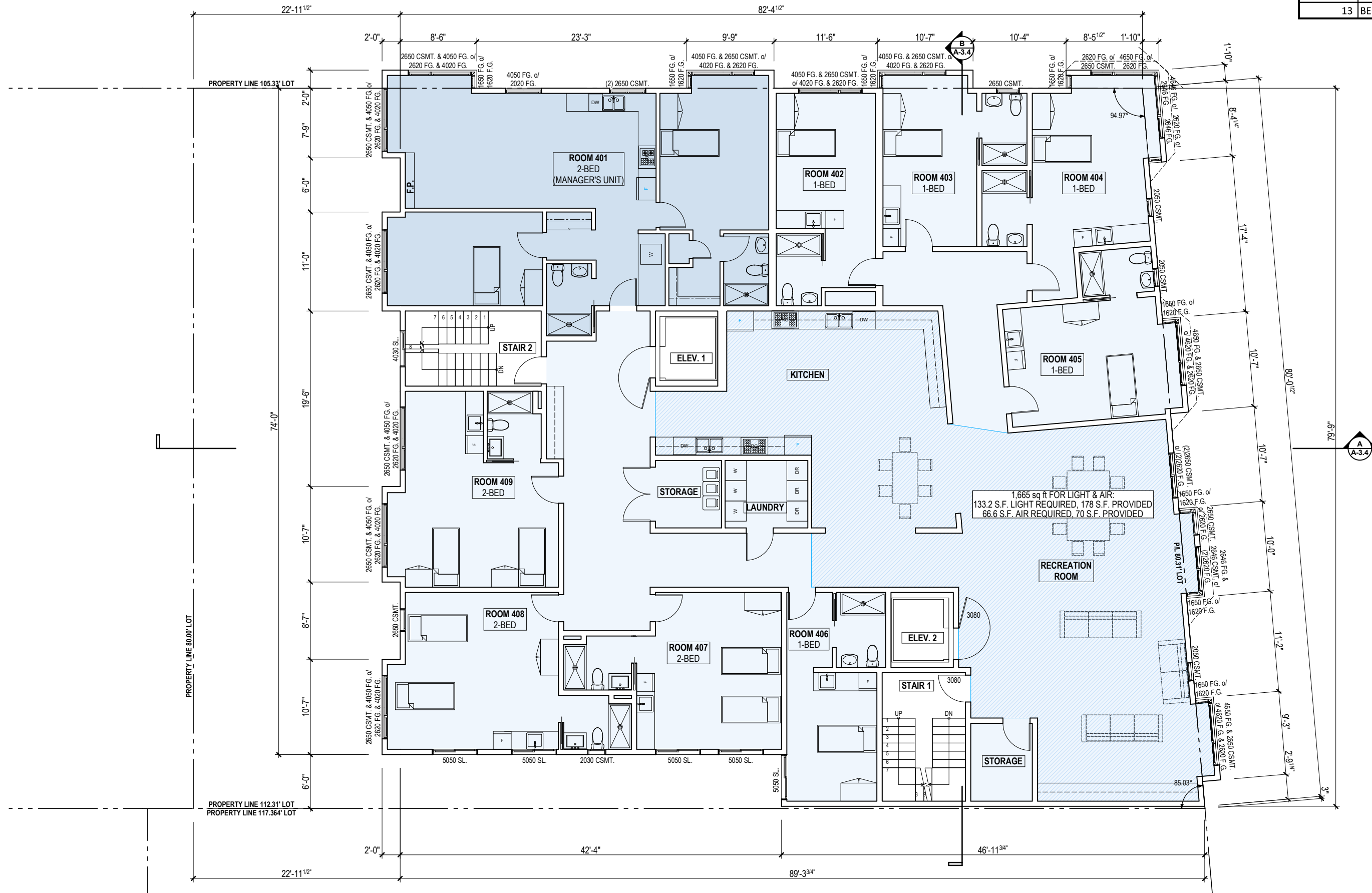
10/31/19	YIP
11/18/19	YIP
2/26/20	JS
4/6/20	JS





3RD FLOOR (RCFE)	
6,843	G.S.F.
6,159	S.F. RCFE
16	ROOMS
26	BEDS

10/31/19	YIP
11/18/19	YIP
2/26/20	JS
4/6/20	JS

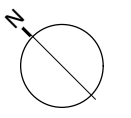


4TH FLOOR (GROUP)	
6,842	G.S.F.
6,230	S.F. GROUP
9	ROOMS
13	BEDS

SCHAUB LY  
 ARCHITECTS INC.  
 1360 9TH AVENUE, SUITE 210  
 SAN FRANCISCO CA 94122  
 415-682-8060

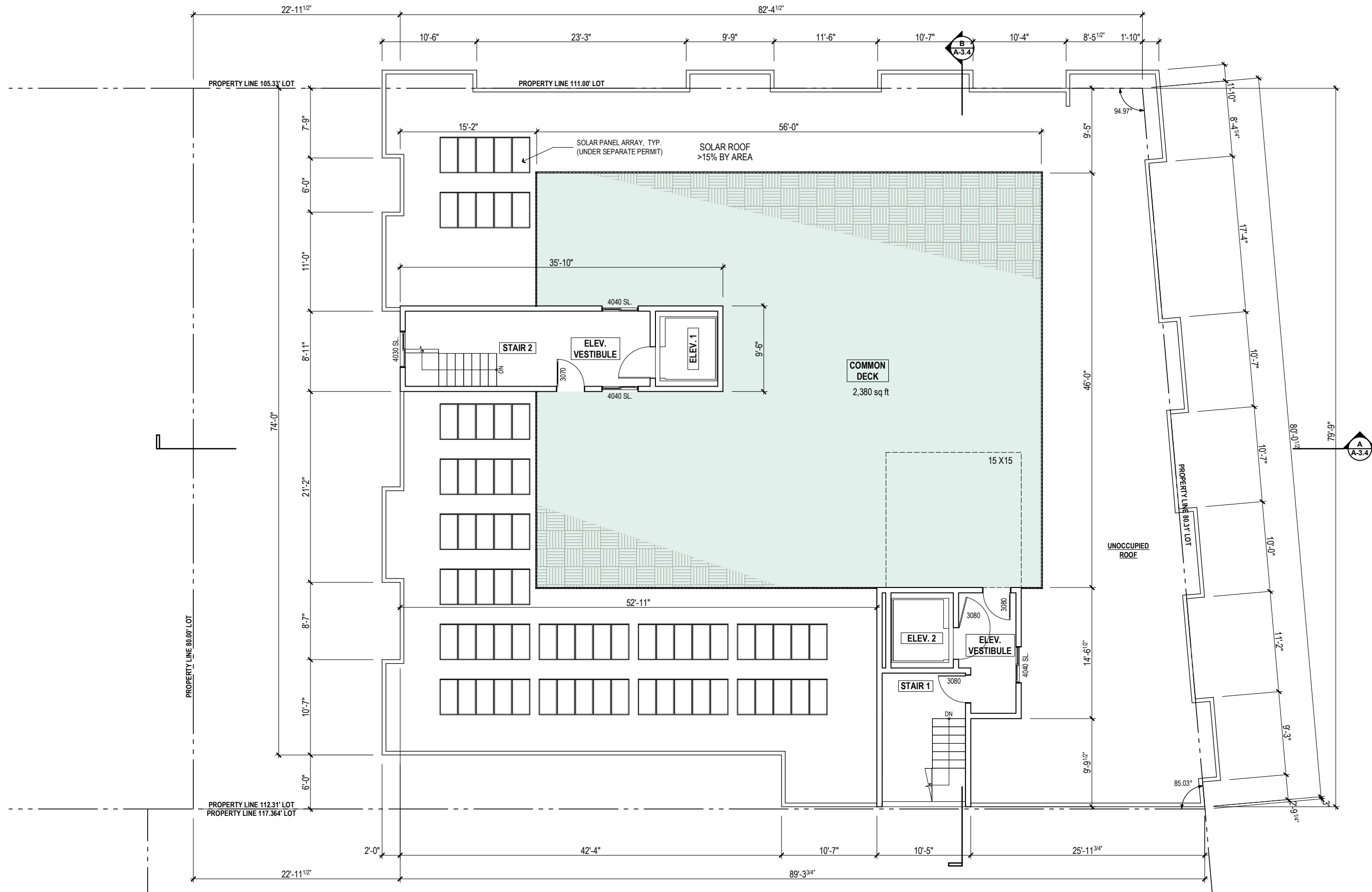
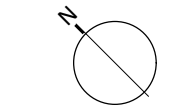
**NEW RCFE & GROUP HOUSING**  
**5500-02-04 MISSION ST**  
 BLOCK 7066, LOT 001G, 001H, 001I, & 036  
 5500-02-04 MISSION ST, SAN FRANCISCO, CA 94112

FOURTH FLOOR PLAN



SCALE: 3/32" = 1'-0"

10/31/19	YIP
11/18/19	YIP
2/26/20	JS
4/6/20	JS



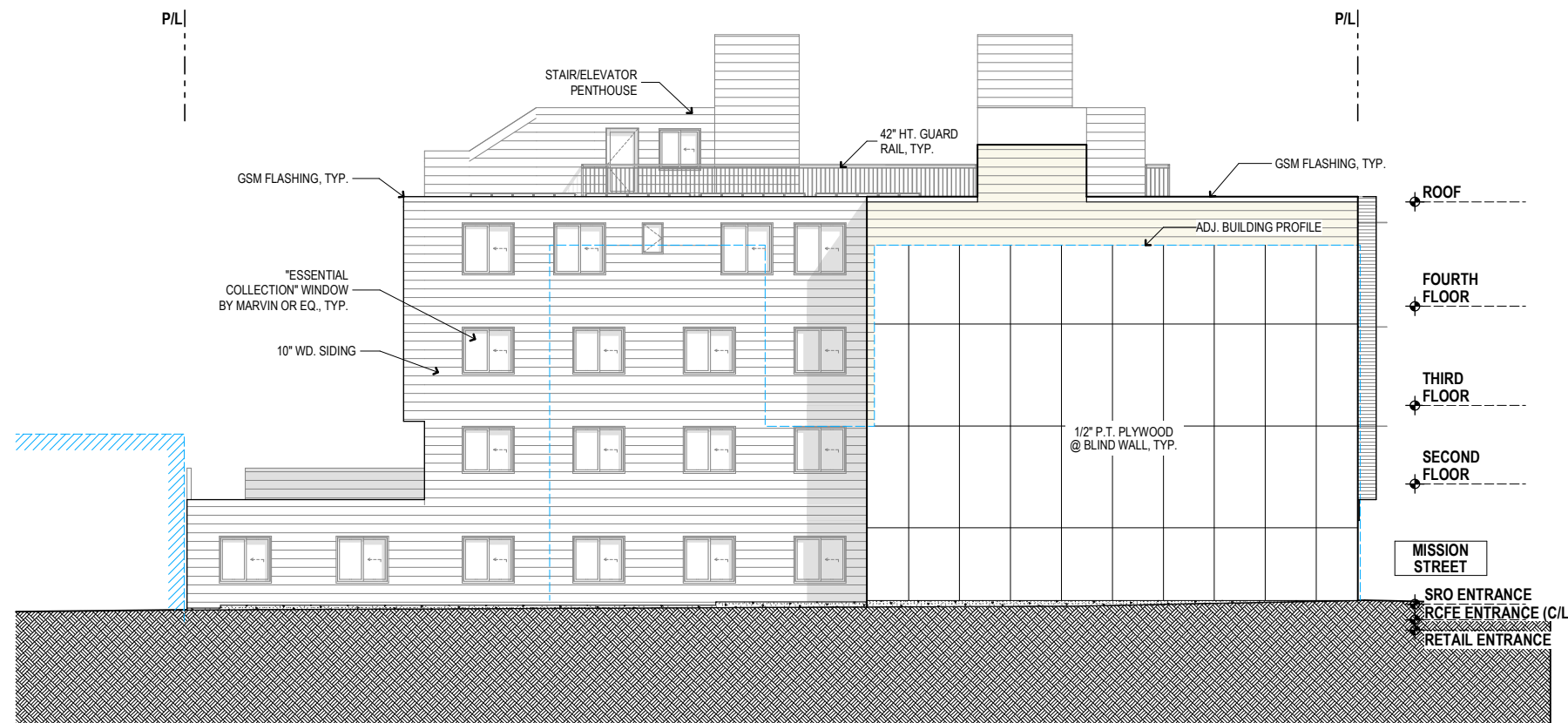




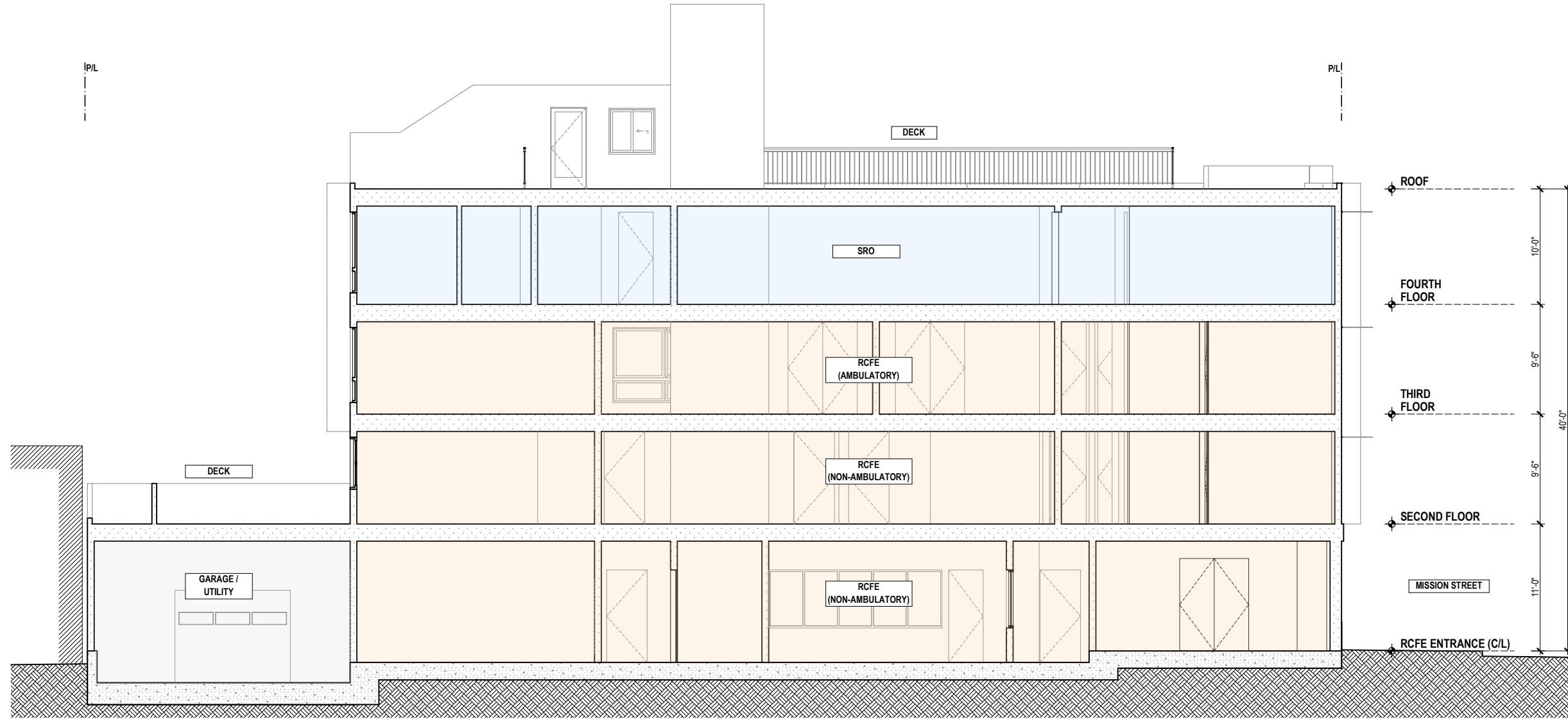




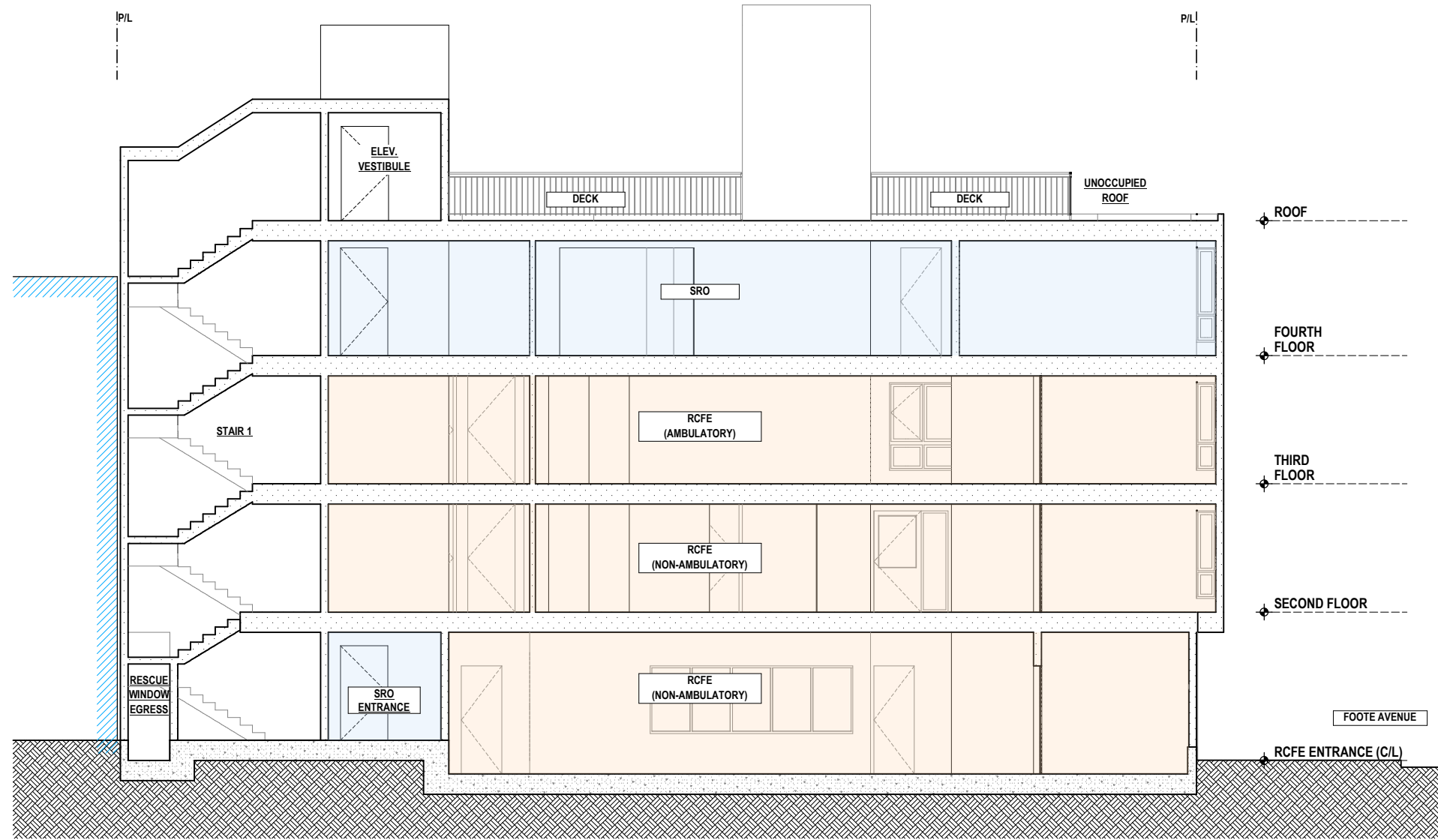
REAR ELEVATION (NORTHWEST)



LEFT ELEVATION (SOUTHWEST)



10/31/19	YIP
11/18/19	YIP
2/26/20	JS
4/6/20	JS

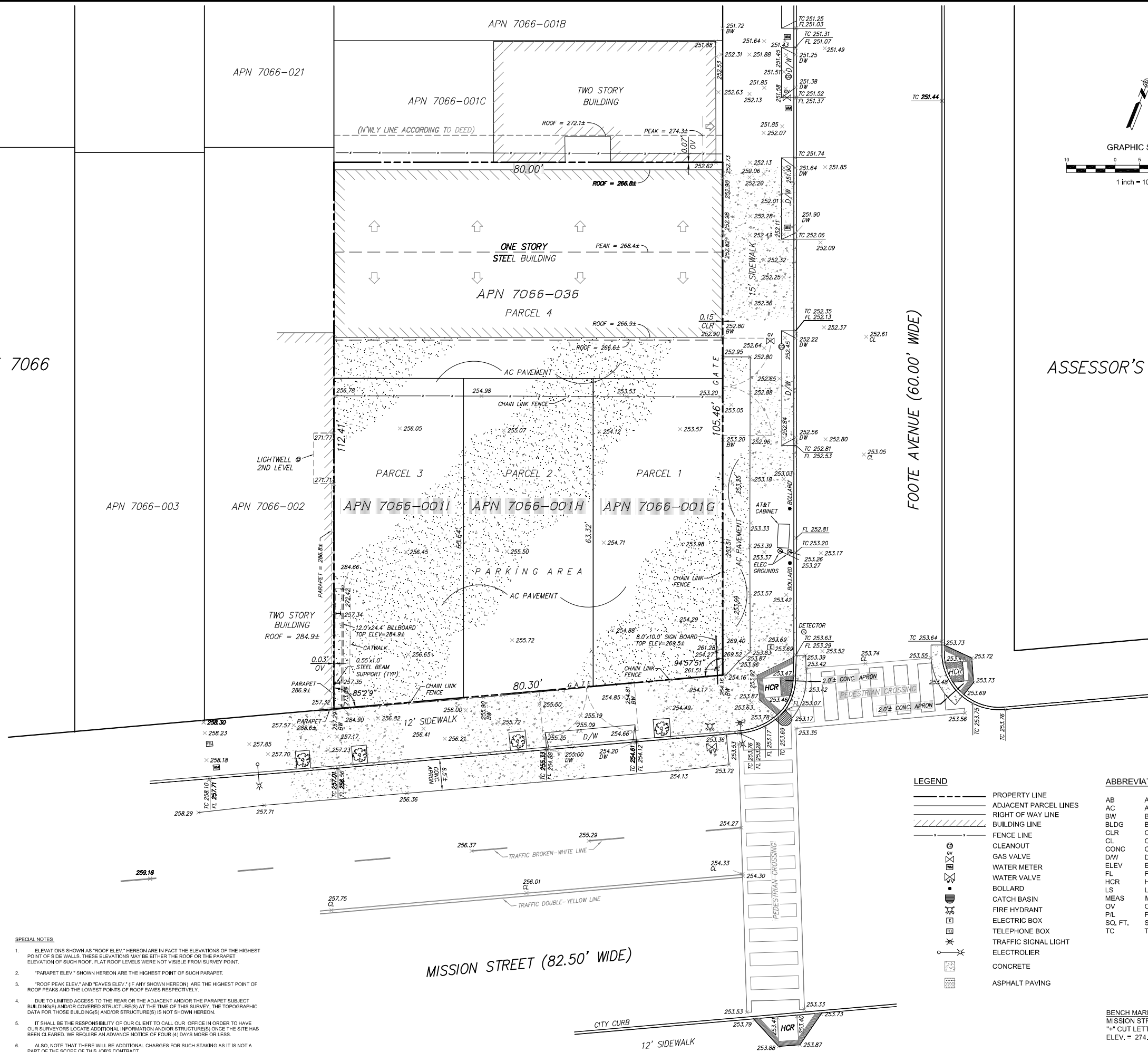


10/31/19	YIP
11/18/19	YIP
2/26/20	JS
4/6/20	JS



ASSESSOR'S BLOCK 7066

ASSESSOR'S BLOCK 7044A



- NOTE TO ANYONE HAVE ANY INTEREST IN THIS MAP, PLEASE BE ADVISED OF THE FOLLOWING:
- THAT ALL TITLE INFORMATION HEREON (INCLUDING EASEMENTS IF ANY) WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENTS' AND/OR HIS AGENTS REQUIREMENTS. THE FOLLOWING INFORMATION WAS SUPPLIED TO TRANSMERICAN ENGINEERS: □ DEED □ TITLE REPORT □ A.P.N. □ ADDRESS OF THE P.L.O.
  - FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITIES AS BEING BEYOND OUR CONTRACT AND COMMITMENT TO OUR CLIENT.
  - THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OR SERVICE AND THAT IT REMAINS THE PROPERTY OF TRANSMERICAN ENGINEERS WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
  - THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY TRANSMERICAN ENGINEERS IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR BUILDING PERMITS.
  - FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSES WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSE, INTENT & CONTRACT. TRANSMERICAN ENGINEERS DISCLAIMS ANY AND ALL RESPONSIBILITIES, LIABILITIES WHICH SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE.
  - THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITES THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THIS MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
  - THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
  - THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENT OF ALL CLIENTS OBLIGATIONS TO TRANSMERICAN ENGINEERS UNLESS OTHERWISE AGREED TO.
  - THAT UNDERGROUND UTILITIES (IF ANY) SHOWN HEREON WERE OBTAINED FROM INFORMATION PROVIDED TO TRANSMERICAN ENGINEERS BY UTILITIES COMPANIES. TRANSMERICAN ENGINEERS DOES NOT ASSUME ANY RESPONSIBILITY FOR THEIR EXISTENCE OR ACCURACY.
  - THAT SURFACE UTILITIES, MANHOLES, ETC. AS SHOWN HEREON WERE LOCATED BY FIELD SURVEY.
  - IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.

- SPECIAL NOTES**
- ELEVATIONS SHOWN AS "ROOF ELEV." HEREON ARE IN FACT THE ELEVATIONS OF THE HIGHEST POINT OF SIDE WALLS. THESE ELEVATIONS MAY BE EITHER THE ROOF OR THE PARAPET ELEVATION OF SUCH ROOF. FLAT ROOF LEVELS WERE NOT VISIBLE FROM SURVEY POINT.
  - "PARAPET ELEV." SHOWN HEREON ARE THE HIGHEST POINT OF SUCH PARAPET.
  - "ROOF PEAK ELEV." AND "EAVES ELEV." (IF ANY SHOWN HEREON) ARE THE HIGHEST POINT OF ROOF PEAKS AND THE LOWEST POINTS OF ROOF EAVES RESPECTIVELY.
  - DUE TO LIMITED ACCESS TO THE REAR OR THE ADJACENT AND/OR THE PARAPET SUBJECT BUILDING(S) AND/OR COVERED STRUCTURE(S) AT THE TIME OF THIS SURVEY, THE TOPOGRAPHIC DATA FOR THOSE BUILDING(S) AND/OR STRUCTURE(S) IS NOT SHOWN HEREON.
  - IT SHALL BE THE RESPONSIBILITY OF OUR CLIENT TO CALL OUR OFFICE IN ORDER TO HAVE OUR SURVEYORS LOCATE ADDITIONAL INFORMATION AND/OR STRUCTURE(S) ONCE THE SITE HAS BEEN CLEARED. WE REQUIRE AN ADVANCE NOTICE OF FOUR (4) DAYS MORE OR LESS.
  - ALSO, NOTE THAT THERE WILL BE ADDITIONAL CHARGES FOR SUCH STAKING AS IT IS NOT A PART OF THE SCOPE OF THIS JOB'S CONTRACT.

**LEGEND**

- PROPERTY LINE
- ADJACENT PARCEL LINES
- RIGHT OF WAY LINE
- BUILDING LINE
- FENCE LINE
- CLEANOUT
- GAS VALVE
- WATER METER
- WATER VALVE
- BOLLARD
- CATCH BASIN
- FIRE HYDRANT
- ELECTRIC BOX
- TELEPHONE BOX
- TRAFFIC SIGNAL LIGHT
- ELECTROLIER
- CONCRETE
- ASPHALT PAVING

**ABBREVIATIONS**

- |         |                          |
|---------|--------------------------|
| AB      | ASSESSOR'S PARCEL NUMBER |
| AC      | ASPHALT                  |
| BW      | BACK OF SIDEWALK         |
| BLDG    | BUILDING                 |
| CLR     | CLEAR                    |
| CL      | CENTERLINE               |
| CONC    | CONCRETE                 |
| D/W     | DRIVEWAY                 |
| ELEV    | ELEVATION                |
| FL      | FLOW LINE GUTTER         |
| HCR     | HANDICAP RAMP            |
| LS      | LAND SURVEYOR            |
| MEAS    | MEASURED                 |
| OV      | OVER                     |
| P/L     | PROPERTY LINE            |
| SQ. FT. | SQUARE FEET              |
| TC      | TOP OF CURB              |

BENCH MARK  
MISSION STREET & NAGLEE AVENUE (N.W. CORNER)  
"4" CUT LETTER "O" IN MISSION  
ELEV. = 274.716 (CITY DATUM)

SURVEY

10/31/19	YIP
11/18/19	YIP
2/26/20	JS
4/6/20	JS

SCALE: N.T.S.



# SAN FRANCISCO PLANNING DEPARTMENT

**EXHIBIT  
C**

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
5500 MISSION ST		7066001G, 7066001H, 7066001I
<b>Case No.</b>		<b>Permit No.</b>
2018-012065ENV		201612286112
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The approximately 9,200-square-foot (sf), rectangular-shaped project site consists of four lots (Assessor's block 7066, lots 036, 001G, 001H, 001I) located on the southwest corner of the intersection of Foote Avenue and Mission Street in the Outer Mission neighborhood. The existing project site is a paved parking lot and contains a one-story, automotive repair warehouse built in 1962. The approximately 2,750-sf warehouse is located on the western part of the project site (Assessor's block 7066, lot 036). The project site contains approximately 105 feet of frontage on Foote Avenue and 80 feet of frontage on Mission Street adjacent to on-street, parallel parking. The proposed project would merge the four subject lots into a single 9,200-sf lot. The proposed project would demolish the existing warehouse and construct a new 40-foot tall, four-story mixed-use building approximately 28,370-sf in total area size. The proposed project would include three stories of residential care for the elderly made up of approximately, 18,000-sf, or 77 beds, on the lower levels and approximately 17 single room occupancy units and one 2-bedroom owner's unit on the top floor. An approximately 500-sf commercial space would be located on the ground floor along Mission Street. The project would remove two existing curb cuts located on Mission Street and</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input checked="" type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Sherie George</p> <p>PLEASE SEE ATTACHED</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input checked="" type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <span style="margin-left: 200px;"><input checked="" type="checkbox"/> Reclassify to Category C</span> a. Per HRER or PTR dated 07/01/2019 <span style="margin-left: 100px;">(attach HRER or PTR)</span> b. Other (specify): Reclassify to Category C as per PTR form signed on 7/1/19.
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Charles Enchill	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Conditional Use Authorization	<b>Signature:</b> Sherie George 02/12/2020
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.  In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.  Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## Full Project Description

The approximately 9,200-square-foot (sf), rectangular-shaped project site consists of four lots (Assessor's block 7066, lots 036, 001G, 001H, 001I) located on the southwest corner of the intersection of Foote Avenue and Mission Street in the Outer Mission neighborhood. The existing project site is a paved parking lot and contains a one-story, automotive repair warehouse built in 1962. The approximately 2,750-sf warehouse is located on the western part of the project site (Assessor's block 7066, lot 036). The project site contains approximately 105 feet of frontage on Foote Avenue and 80 feet of frontage on Mission Street adjacent to on-street, parallel parking.

The proposed project would merge the four subject lots into a single 9,200-sf lot. The proposed project would demolish the existing warehouse and construct a new 40-foot tall, four-story mixed-use building approximately 28,370-sf in total area size. The proposed project would include three stories of residential care for the elderly made up of approximately, 18,000-sf, or 77 beds, on the lower levels and approximately 17 single room occupancy units and one 2-bedroom owner's unit on the top floor. An approximately 500-sf commercial space would be located on the ground floor along Mission Street. The project would remove two existing curb cuts located on Mission Street and Foote Avenue. A 60-foot passenger loading zone would be proposed on Mission Street adjacent to the project's entrance. One accessible van vehicle space and four class 1 bicycle parking spaces would be located in a ground-floor garage accessed from Foote Avenue. The sidewalk along the project's frontages would contain approximately six class 2 bicycle parking spaces and 10 new street trees.

The new structure would be supported by a continuous perimeter spread footing foundation. Construction of the proposed project would require approximately 800 cubic yards of excavation to a depth of approximately 2 to 4 feet below grade for the building foundation and elevator shaft.

## **CEQA Impacts**

**Geology and Soils:** A preliminary geotechnical report was prepared by Frank Lee & Associates, confirming that the proposed project is not located on a site subject to high liquefaction or landslide hazard. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

**Archeological Resources:** The department's staff archeologist conducted preliminary archeological review on June 26, 2019 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

**Hazardous Materials:** The project is subject to the Maher Ordinance (Article 22A of the Health Code), which is administered by the Department of Public Health. The project sponsor enrolled in the Maher Program on April 2, 2019.

**Traffic:** The department's transportation staff reviewed the proposed project on July 1, 2019 and determined that additional transportation review is not required.

**Noise:** The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

**Air Quality:** The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is not located within an air pollutant exposure zone.

**Water Quality:** The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). Since the project would disturb over 5,000 square feet, the project sponsor would be required to submit an Erosion Sediment Control Plan or a Stormwater Pollution Prevention Plan, and a Construction Site Runoff Control Project Application to SFPUC. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

**Natural Habitat:** The project site is paved and within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

**Public Notice:** A "Notification of Project Receiving Environmental Review" was mailed on December 18, 2019 to adjacent occupants and owners of buildings within 300 feet of the project site and to the Outer Mission neighborhood group list. Public comment on the project was received and summarized in the project record.

**Planning Code Consistency:** The project site is located within the Excelsior Outer Mission Street Neighborhood Commercial District (NCD). Pursuant to Planning Code Section 720, residential uses including group and senior housing are principally permitted. The project would be consistent with specific height and bulk requirements and with all zoning and general plan regulations.



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:
-------------------------------

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
<b>Planner Name:</b>	<b>Date:</b>





# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	5/23/2019
----------------------------------------	--	--------------------------------	-----------

PROJECT INFORMATION:		
Planner:	Address:	
Charles Enchill	5500-5502-5504 Mission Street	
Block/Lot:	Cross Streets:	
7066/036 & 7066/001G-I	Foote Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	n/a	2018-012065ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input type="radio"/> Alteration	<input checked="" type="radio"/> Demo/New Construction

<b>DATE OF PLANS UNDER REVIEW:</b>	n/a
------------------------------------	-----

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Evaluation Part 1, prepared by Johanna Street Architect and Brewster Historic Preservation (dated February 2019)	

PRESERVATION TEAM REVIEW:			
Category:	<input type="radio"/> A	<input type="radio"/> B	<input checked="" type="radio"/> C
Individual		Historic District/Context	
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:		Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:	
Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance:	<input type="text" value="n/a"/>	Period of Significance:	<input type="text" value="n/a"/>
		<input type="radio"/> Contributor <input type="radio"/> Non-Contributor	

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

PRESERVATION TEAM COMMENTS:
<p>According to the Historic Resource Evaluation prepared by Johanna Street Architect and Brewster Historic Preservation (dated February 2019) and information in the planning department files, the subject property at 5500 Mission Street is located in the Outer Mission neighborhood and contains a one-story, steel-frame, light industrial building constructed in 1962 (Building Permit). The building was not constructed by an architect, but rather a local engineer, Cecil Vincent de Nevers (1930-2013). The exterior of the building is clad in vertical metal seam panels and features a low sloping roof. The north elevation faces Foote Avenue and abuts the sidewalk. On the right side is a steel roll-up door for vehicular entry to an otherwise blank facade. The east elevation (right to left) includes: a solid wood door with sign above that states "Office"; sliding aluminum sash windows with internal security bars; and additional steel roll-up door. The east elevation is partially visible from Foote Avenue and Mission Street due to three undeveloped lots that front Mission Street. The lots are fenced off as one larger area for outdoor automobile storage. The three undeveloped lots and the subject property have remained in the Tiscornia Family from 1960 until 2017. The Tiscornia Family rented the subject property and associated parcels to various automobile sales and repair businesses until sold to the Yin Kwan Tam Family Trust in 2018. No permitted exterior alterations are visible from Foote Avenue and Mission Street.</p> <p>Department preservation staff have determined that 5500-04 Mission Streets do not appear to be eligible for listing in the California Register. No known historic events have occurred at the subject properties that have made a significant contribution to the local, regional, state, or national levels (Criterion 1). None of the owners and occupants have been identified as having made lasting contributions to local, state, or national history (Criterion 2). The light industrial warehouse is a utilitarian building that does not contain any ornaments, architectural style, nor represent the work of a master. Therefore, the building is not individually eligible for its design under Criterion 3.</p> <p>Based upon a review of information in the Department's records, the subject building is not significant under Criterion 4, since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archaeological sensitivity is undertaken through the Department's Preliminary Archaeological Review process and is outside the scope of this review.</p> <p>(see continuation sheet)</p>

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:

The subject property was previously evaluated as part of a larger Neighborhood Commercial Buildings Historic Resource Survey completed in 2015 and was not found to be a good example of a storefront or resource in this respect. Additionally, the property is not located adjacent to any known historic resources. The subject building is located in the Outer Mission neighborhood on a block that contains a wide range of land uses, construction dates and architectural styles. Given the range of property types and construction dates, paired with later infill and alterations, the neighborhood does not possess sufficient architectural, historical significance or cohesion to identify as a historic district.

Therefore, the Planning Department Preservation staff has determined the subject building is not eligible for listing in the California Register, either individually or as part of a district contributor.



View south of 5500 Mission Street (Google Street View).



View west of 5500 Mission Street (Google Street View).



# SAN FRANCISCO PLANNING DEPARTMENT

**EXHIBIT  
D**

## Land Use Information

PROJECT ADDRESS: 5500 MISSION ST  
RECORD NO.: 2018-012065VAR

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

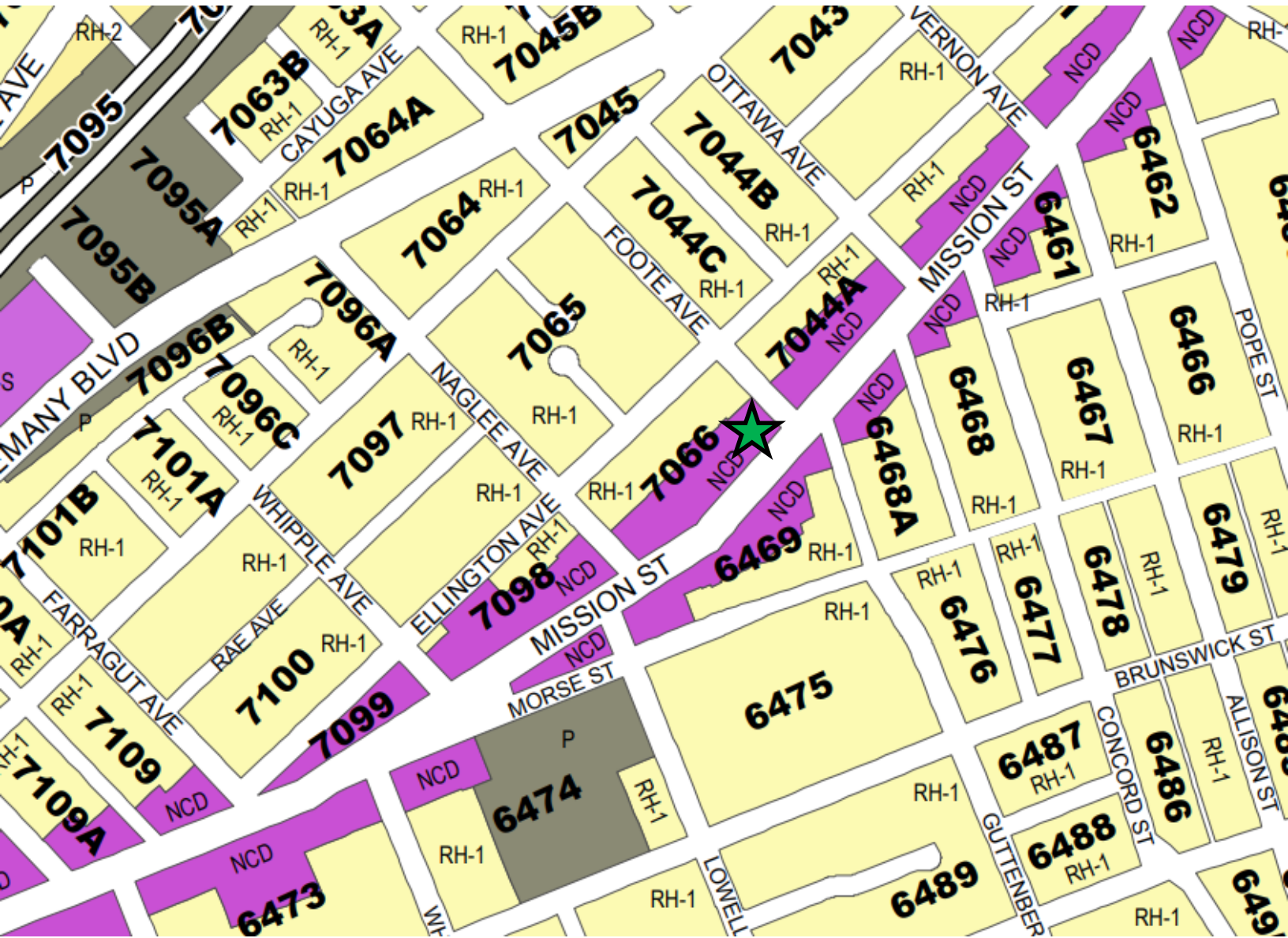
	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	9,089 (auto storage)	863	-8,226
Residential GSF	0	6,395	6,395
Retail/Commercial GSF	0	455	455
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	2,750	0	-2,750
Medical GSF	0	17,973 (RCFE)	17,973
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	2,980	2,980
Public Open Space	0	0	0
Other ( )			
<b>TOTAL GSF</b>	<b>11,839</b>	<b>27,803</b>	<b>16,827</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	9 (8 group housing rooms)	9
Dwelling Units - Total	0	9	9
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	1	3	4
Parking Spaces	Auto storage lot	0	1 (ADA)
Loading Spaces	0	0	0
Bicycle Spaces	0	4 (Class 1)	4 (Class 1)
Car Share Spaces	0	0	0
Other ( )			







# Zoning Map



Conditional Use Authorization & Variance  
Case Number 2018-0013065CUAVAR  
5500 Mission Street

# Height and Bulk Map



Conditional Use Authorization & Variance  
Case Number 2018-0013065CUAVAR  
5500 Mission Street





# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Authorization & Variance  
Case Number 2018-0013065CUAVAR  
5500 Mission Street



# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Authorization & Variance  
Case Number 2018-0013065CUAVAR  
5500 Mission Street



# Context Photos

## SUBJECT PROPERTY ON MISSION STREET



## SUBJECT PROPERTY ON FOOTE AVENUE



Conditional Use Authorization & Variance  
Case Number 2018-0013065CUAVAR  
5500 Mission Street



# Site Photo

## PORTION OF BLOCK ON MISSION STREET



SUBJECT PROPERTY



Conditional Use Authorization & Variance  
Case Number 2018-0013065CUAVAR  
5500 Mission Street



# Site Photo

## PORTION OF SUBJECT BLOCK ON FOOTE



Conditional Use Authorization & Variance  
Case Number 2018-0013065CUAVAR  
5500 Mission Street



# Site Photo

## PORTION OF OPPOSITE SIDE OF SUBJECT BLOCK ON MISSION



## PORTION OF OPPOSITE SIDE OF SUBJECT BLOCK ON FOOTE



Conditional Use Authorization & Variance  
Case Number 2018-0013065CUAVAR  
5500 Mission Street