

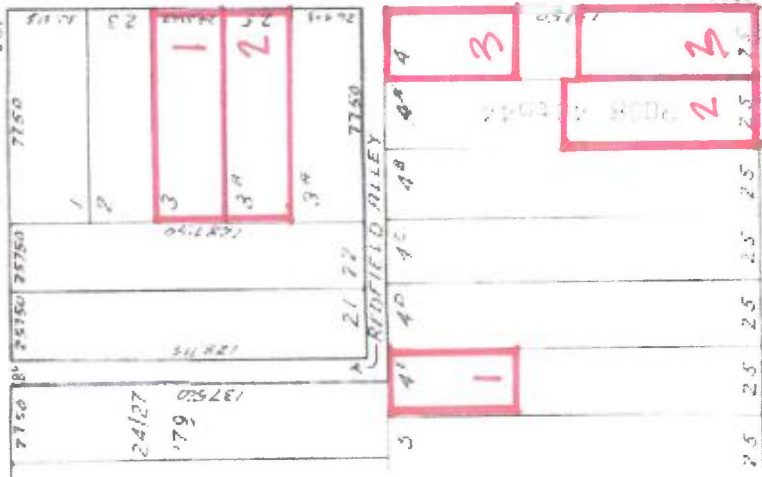
received at CPC Hearing 2/1/18
N. Foster

NEIGHBORHOOD PETITION
RE: PROPOSED PROJECT
FOR 33 – 35 ALADDIN TERRACE
CASE NO. 2016-012089ENVDRPVAR

The attached petition has been signed by 46 neighbors
who live in close proximity to the subject project.

For reference, this submittal also includes a block map
showing the property location of the neighbors
who have signed the petition.

DR Requestor



Subject Project

33 – 35 Aladdin Terrace

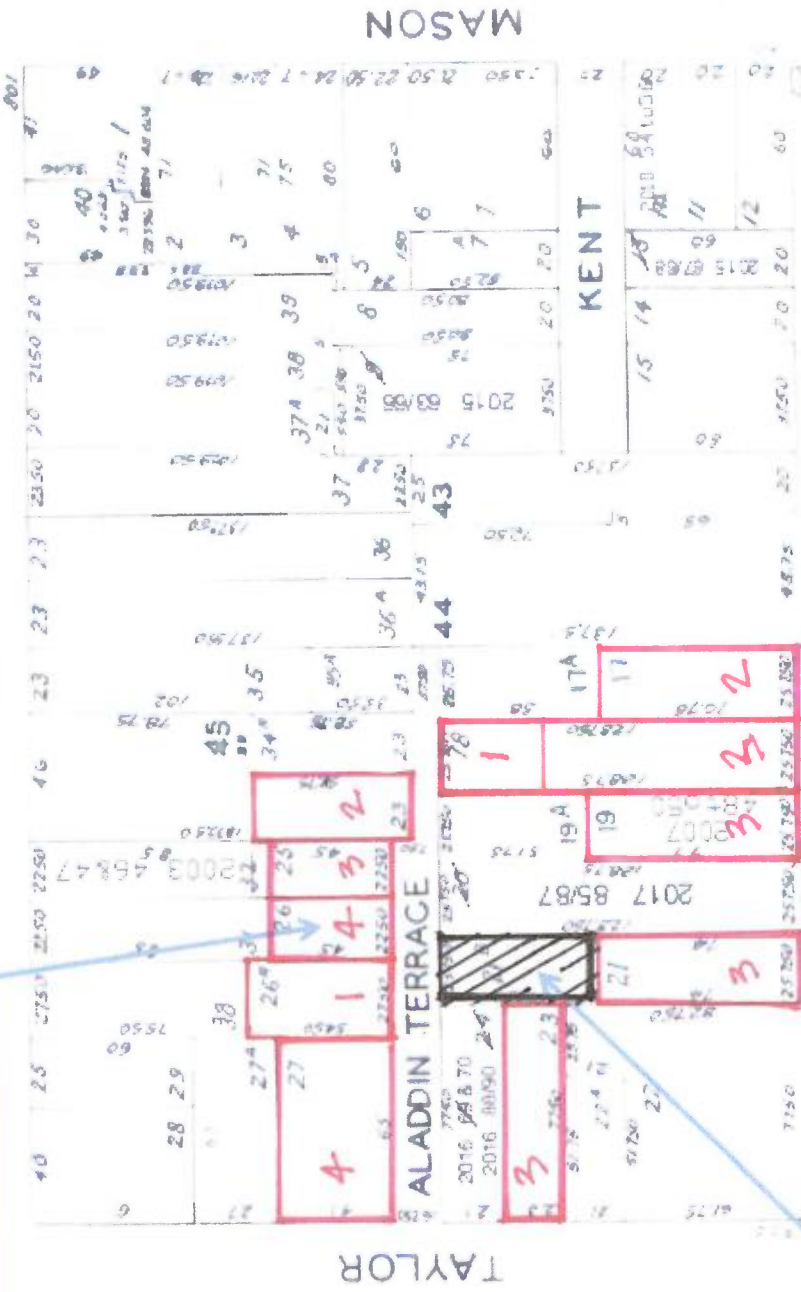
Neighborhood Block Maps

showing location of Subject Project,
DR Requestor, and neighbors who have
signed a petition opposing the project.

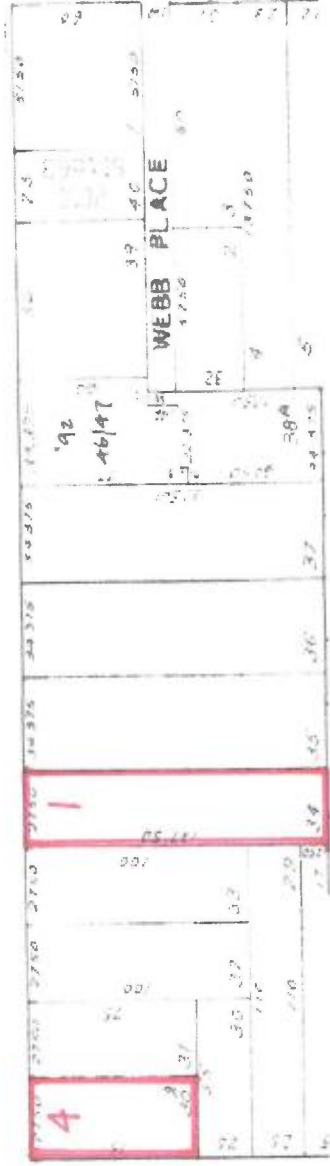
3

indicates number of
signatures per property

FILBERT



UNION



Re: Discretionary Review Hearing for 33 – 35 Aladdin Terrace / Lot 021B / Block 0100



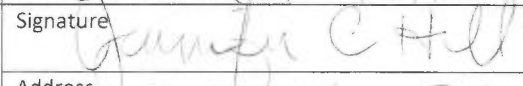
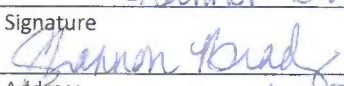

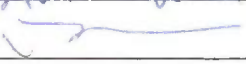


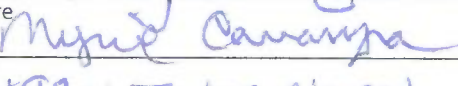



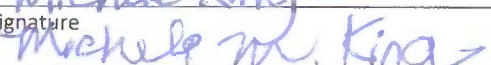
Approval of the project as currently designed will (a) intensify negative impacts resulting from the insertion of private garages and automobile traffic in a severely constrained residential alley; and (b) create a substandard basement-level living space; and (c) undermine decades of professional consideration and sound reasoning which form the basis of our planning guidelines and regulations for new development.

We respectfully request the Planning Commission and the Zoning Director to require modifications that will result in an improved project, balancing the opportunity to expand and extensively reconfigure a privately owned two-unit building with a respectful acknowledgement of the existing character and context of public space in this setting.







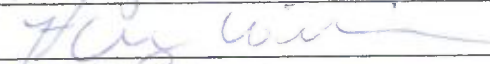
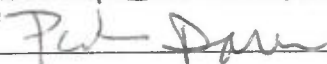
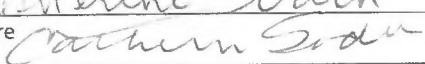

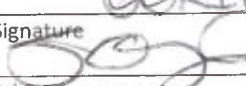
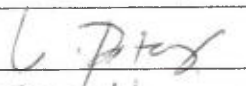
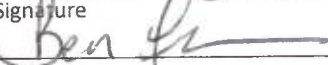

Please do not reinforce expectations that adding another private garage and additional automobile traffic in fine-grained residential districts can proceed with disregard for established neighborhood character. We ask that you deny the inclusion of the substandard basement-level living space and the proposed garage in the approved scope of work. In light of the many options for alternative forms of transportation that are readily available in the immediate neighborhood, and the extensive scope of the proposed renovation, such proposals are neither necessary nor desirable.

Re: Discretionary Review Hearing for 33 – 35 Aladdin Terrace / Lot 021B / Block 0100			
1	Print Name <i>Doris DeLuca-Hill</i> Signature <i>Doris DeLuca-Hill</i> Address <i>1922 Taylor St, SF 94133</i> Email / Phone Optional <i>415-441-2183</i>	2	Print Name <i>William M Hill</i> Signature <i>William M Hill</i> Address <i>1922 Taylor St SF 94133</i> Email / Phone Optional <i>415 441-1484</i>
3	Print Name <i>Joel Webber</i> Signature <i>Joel Webber</i> Address <i>28A Aladdin terr.</i> Email / Phone Optional <i>joelthomaswebber@gmail</i>	4	Print Name <i>ROSE A. COWMAN</i> Signature <i>Rose A. Cowman</i> Address <i>1943 Taylor St.</i> Email / Phone Optional
5	Print Name <i>Kenneth Tateno</i> Signature <i>Kenneth Tateno</i> Address <i>Kattat@hotmail.com</i> Email / Phone Optional <i>84 Union St</i>	6	Print Name <i>BARRON STOREY</i> Signature <i>BARRON STOREY</i> Address <i>852 UNION STREET SF CA 94133</i> Email / Phone Optional <i>Fel: 415.673.0580 rossbarronstorey@aol.com</i>
7	Print Name <i>AGNETA FALK HIRSCHMAN</i> Signature <i>Agneta Falk Hirschman</i> Address <i>858A UNION ST</i> Email / Phone Optional	8	Print Name <i>ANNA G. PELLA</i> Signature <i>Anna G. Pella</i> Address <i>880 UNION ST SF CA 94133</i> Email / Phone Optional <i>415-771-4420</i>

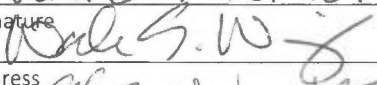
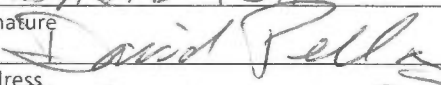





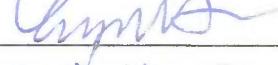
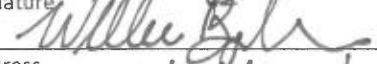

Re: Discretionary Review Hearing for 33 – 35 Aladdin Terrace / Lot 021B / Block 0100

9	Print Name MAUREEN McCaffrey	10	Print Name Philip Warton
Signature 		Signature 	
Address 1919 Taylor St.		Address 16 Aladdin Terrace SF CA 94133	
Email / Phone Optional		Email / Phone phil.warton@gmail.com	
11	Print Name Jennifer Hill	12	Print Name Shannon Brady
Signature 		Signature 	
Address 1920 Taylor St		Address 284 Aladdin Terrace	
Email / Phone Optional jenniferhill@gmail.com		Email / Phone Optional Shannon Shannonbrady@gmail.com	
13	Print Name Richard Harris-Deans	14	Print Name Mura Strosin
Signature 1938 Taylor St		Signature 	
Address Richard Harris-Deans		Address 866 Union St. SF CA	
Email / Phone Optional (415) 673 7071		Email / Phone Optional 415 867 6422	
15	Print Name David Wright	16	Print Name Sharon Wright
Signature 		Signature 	
Address 893 Union		Address 893 Union Street	
Email / Phone Optional		Email / Phone Optional	
17	Print Name Robert Horvath	18	Print Name Miguel Carranza
Signature 		Signature 	
Address 1934 Taylor St.		Address 1934 Taylor Street	
Email / Phone Optional rhorvath@gmail.com		Email / Phone Optional 415 413-3828	
19	Print Name Matt Mitchell	20	Print Name David Elishah
Signature 		Signature 	
Address 1917 Taylor St		Address 1917 Taylor	
Email / Phone Optional		Email / Phone Optional	
21	Print Name Ravel Skaldin	22	Print Name Michele King
Signature 		Signature 	
Address 1901 TAYLOR ST		Address 1951 Taylor St	
Email / Phone Optional (415) 462-6241		Email / Phone Optional	

Re: Discretionary Review Hearing for 33 – 35 Aladdin Terrace / Lot 021B / Block 0100

23	Print Name Signature Address Email / Phone Optional	24 Print Name Signature Address Email / Phone Optional
	RONALD WAERZ  1441 TAYLOR ST. 415.235.6745	John Perri  866 Union St 415 867 9319
25	Print Name Signature Address Email / Phone Optional	26 Print Name Signature Address Email / Phone Optional
	Alicia William  858 Union 	Chris Bigelow  22A Aladdin Terrace 415-928-8041
27	Print Name Signature Address Email / Phone Optional	28 Print Name Signature Address Email / Phone Optional
	Scott William  858 Union 	Jennifer Debrowolski  14 ALADDIN jen.ddebrowolski@gmail.com
29	Print Name Signature Address Email / Phone Optional	30 Print Name Signature Address Email / Phone Optional
	Hugh Williams  858 Union 	PETRA DAVIS  852 UNION SF CA 94133
31	Print Name Signature Address Email / Phone Optional	32 Print Name Signature Address Email / Phone Optional
	Catherine Soden  1930 Taylor St SF 94133	Michael Fay  908 Union St
33	Print Name Signature Address Email / Phone Optional	34 Print Name Signature Address Email / Phone Optional
	DORIE CRATE  878 A UNION ST - ark@... San Francisco, CA 94133	LINDA DORF  908 Union St.
35	Print Name Signature Address Email / Phone Optional	36 Print Name Signature Address Email / Phone Optional
	BEN FEUER  33 REDFIELD AVE	LIZ KEIM  897 UNION ST. SF CA 94133

Re: Discretionary Review Hearing for 33 – 35 Aladdin Terrace / Lot 021B / Block 0100

37	Print Name WADE S. WRIGHT	38	Print Name DAVID PELLA
	Signature 		Signature 
	Address 897 UNION ST 94133		Address 878 UNION ST
	Email / Phone Optional WRIGHTON1@MINDSPRING.COM		Email / Phone Optional davidpella@SBCglobal.net
39	Print Name JORDAN BOWEN	40	Print Name Eduardo Bonsi
	Signature 		Signature 
	Address 22 ALADDIN TER 94133		Address 904 Union St. SE 94133
	Email / Phone Optional JRONBWN@GMAIL.COM		Email / Phone Optional
41	Print Name ALEXANDER LEE CEPALLO	41	Print Name Raymond Lee
	Signature 		Signature 
	Address 904 UNION 94133		Address 869 Union St SE 94133
	Email / Phone Optional		Email / Phone Optional
43	Print Name Hao Ying Xu	44	Print Name Yiyi Han
	Signature 		Signature 
	Address 28 Aladdin Terrace		Address 28 Aladdin Terrace, CA 94133
	Email / Phone Optional 530 760 6808		Email / Phone Optional yhan0912@hotmail.com
45	Print Name Willis Bigelow	46	Print Name Carrie Davis
	Signature 		Signature 
	Address 22 Aladdin Ter, SF CA		Address 36 Aladdin Terrace 94133
	Email / Phone Optional		Email / Phone Optional
47	Print Name	48	Name (Print)
	Signature		Signature
	Address		Address
	Email / Phone Optional		Email / Phone Optional
49	Print Name	50	Print Name
	Signature		Signature
	Address		Address
	Email / Phone Optional		Email / Phone Optional

2/1/18

N. Foster

Russian Hill Community Association

1166 Green St. San Francisco, CA 94109 510-928-8243 rhcasf.com

January 25, 2018

President Rich Hillis and
Members of the San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case No. 2016-012089DRPVAR 33-35 Aladdin Terrace Hearing February 1, 2018

Dear President Hillis and Planning Commissioners:

The Alleys of San Francisco, like our historic resources, are an endangered species in the City.

Objective 4 of the Urban Design Plan almost calls out for the protection of Alleys:

"Measures must be taken to stabilize and improve the health and safety of the local environment, the psychological feeling of neighborhood, the opportunities for recreation and other fulfilling activities, and the small-scale visual qualities that make the city a comfortable and often exciting place in which to live."

Alleys are narrow, intimate spaces that allow for the development of a sense of community among neighbors. This is so important that any development that affects an Alley needs to take into consideration the place and the context, i.e., that the development will occur on an Alley.

The impact of garages and decks on an Alley, with the increased noise and pollution, let alone increased traffic, needs to be part of the equation when assessing any proposed project. The Planning Department web site notes: ***"The Commission may determine that modifications to the proposed project are necessary in order to protect the public interest."***

We urge the Planning Commission to modify the proposed project, protect the public interest and deny the addition of a two-car garage. There are exceptional and extraordinary circumstances at play here. There are 18 residences with Aladdin Terrace addresses. All of these residents will be affected. We also urge the Planning Commission to require that the roof deck be reduced. The proliferation of roof decks in this area will only serve to increase the noise level to no one's benefit.

Lastly, there are three projects proposed for construction on Aladdin Terrace in roughly the same time frame. Lack of coordination between the Planning and Building Inspection Departments gives residents every reason to be concerned about the coordination between developers. Please provide direction to the Planner and Inspectors regarding coordination these projects.

Thank you for your consideration,

Kathleen Courtney

Chair, Housing and Zoning Committee
kcourtney@rhcasf.com

cc: Jamie Cherry, Jeff Cheney, RHCA

Pacific Avenue Neighborhood Association - PANA

January 29, 2018

President Rich Hillis &
Members of the San Francisco Planning Commission
1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: Case No. 2016-012089DRPVAR 33-35 Aladdin Terrace, Hearing February 1, 2018

Dear President Hillis and Planning Commissioners:

Most people are attracted to alley living because of the peaceful, community living it provides. The exception often occurs when a developer buys property with the intent to flip the property and/or when a neighbor's self-interest guides project design and construction. Both scenarios can result in total disregard for quality of life issues and construction activity and outcomes that cause irreparable harm to the neighborhood.

This was and continues to be the case on McCormick ST. I am a resident on one of San Francisco's vulnerable alleys known as McCormick ST. The neighbors on this alley have first hand experience when it comes to living with *out of context* design and its consequences. Out of context and out of scale design that includes additional auto traffic seriously imposes on and negatively impacts the alley and the surrounding community's quality of life. The McCormick Street community will never recover from the alley's latest housing addition.

Aladdin Terrace, an alley on Russian Hill, will be facing similar issues if guidance is not given to developers to ensure appropriate design and livability during construction and at construction end. We ask the Planning Commission to request that neighbors be given an opportunity to voice concerns to developers and agree among all parties how construction activity will be conducted, when notice will be required of pre- and during-construction activity, and that appropriate design for the alley be advised.

The Alleys of San Francisco, like our historic resources, are an endangered species in the City. Objective 4 of the Urban Design Plan almost calls out for the protection of Alleys:

"Measures must be taken to stabilize and improve the health and safety of the local environment, the psychological feeling of neighborhood, the opportunities for recreation and other fulfilling activities, and the small-scale visual qualities that make the city a comfortable and often exciting place in which to live."

The impact of garages and decks on an Alley, with the increased noise and pollution, let alone increased traffic, needs to be part of the equation when assessing any proposed project. The Planning Department web site notes: "The Commission may determine that modifications to the proposed project are necessary in order to protect the public interest."

We urge the Planning Commission to modify the proposed project, protect the public interest and deny the addition of a two-car garage. There are exceptional and extraordinary circumstances at play here. We also urge the Planning Commission to require that the roof deck be reduced. The proliferation of roof decks in this area will only serve to increase the noise level to no one's benefit. We are already experiencing this on McCormick ST. alley.

Thank you for your consideration,
Robyn Tucker
Co-Chair PANA
cc: Andrew Madden, Bill Matteson

7 McCormick ST

San Francisco, CA 94109

January 22, 2018

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

cc: Commissioners Dennis Richards, Rodney Fong, Christine Johnson, Joel Koppel, Myrna Melgar,
Kathrin Moore; Jonas Ionin - Commission Secretary, Scott Sanchez - Zoning Director,
Mark Luellenn - Quadrant 3 Team Leader, Nicholas Foster - Quadrant 3 Project Planner

Re: Case Number 2016-012089DRPVAR / Block 0100 / Lot 021B
Discretionary Review Hearing for 33 - 35 Aladdin Terrace

Dear President Hillis and Commissioners:

I am writing in support of the DR application for the subject project. Residents of Aladdin Terrace and the surrounding community have significant concerns regarding the proposed project. These neighbors would not object to a reasonable development. However, the project as proposed appears to have been formulated with little concern for the long-term negative impacts the project will have on the surrounding context.

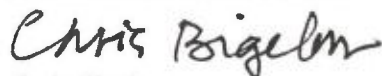
It is important to recognize the existing built environment of Aladdin Terrace. Development on the mid-block alley is very dense, due to intense re-building after the 1906 earthquake and fire, and the additional circumstance that the overall block is sub-divided by two cul-de-sac alleyways, Kent Street to the east and Aladdin to the west. Open space within the confines of the block is severely compressed and substandard as compared to current code requirements. The result is a tightly packed, fine-grained residential neighborhood. With placement of informal seating and plants in containers embracing the mid-point of the alley, Aladdin Terrace has functioned as a supplemental form of mid-block open space, a shared community resource with informal gatherings for residents, neighbors and visitors for decades.

The Residential Design Team and a Notice of Planning Dept. Requirements directed the Sponsors to make changes to the design of a proposed roof-deck. However, these changes are not sufficient with respect to balancing (a) the opportunity for extensively enlarging and reconfiguring a two-unit building to address the Owners' present-day desires with (b) resulting long-term negative impacts to an established and dense neighborhood.

Existing garage spaces located at the eastern and western ends of Aladdin were permitted in 2005 and 2009; they should be seen as examples of recent, unfortunate, and negative precedents, not as justification for further automotive intrusion. The introduction of these eight parking spaces constitutes a level of automobile traffic that has reached the saturation point for this narrow residential alley. The addition of 2 new off-street parking spaces at 33-35 Aladdin would increase private garage spaces on Aladdin by another 25%, exacerbating an already difficult situation. Meanwhile, there are seven bus lines and two cable car lines within a three-block radius.

Approval of the project as currently designed will (a) intensify negative impacts resulting from the insertion of private garages and automobile traffic in a severely constrained residential alley; and (b) undermine professional consideration and sound reasoning forming the basis of planning regulations and guidelines intended to ensure the qualities that make San Francisco unique are preserved and enhanced. Please do not reinforce expectations that adding another garage and additional automobile traffic in fine-grained residential districts can proceed with disregard for established neighborhood character.

We respectfully request the Planning Commission and the Zoning Director to require modifications that will bring the project into greater conformance with the General Plan, in particular the Elements addressing Urban Design, Housing and Transportation. These strategic and long-term guidelines are intended to ensure the preservation and enhancement of those qualities of urban experience that are so distinct to San Francisco. In light of the many options for alternative forms of transportation that are readily available in the immediate neighborhood such proposals are neither necessary nor desirable. Thank you for your consideration of this matter.



Chris Bigelow
22 Aladdin Terrace
San Francisco, CA 4133

From: John Perri
To: Foster, Nicholas (CPC)
Subject: Fwd: 33-35 Aladdin Terrace - Letter in Support of Discretionary Review
Date: Friday, January 26, 2018 4:50:53 PM

----- Forwarded message -----

From: John Perri <johnperri@gmail.com>
Date: Fri, Jan 26, 2018 at 4:49 PM
Subject: 33-35 Aladdin Terrace - Letter in Support of Discretionary Review
To: "Sanchez, Scott (CPC)" <scott.sanchez@sfgov.org>, jonas.ionin@sfgov.org,
commissions.secretary@sfgov.org, "Luellen, Mark (CPC)" <mark.luellen@sfgov.org>,
"Foster, Nicholas (CPC)" <nicholas.foster@sfgov.org>
Cc: Aaron.Peskin@sfgov.org

Dear Planning Staff,

My name is John Perri. My family of four lives at 866 Union Street, a 110-year old Edwardian flat, one lot away from the proposed project site at 33-35 Aladdin Terrace.

I was born and raised in the San Francisco bay area and have lived on Russian Hill for over fifteen years. The proposed project directly impacts our home and our neighborhood, which we care about greatly.

We were not invited to the pre-application meeting and would like to submit two (2) primary objections to the proposed project at 33-35 Aladdin Terrace, as follows;

- 1) Variance to expand envelope of the building into the rear yard**
- 2) Addition of a parking garage for two (2) vehicles**

1) Variance to expand envelope of the building into the rear yard

PER SECTION 134 OF THE PLANNING CODE, a rear yard of approximately 15 feet is required for the subject property. The project proposes a horizontal and vertical addition within a portion of the side yard and the rear yard. A portion of the horizontal and vertical addition encroaches into the required rear yard by approximately 6 feet, 8 inches. Therefore, a variance is required.

There is absolutely no 'hardship' that justifies approval of a variance from the Planning Code for the proposed project at 33-35 Aladdin Terrace.

If a hardship can be claimed simply because the Planning Code does not allow for the desired expansion of a pre-existing building, then it follows logically that the Planning Code itself constitutes a hardship.

By offering tacit approval of proposed variances in the absence of legitimate hardships, the Planning Department simply contributes to the discord and dysfunction of the planning processes in San Francisco. Applications for Discretionary Review ironically (and rather insultingly) require neighbors concerned with a proposed project to cite the 'exceptional and extraordinary circumstances that

justify Discretionary Review of the project.' Meanwhile, no exceptional or extraordinary circumstances have been put forth to justify the variances, which may be the primary reason for the DR request.

Adding insult to injury, DR requestors are required to submit a substantial fee, simply to request that the Planning Department require adherence to the Planning Code, which it should be doing by default.

It is terribly frustrating to be a neighbor - directly and negatively impacted by yet another building project on our block that may be granted a variance - in the complete absence of any hardship.

Variances such as the one proposed for 33-35 Aladdin result in new structures that block the already extremely limited light, air, and privacy of our densely built neighborhood. The Planning Code requires a certain amount of rear yard space for good reason. Privacy matters. Light and air matter. The project sponsors should not be allowed to ignore the Planning Code simply because they desire to add a "PRIVATE REAR DECK" to a property that has been serving its purpose adequately for well over 100 years. Even more troubling is the way variances are approved without any objectivity or transparency in the decision process. Hopefully that will not occur, yet again, for this proposed construction on our block.

As neighbors who would be directly and negatively impacted by yet another variance-approved building one lot away from our property (light, air, privacy), we respectfully ask that you reject this project unless and until it adheres to the Planning Code.

2) Addition of a parking garage for two (2) vehicles

Even though our property does not front Aladdin Terrace, we would be impacted significantly by the addition of two (2) parking spaces at the project site.

How can San Francisco even pretend to be a 'transit first' city if this project is allowed to excavate deep into the bedrock off of a quaint 12 ft wide alley in order to carve out, not one, but two parking spots in a location that has a Walk score of 97 with several MUNI lines one block away and several more MUNI lines a couple blocks further, on Columbus?

Two-car garage parking for a property of this size, on this street, in this neighborhood is completely unnecessary. The negative impacts on the neighborhood from additional vehicular traffic, pollution, safety and congestion – not to mention the excavation required – far outweigh the personal conveniences or financial interests of an individual or two.

As neighbors who would be directly and negatively impacted by the addition of a garage with two (2) new parking spaces – and in consideration of the lack of justification for additional parking in this part of our 'transit first' city – we respectfully ask that you reject this element of the proposed project.

Thank you for your consideration of our concerns about the proposed project at 33-35 Aladdin Terrace. My family and I hope you will take Discretionary Review and require the project sponsors to propose a project that adheres to the Planning Code and eliminates the unnecessary parking structure.

Respectfully,

John Perri
866 Union St

From: [Jen Dobrowolski](mailto:Jen_Dobrowolski@richhillssf@gmail.com)
To: richhillssf@gmail.com
Cc: [Melgar, Myrna \(CPC\)](#); planning@rodnevfong.com; [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Secretary, Commissions \(CPC\)](#); [Sanchez, Scott \(CPC\)](#); [Luellen, Mark \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: Case Number 2016-012089DRPVAR / Block 0100 / Lot 021B - Discretionary Review Hearing for 33 – 35 Aladdin Terrace
Date: Monday, January 29, 2018 1:42:27 PM

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case Number 2016-012089DRPVAR / Block 0100 / Lot 021B
Discretionary Review Hearing for 33 – 35 Aladdin Terrace

Case # 2016-012089DRPVAR
Building Permit: 201609026778
Project Address: 33-35 Aladdin Terrace

Greetings!

I am a longtime resident of Aladdin Terrace and am writing to voice my concerns regarding the above-mentioned project as I am unable to attend the scheduled Public Hearing on Thursday, February 1, 2018. The basis for my concern is primarily the proposed addition of a two-car garage to the residence. Further, by last count, this is one of four significant proposed construction projects on Aladdin Terrace, and this will add to the considerable disruption on our street.

RE: Impact on the residents of Aladdin Terrace:

If allowed, the equipment and materials required for this project will block access for the duration of construction. As the street is a dead-end, cul-de-sac, we have only one way in/one way out and crews and materials will be a hinderance to access to our homes. When this project is taken into consideration in conjunction with the additional construction projects, it makes for not only an uncomfortable, but also a dangerous situation.

Further, this is a potential public safety concern. Emergency vehicles would not be able to access our residences if needed. Please also be cognizant of the fact that there is an elderly resident with home health care assistants located in the top unit of my building (#18 Aladdin) and if she had an emergency medical situation, which has happened, she would not be able to be reached in a timely manner.

Re: Environmental Safety:

Any construction on an old street like ours raises the question of environmental safety and the potential release of any number of hazardous materials that would have been used in the original construction. Has the potential impact of these materials been evaluated?

Re: Impact on Open Space:

Perhaps my biggest concern for this proposed project has to do with the impact on the open space that all residents currently enjoy. Aladdin Terrace is considered an 'open space' that provides needed community space for all of the residents as many of us do not have "backyards" and this shared space really acts as our "front yards" in which we can interact with neighbors. Not only would the proposed construction impact this, but the proposed garage and the vehicle activity and traffic on the street would basically end the functionality and use of the space for ALL residents.

Re: Residents safety and vehicles:

The layout of this street is from a time when cars and garages were not always incorporated into design, and as such Aladdin Terrace is not wide enough to SAFELY accommodate cars. The two garages that have been added to the street in the past few years have created unsafe situations with drivers attempting to turn their vehicles around in this cramped space that was never intended to accommodate cars.

This results in a dangerous environment for any of us that are walking to and from our homes; any pets that live on the street; and any children running around. Additionally, the buildings that are directly opposite where the garages are located are in jeopardy of being hit (and indeed the building located on the corner of Taylor and Aladdin has been damaged by vehicles exiting the garage at 1828/1830 Union multiple times.)

Further, the idling vehicles create air pollution on our street. I am located in the bottom flat of the building and the minute I open my front door I am very often confronted with the idling back-end of a car attempting to pull out of the garage across the street from my residence. This further impacts the health of residents on Aladdin Terrace.

I am highly concerned about this plan for the reasons listed above and am hopeful that you will take my comments into consideration while reviewing this plan: I am opposed to a garage being added to 33 – 35 Aladdin. While I understand and am completely in favor of the owners of a building investing in their property and reconfiguring their space, I am opposed to the negative impact that this would have on so many neighborhood residents, as well as on the character of the neighborhood itself. I have been a resident of San Francisco for over twenty years and lived in several different neighborhoods, with my time on Aladdin Terrace being the longest that I have resided in one location. The reason for that is very simple: this is a very special part of San Francisco. I am concerned that this plan would detract from the charm, uniqueness and quality of life on our street.

Thank you,

Jennifer Dobrowolski
14 Aladdin Terrace
SF, CA 94133
c: 415.378.7664

Received at CPC Hearing 2/1/18
M. Christensen

Planning Commission Hearing - Feb 1, 2018

15. **2017-009668DRP** (M. CHRISTENSEN: (415) 575-8742)

2567 MISSION STREET – east side of Mission Street, between 21st and 22nd Streets, Lot 079 in Assessor's Block 3615 (District 9); Request for Discretionary Review of Building Permit Application 2017.0519.7190, which proposes to convert an existing ground floor space currently used as café area which is accessory to the primary office use of the site and not open to the public to a limited-restaurant café which is open to the public. No significant changes to the exterior of the structure are proposed. The Project Site is located within a NCT (Mission Street Neighborhood Commercial Transit) Zoning District and 65-B / 40-X Height and Bulk Districts. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Staff Analysis: Full Discretionary Review

Preliminary Recommendation: Do Not Take Discretionary Review and Approve

MEDA's Reasoning for the DR Request

Allowing the public conversion of this space to a private franchise coffee shop, Klatch, will exacerbate the gentrification and cultural displacement problem as this area is starting to turn from a community-serving retail area for Latino working-class families to a tourist destination area based on a growing density of fancy coffee shops, restaurants, and bars.

BT Rebuttal: Not sure what this means: "public conversion of this space to a private franchise coffee shop." While the business is privately-owned as are most businesses, the space will not be private but a public café. Secondly, the café will not displace a business essential for Latino working-class families as the space has been closed to the public for 6 years.

MEDA States that No Displacement is Occurring in email from Norma Paz

BO THIARA

From: Norma Paz Garcia <ngarcia@medasf.org>

Sent: Thursday, January 18, 2018 11:37 PM

According to Mr. Papadopoulos, no one ever claimed you were directly displacing any individual business.

Bo Thiara Response to the DR Requester

The space was open to the public as a retail outlet for decades prior to the building becoming derelict with one of the more recent prior uses being a porn shop. After a lengthy renovation of the building, this space was built out as an accessory café not open to the public. We are serving the public interest in converting a private, street-level space into a public café, bringing the space into a conforming use.



Received at OPC Hearing 2/1/18
L Hoagland

BERNAL HISTORY PROJECT

Honoring the history and character of the Bernal Heights neighborhood

281 Bradford Street
San Francisco, CA 94110-6227

February 1, 2018

Linda Ajello Hoagland
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
linda.ajellohoagland@sfgov.org

Reference: 863 Carolina Street (Case #2017-001990CUA) - Revised Letter

Dear Ms. Ajello Hoagland,

By way of introduction, I am "the earthquake shack guy" for the Bernal History Project. For the last several years, I have become the repository of all things earthquake shack-related and am the keeper of the list of all known shacks including those no longer in existence and those presently occupied both in and outside of the City. Bernal Heights has the largest concentration of earthquake shacks in the City today.

I am writing to oppose the demolition of this historic treasure on Potrero Hill. 863 Carolina is an earthquake shack/refugee cottage, and should be preserved as an historical asset for future generations.

Vicky Walker asked me to take on this project for the BHP to continue the early and invaluable work of Jane Cryan and Woody LaBounty and David Gallagher of the Western Neighborhoods Project. For me it has become a passion. Jane, now-retired and living in Wisconsin, is the founder of The Society for the Preservation and Appreciation of San Francisco's 1906 Refugee Shacks. She is lovingly known as, "the earthquake shack lady." She lived in what she discovered was an earthquake shack/refugee cottage at 1227 24th Avenue, fell in love with the shacks/cottages, and began a long-term effort to identify and save them from demolition. Her former residence is Landmark #171.

863 Carolina is not on the list of “certified” earthquake shacks/refugee cottages in the City. However, it was identified by Jane in her Refugee Shack Survey (1982-1998). In my list of shacks/cottage, I have the following entry:

863 Carolina Street, a bungalow
(Refugee Shack Survey, 1982-1998, *Hope Chest*)

863 Carolina Street, a bungalow (Refugee Shack Survey, 1982-1998, *Hope Chest*)

The most authoritative and accurate book on the subject, from which facts and statistics in this paper are drawn and other materials researched are compared against, is *Hope Chest: The True Story of San Francisco's 1906 Earthquake Refugee Shacks* by Jane Frances Cryan (1998). Material from Cryan's book included in this report is in "quotation marks," and credited. Cryan is also credited with creating The Society for the Preservation and Appreciation of San Francisco Refugee Shacks (SPASFRS) and her (1982 to the 1990s) research and archives now belong to the City of San Francisco. This historical collection of documents and photographs are now stored at the San Francisco Public Library History Center.

A review of the San Francisco Planning Department Property Report for 863 Carolina shows that the house was built in 1907, is 640 square feet, and is not listed in the Historic Evaluation section. It is noted as, No Historic Resource Present/Not Age Eligible. Clearly the San Francisco Planning Department did not know from its own records that the property in question is a 1906 earthquake shack. This fact alone should weigh heavily on the decision not to demolish this historic treasure.

A bit of history: From September, 1906 to the summer of 1907, 5,610 “refugee cottages” or “earthquake shacks” designed by San Francisco Parks Superintendent John McLaren were built and installed in 11 parks or “refugee camps” around the city. The camps housed the more than 16,488 displaced residents in all parts of San Francisco. 200,000 people were left completely homeless and 100,000 temporarily displaced, resulting in a “make-shift” city of unofficial tents and shelters including any available lean-to, voting booth or ruined mansion. The City was mapped into seven districts to feed, clothe and temporarily shelter refugees. Eventually the designated camps were established and allowed to operate for about one year on City-owned land. One of those camps was located on Potrero Hill.

Camp 10 Potrero Union Iron Works (aka: Mariposa at 20th and Pennsylvania Avenue on Potrero Hill)
Earthquake Shack camp

(located: Kentucky and 21st Street)

Operated from May, 1906, through November, 1907

(List of The Shack Camps, *Hope Chest*, p. 40)

S.F. Relief Corporation Minutes dated March 19, 1907, noted kitchen established and run by Shattuck and Desmond. Closed September 7, 1906.

S.F. Relief Corporation Minutes dated March 19, 1907, noted 175 three-room cottages. There were no two-room cottages built at this camp.

At the end of the year, all camps were ordered closed. The shacks/cottage were hauled off by horses or carried off in pieces to be placed on vacant lots near the camps or elsewhere in the City. Many were moved beyond the City limits. For instance, 863 Carolina may well have been one of the Camp 10 dwelling units that was moved to its current location when the camp was ordered closed. For Bernal Heights, most of the shacks/cottages were hauled up the hill from the Precita Park camp to vacant lots that sold for \$5.00 in 1907, and helped establish the neighborhood and give it its character.

Can this historic resource be saved from demolition? Can it be moved to the back of the property and kept intact? Could it be moved to a City-owned location to become a museum piece open to the public - like the Goldie Shacks, two Type-A shacks formerly at 285 34th Avenue that were moved to Presidio? Could it be moved to City-owned property at the Zoo? Could it become part of the new City museum at the Old Mint? There are options that should be considered rather than demolishing a critical and invaluable piece of San Francisco's history. These shacks, these little cottages are actually the predecessor to, the start of the Tiny House movement that is sweeping the country today.

Let me leave you with some quotes to consider:

"The history of the refugee movement has never been told in detail. It represents one of the most remarkable achievements in the history of the world."

San Francisco Chronicle, August 11, 1907

"Nearly twenty thousand fire sufferers have been commanded to pick up their little green cottage and walk by August 17."

San Francisco Chronicle, August 11, 1907

These cottages, which have been stealing away south and north and west at the rate of sixty a day represent many curious home adventures and new fortunes. People of the narrow streets of the tenements, who all their lives have lived in stuffy, dark room, amid noisome surroundings, have been given a chance to own

their own homes, garden spots and free air, and [out in] the Mission and Sunset districts they have become hill dwellers and country-side folk, with an aspect of life such as Tehama street and the teeming alleys of the Latin quarter never afforded."

San Francisco Chronicle, August 19, 1907

Of all the work accomplished by the Relief from the time of the bread line to the breaking up of the camps nothing is of greater importance to the city than that of establishing 5,000 families in their own homes. On the roads leading to the suburbs moving trucks are trundling the little green houses that spell comfort, independence and happiness to these thousands.

Hanna Astrup Larsen, October 20, 1907

And finally, the most important quote of all to consider:

"The refugee shacks are the last tangible evidence of perhaps the most important thing that ever happened in San Francisco."

Dell Upton, UC Berkeley Professor

Please don't allow the demolition of 863 Carolina. Find a way to allow the property owner to develop the land yet keeping this historic piece of our City's history intact for future generations.

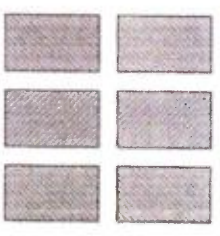
I remain available for any questions you may have, and would be happy to provide you with more information if you need it.

Please feel free to contact me at (cellular) 1-415-902-4975 or by email at jsbmswpi@earthlink.net.

Very sincerely yours,

John S. Blackburn
"The Earthquake Shack Guy"
Bernal History Project

JSB/jb
attachments



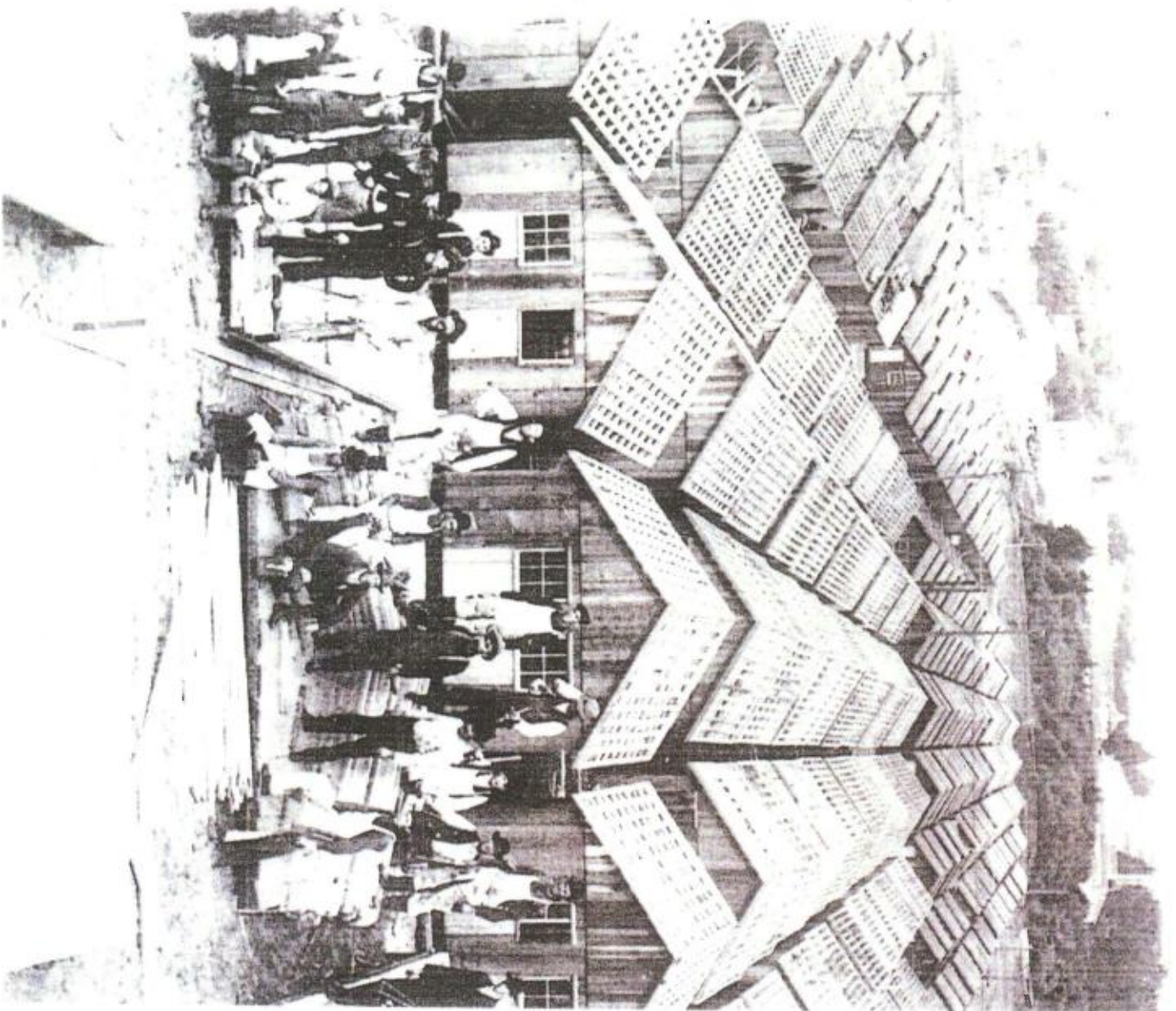
HOPE CHEST:
THE TRUE STORY OF
SAN FRANCISCO'S

1906

EARTHQUAKE

REFUGEE
SHACKS

BY
JANE CRYAN





THE SOCIETY FOR THE PRESERVATION
AND APPRECIATION OF
SAN FRANCISCO'S 1906 REFUGEE SHACKS
1290 - 20th Avenue #203
San Francisco, CA 94122

415/759-6429

CERTIFIED 1906 SAN FRANCISCO REFUGEE SHACKS
AS OF APRIL 1, 1991

NUMBER OF SHACKS	LOCATION OF SHACKS	DISTRICT WHERE LOCATED
* Three Type A	1227 - 24th Avenue	Sunset
* One Type B	1227A - 24th Avenue	Sunset
Three Type A and One Type B	4329-31 Kirkham Street	Sunset
Two Type A	165 Parker Avenue	Richmond
**Three Type B	349 - 27th Avenue	Richmond
One Type B	254 Montana Street	Ingleside
One Type A and One Type B	300 Cumberland Street	Noe Valley
Two Type B	20 Newman Street	Holly Park
***Two Type A	330 Ninth Avenue	Santa Cruz, CA
TOTAL TYPE A: 11 TOTAL TYPE B: 9 TOTAL SHACKS: 20	* SAN FRANCISCO LANDMARK NO. 171	** Not Visible -- Concealed by Fence ***Moved to Santa Cruz in 1922

'EARTHQUAKE SHACK LADY' LEAVES SAN FRANCISCO AND HEADS EAST

The chorus of preservation advocates in San Francisco is short one voice, this fall. Jane Cryan moved from the city back home to Wisconsin. She was the founder of The Society for the Preservation and Appreciation of San Francisco's 1906 Refugee Shacks. We often simply referred to her as "the earthquake shack lady."

Jane was already a twenty-year resident of the city when she learned first-hand of the 5610 shacks erected in 1906-07, as part of the relief effort to house San Franciscans displaced by one of the great disasters of modern times. In 1982, having about given up on realizing her long-held dream of living in a small house with a garden in San Francisco, she found just such a place for rent on 24th Avenue, in the Sunset.

She moved in and lavished much-needed TLC on the little cottage, turning it into her dream house. In time she learned from neighbors the origin of the building. It was constituted of three refugee shacks, with a fourth one in the back yard. This information sparked her curiosity and set her upon a quest for knowledge that inevitably led onto the preservation battlefield.

On October 1, 1983, Cryan issued a

press release announcing formation of the Society, whose mission was aptly encompassed in its title: to promote the awareness of these relics of the earthquake recovery and the great act of public charity the shacks represented, and to advocate their preservation in a market that increasingly resulted in demolition of small dwellings for larger, multi-unit residences.

Her first battle—engaged a mere few weeks after she formed the Society—was to save the very house she lived in, whose owner was seeking just such a development opportunity. After getting some guidance from Heritage, Jane set her course for preservation. She overcame her aversion to public speaking to become so ardent and articulate an advocate for the little house that she even won over Quentin Kopp, then a supervisor and always a tough sell. Nine and a half months of process and 2100 hours of work and research later, both houses on the 24th Avenue property received official designation as a City Landmark.

The victory came at a price; Jane had to agree to move out of the house as a concession to the owner. Nevertheless, she went on to other battles on behalf of earthquake shacks, sometimes standing up to angry developers in



acrimonious public hearings. Over the years, she generously gave of her time and knowledge in the effort to certify putative refugee shacks. To date, Jane was able to identify only 19 remaining; 44 have been demolished since 1982.

Before leaving the city, Jane gave the complete archives of the Society to the San Francisco History Collection in the Main Library, where it is now available to the public. We thank Jane Cryan for her good work and wish her all the best.

—Information for this item came from an article Jane Cryan authored that appeared in the Fall 1998 issue of *The Argonaut*, Journal of the San Francisco Historical Society.

Frederick Meyer

—continued from page 7

the prevailing Moderne style of the period.

After the conclusion of the Second World War, Frederick Meyer teamed up with Albert Evers and designed several office buildings in what has come to be known as "Corporate Modernism." The most prominent of these include the Cahill Building, at 320 California Street (1946); 530-550 Kearny Street (1957); and the Occidental Life Building, at 550 California Street (1960). Meyer, working up to his last days, died on March 6, 1961, at eighty-four years of age.

—Christopher P. VerPlanck

Preservation Notes

—continued from page 4

been Meyers & Ward.

While noting the association of 201 and 221 First Street and 10 Tenny Place with the historic Selby Smelting & Lead Company, the DEIR does not provide any analysis of the possible significance of this association. Furthermore, apart from failing to provide sufficient information on the buildings on the project site individually, the report does not consider the possibility that, taken as a group, the nineteen structures may constitute a National Register historic district or be contributory to a larger district.

Heritage will continue to monitor this project proposal.

NOTICE TO MEMBERS

Because of a technical error in preparing the last issue of the newsletter for mailing, several addresses were inadvertently deleted. If you did not receive the September/October *Heritage News*, and you would like a copy, please notify us by phone: 415-441-3000, or e-mail: dandreini@sfheritage.org. We will send it to you by first class mail.

*Special January meeting
for members of San Francisco
Architectural Heritage.
See notice on back page of
this issue.*

Received at CPC Hearing 2/1/18
L. Hoeyland

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

HOUSING ELEMENT

OBJECTIVE 11: SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.5 Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

The subject property is within an RH-2 (Residential, House, Two-Family) district which allows for higher residential density than what is existing. The Project proposes a total of two dwelling units with two offstreet parking spaces on property located in a neighborhood consisting of single-family residences to small multi-unit buildings with off-street parking.

PD--Furthermore, the proposed new construction conforms to the Residential Design Guidelines and is appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood.

Discussion:

The proposed new construction DOES NOT conform to the Residential Design Guidelines.

Page 23-25 where HEIGHT, SIZE and SCALE is not appropriate in terms of material, scale, proportions and massing for the surrounding neighborhood. Existing structures are shorter and smaller while providing 1-3 bedrooms in two unit buildings.

received at CPC Hearing 2/1/18
L. Hoagland

Disapprove

- Building is a Historical asset (1907) and requires further historical assessment by the Planning Department. 640 sq ft per Assessor Records

- Demolition would be counter to SF Preservation Bulletin No. 16

- City has property listed as "Category C":

Per Bulletin No. 16:

Category C - Properties Determined Not To Be Historical Resources or Properties For Which The City Has No Information indicating that the Property is an Historical Resource. Properties that have been affirmatively determined not to be historical resources, properties less than 50 years of age, and properties for which the City has no information indicating that the property qualifies as an historical resource. See page 7 for further discussion.

- See SF Landmark 171 per SF Planning Resolution No. 9952; 1227 24th Ave
- Cost to rehabilitate is less than the average cost to legalize illegal units

Today - Aerial



Key:

1. 863 Carolina St
2. 898 Carolina St
3. 890 Carolina St
4. Potrero Reservoir (SFPUC) 901 Carolina St

1932

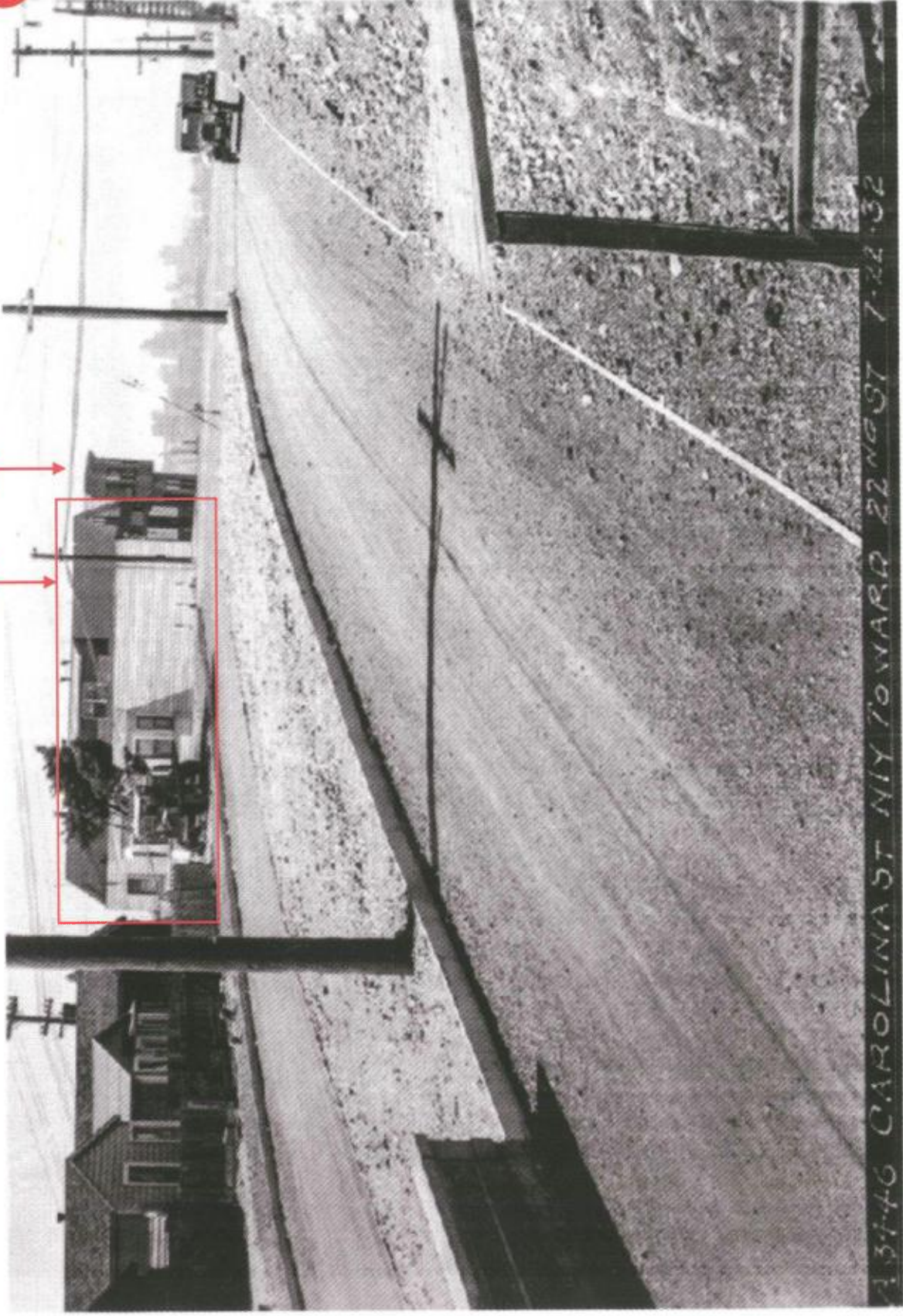
Carolina to 22nd Jul 22, 1932

Carolina Street looking north to 22nd Street. [dpwbookSPECIMP16 dpwA3446] Shop at top middle is still standing. Potrero Hill reservoir on right out of frame.

DPW Horace Chaffee (Courtesy of a Private Collector)

863 Carolina

898 Carolina St,



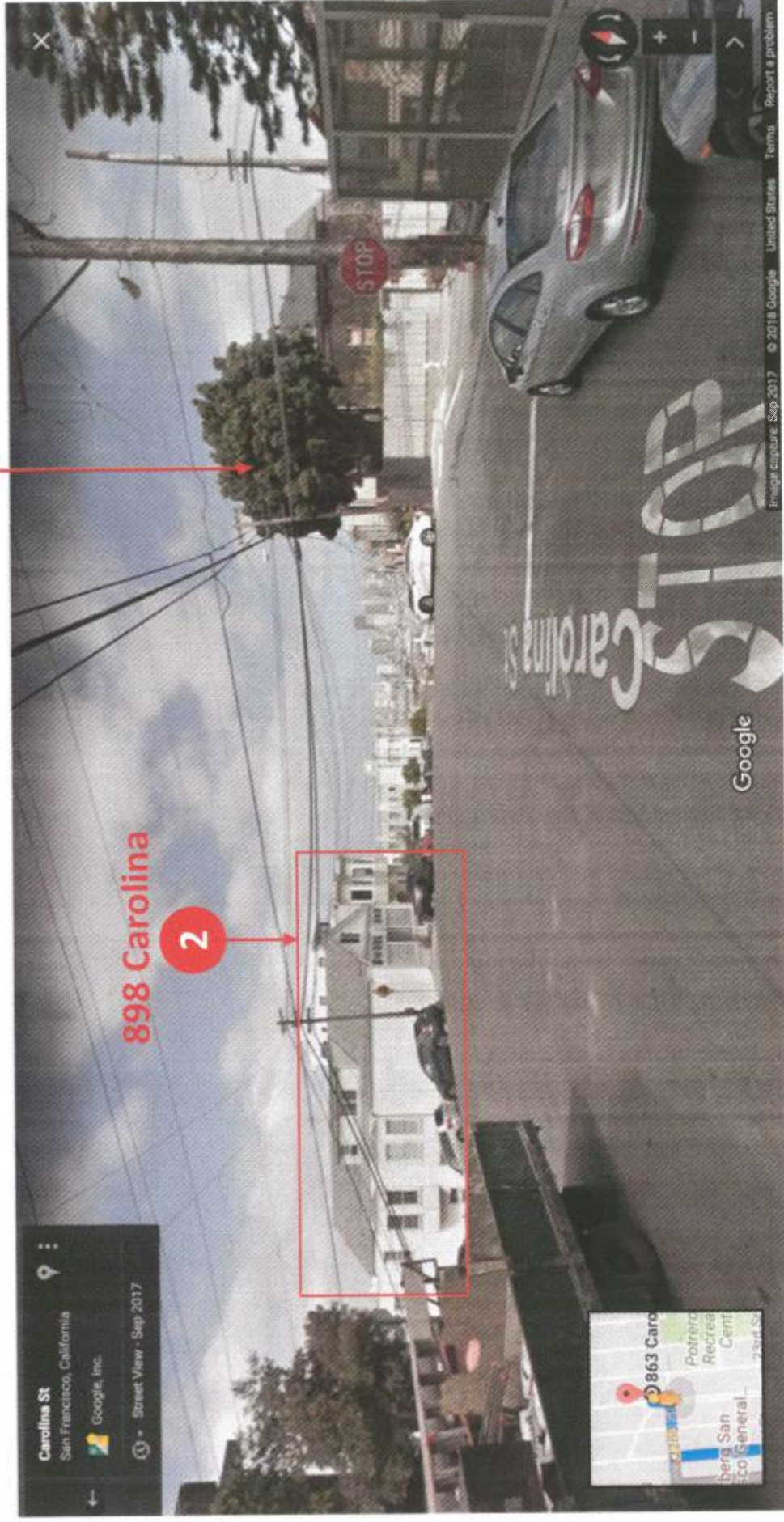
Today

863 Carolina

1

898 Carolina

2



1906

1906 Fire from Potrero Hill

Apr 18, 1906

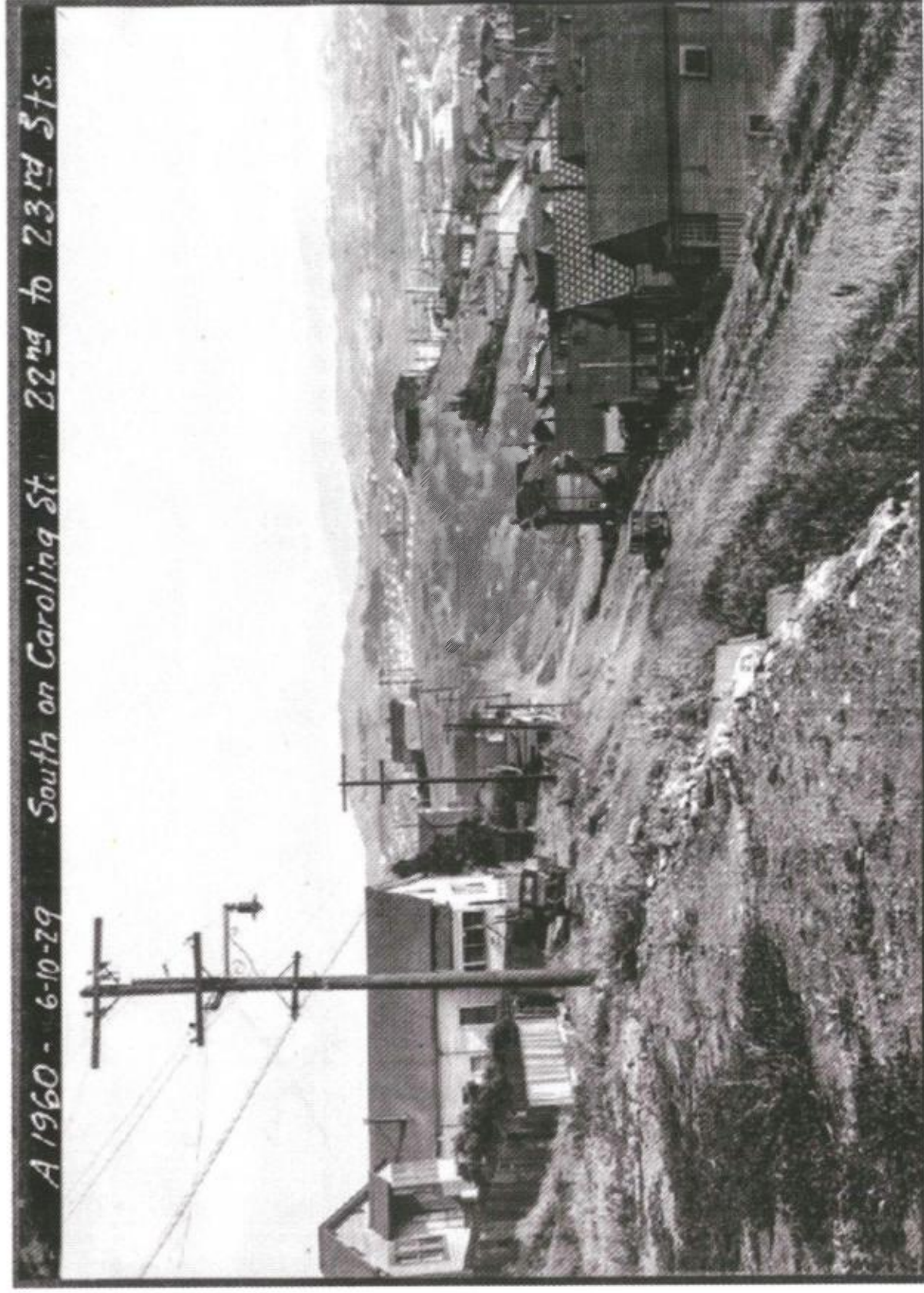
1906 Fire from Potrero Hill panorama A

(Courtesy of a Private Collector)



Carolina near 22nd Jun 10, 1929

View South on unpaved Carolina Street between 22nd and 23rd. [South at Carolina & 23rd to 22nd Sts. dpwbookXXX dpwA 1960]
DPW Horace Chaffee (Courtesy of a Private Collector)

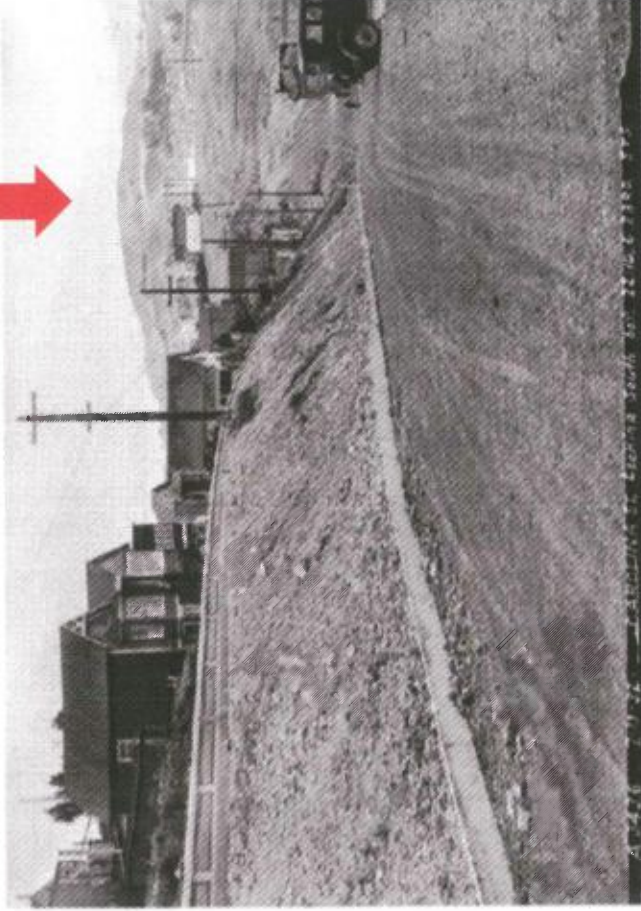


A 1960 - 6-10-29 South on Caroling St. 22nd to 23rd Sts.

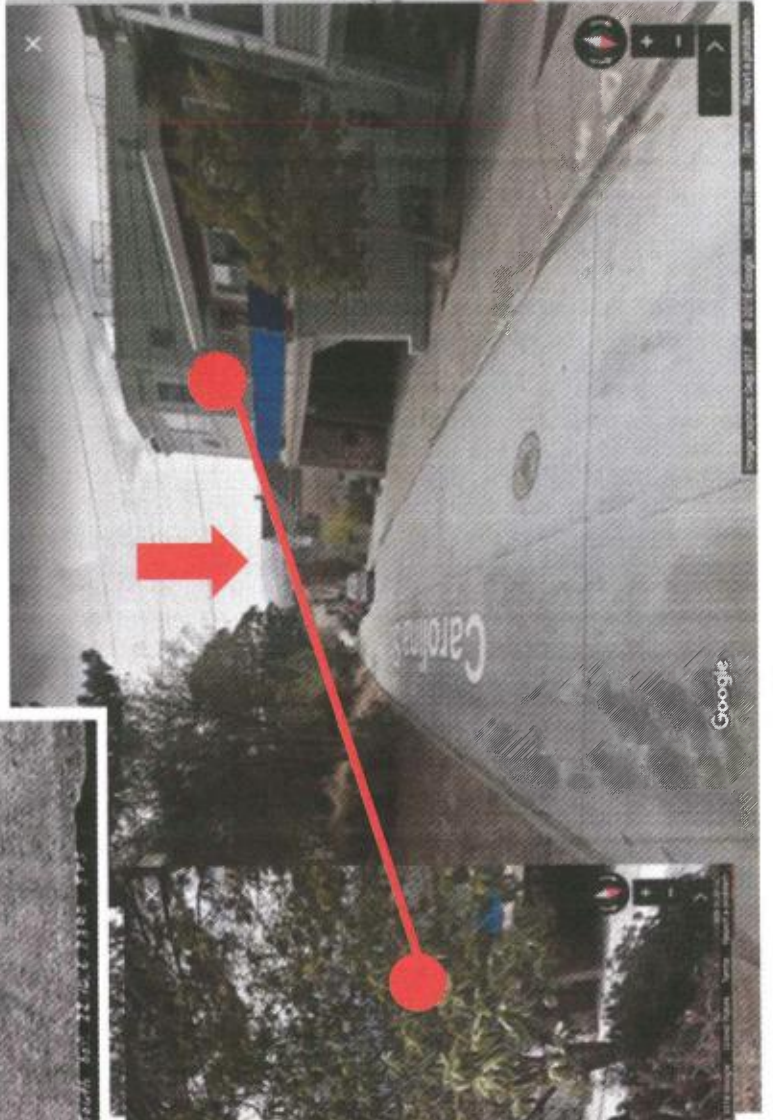
1932 vs today

Carolina bet. 22nd & 23rd Jul 13, 1932
[Carolina bet. 22nd & 23rd bet. 22nd and 23rd dwebok37 dwebok37]

Peak



Peak



Google



CALIFORNIA
HISTORICAL
SOCIETY since 1871

Received at CPC Hearing 2/1/18
S. Wertheim

Board of Trustees

Executive Director & CEO
Anthea M. Hartig, Ph.D.

Chair
Michael J. Sangiacomo, San Francisco

Vice Chairs
Albert Camarillo, Palo Alto
Tony Gonzalez, Sacramento

Treasurer
Ralph Walter, Los Angeles

Secretary
Glenn Snyder, San Francisco

Melinda Bittan, Los Angeles
Steve LeSieur, Hillsborough
Christy Johnson McAvoy, Los Angeles
Blanca Zarazúa, Salinas
Linda C. Elliott, San Francisco

Presidents Emeriti

George Basye, Sacramento
Jan Berckefeldt, Lafayette
Robert J. Chattel, Sherman Oaks
Maribelle Leavitt, San Francisco
Carlotta Mellon, Carmel Highlands
Thomas R. Owens, San Francisco
Edith L. Piness, Mill Valley
Stephen L. Taber, San Francisco

Fellows

Larry Burgess
William N. Davis, Jr.
Richard H. Dillon
Charles A. Fracchia
Gloria Ricci Lothrop
James R. Mills
James J. Rawls
Andrew Rolle
Earl F. Schmidt, Jr.
Francis J. Weber
Charles Wollenberg

In Memoriam

Huell Hauser
Robert Hine
David B. Hudnutt
Michael McCone
Robert A. McNeely
Kevin Starr
John Van de Kamp

1 February 2018

Rich Hillis
Commission President,
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94102

RE: Central SoMa Plan and the Future of the Old U.S. Mint

Dear Mr. Hillis and Madams and Sirs:

We would like to take this opportunity to thank the Planning Department for the thoughtful and meaningful public engagement process that has been undertaken in the development of the Central SoMa Plan. The meetings with multiple (approximately 30) stakeholder groups and numerous public workshops and meetings held in developing the plan helped identify the broad and diverse range of challenges and opportunities associated with this planning effort.

The California Historical Society (CHS) wholeheartedly endorses the plan's philosophy to achieve neighborhood sustainability, and the plan strives to articulate many of the economic, social equity, and environmental factors that contribute to maintaining a vibrant and sustainable neighborhood.

A review of the draft public benefits package provides further insight on the community's priorities in defining the components of a sustainable neighborhood. Given the very real and serious concerns over housing and mobility, it is appropriate that over 70% of the proposed \$2.18 Billion public benefits package be devoted to affordable housing and transportation (transit and complete streets). As we know, a sustainable neighborhood involves more than places to live and means to travel, and the proposed public benefits recognizes these other important sustainability

components, such as environmental sustainability, jobs retention, and social infrastructure such as Parks and Recreation, School and Childcare, and Cultural Preservation.

The cultural preservation set-aside from the public benefits package is 1.8% of the total \$2 Billion. We are pleased that \$20 Million of that is slated for the Old U.S. Mint restoration project. Funding the physical restoration of this City asset is just the type of project that Community Facilities District (CFD) law was designed to support: improving public infrastructure in need of additional financing. The City's contribution of this \$20 Million is critical to the future of the restoration project.

As you may know, in 2016, the City and County of San Francisco selected the California Historical Society (CHS) as its lead community partner to help assess the viability of restoring the 1874 Old U.S. Mint and transforming the City-owned historic treasure into a center of history, culture, and learning.

Under the direction of Mayor Edwin M. Lee, the City renewed its commitment to the stewardship, development, and evolution of the Old U.S. Mint, and CHS is honored to work to ensure his legacy via this project with the Mayor's Office of Economic and Workforce Development and other key City departments. We were also honored to receive a \$1 Million planning grant for the Old U.S. Mint planning efforts from the State of California.

The City and County of San Francisco and CHS see the Old U.S. Mint restoration as an exceptional, and perhaps singular, opportunity to reimagine a future for one of the most important buildings in the West as a dynamic community-based project. We hope that the Mint will house CHS's new headquarters, a central place from which CHS's far broader activities would radiate, an emblem of the organization's statewide role as the official historical society of the Golden State and an anchor for a burgeoning neighborhood—all at a time when San Francisco's and California's role in the country is a major topic of civil discourse.

Specifically, the project will result in rotating and quasi-permanent exhibition spaces, ample classroom and other educational spaces, a new home for CHS's endowed North Baker Research Library, archival storage and conservation of CHS's vast collections, and public gathering and administrative spaces. In the environment of the Old U.S. Mint, CHS would also serve as a hub for other complementary cultural non-profits and educational institutions - the nascent idea of "community cultural commons" for the City of San Francisco. We want the Old Mint to be a lively, community-facing and

embracing center for culture and history – a place where individuals, families, and communities connect and share diverse California stories and perspectives.

We are of course happy to answer any questions you may have and appreciate your consideration.

Yours,

A handwritten signature in black ink, appearing to read "Michael J. Sangiacomo".

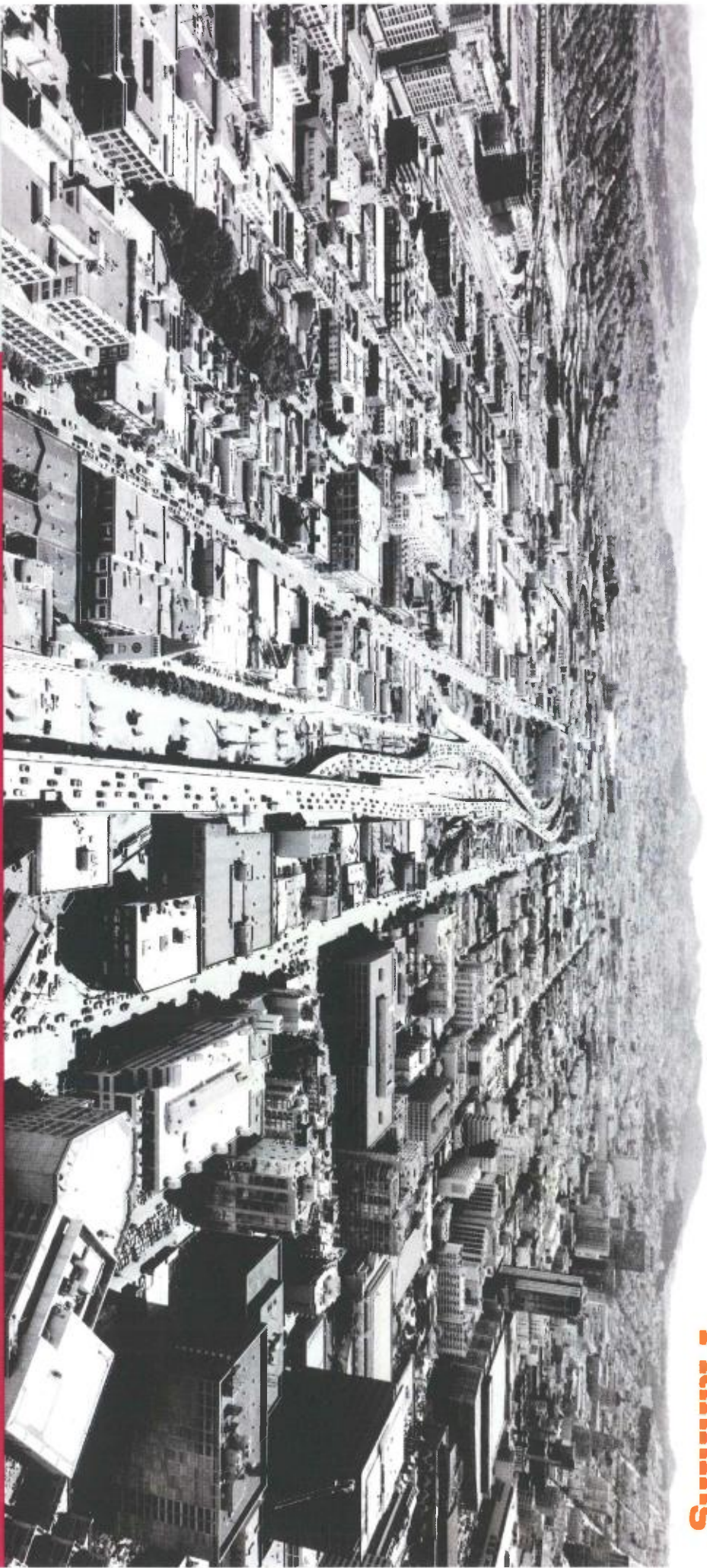
Michael J. Sangiacomo
Chairperson

A handwritten signature in black ink, appearing to read "Anthea M. Hartig".

Anthea M. Hartig, Ph.D.
Executive Director & CEO

The Mission Statement that follows sets forth the guiding principle for the Old U.S. Mint restoration:

The City and County of San Francisco and the California Historical Society are working in partnership to transform the 1874 Old U.S. Mint, a National Historic Landmark, into a vibrant, sustainable place for history and culture for the residents of San Francisco, all Californians, and visitors alike.



CENTRAL SOMA

PLAN & IMPLEMENTATION STRATEGY

Planning Commission – February 1, 2018

PLAN SUMMARY

Vision

A sustainable neighborhood

Philosophy

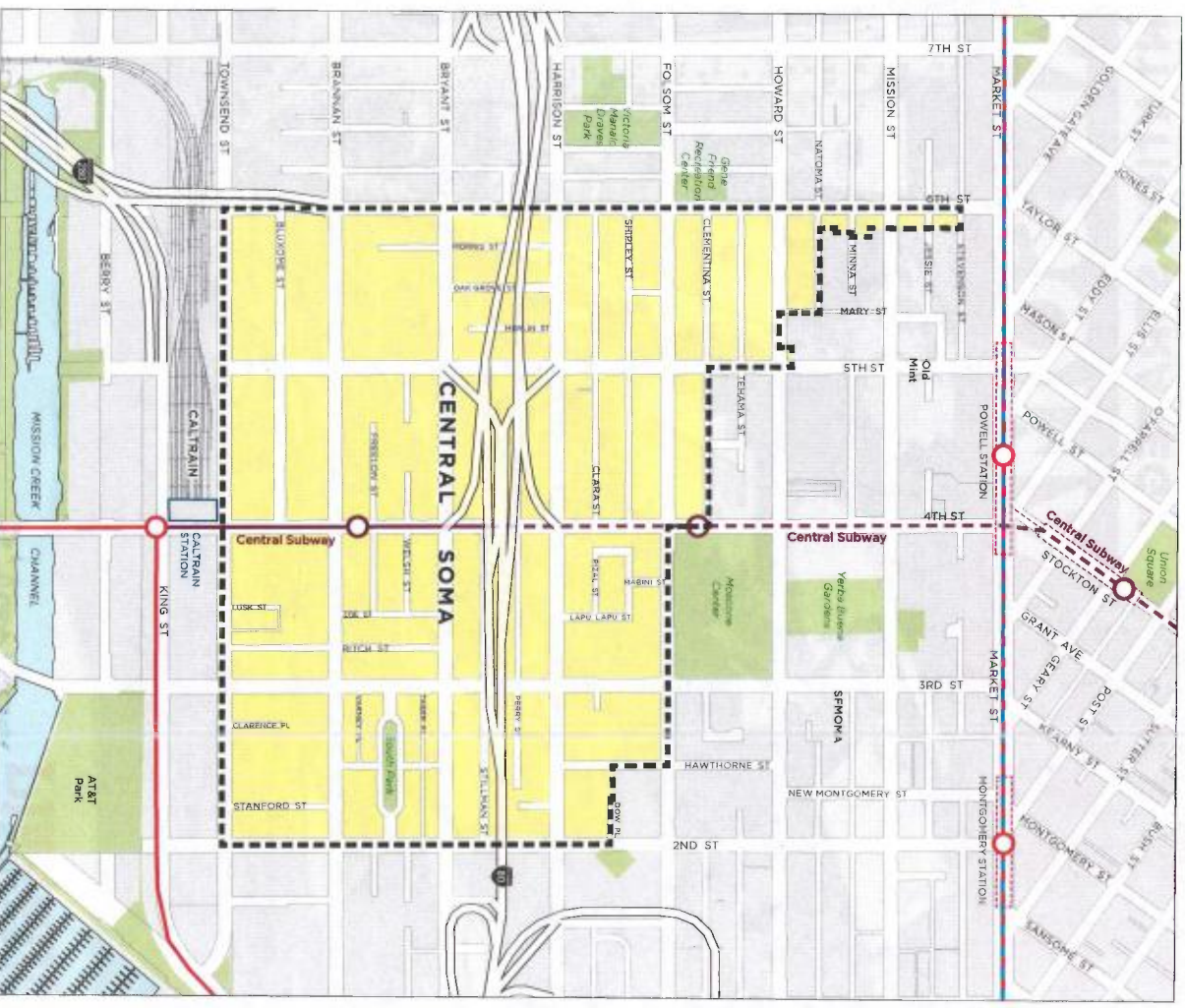
**Keep what's great,
fix what's not**

Strategy

- Accommodate demand
- Provide public benefits
- Respect and enhance neighborhood character

PLAN AREA

- Central Subway under construction, expected to open in 2019
- BART/Muni Metro Subway
- Muni Metro (Surface)



SINCE LAST WE SAW YOU...

We've been:

- Working on the EIR
- Writing legislation (Plan, Code, Map, Implementation)
- Meeting with Stakeholders
 - » BOS Land Use & Transportation Committee
 - » Capital Planning Committee
 - » Civic Design Review
 - » Informal meetings with community and decision-makers



NEXT STEPS

- **February 15** - Release of legislative package (Plan, Code, Map, Implementation)
- **March 1** - initiate Legislation (proposed)
- **mid-March** - release of EIR Response to Comments
- **March 21** - HPC initiate's Article 10 & 11 amendments (proposed)
- **March 22** (at soonest) - begin Plan adoption hearings
- **TBD** - informational hearing at Land Use & Transportation Committee
- Continue to meet with stakeholders



RECENT INPUT AND CONSIDERATIONS

OVERALL:

The Plan has a strong foundation in shifting times



RECENT INPUT AND CONSIDERATIONS (CONTINUED)

OVERALL:

The Plan has a strong foundation in shifting times

HOUSING:

- Potential to increase the number of units
- Potential to expedite production of units (AB73, Mayor's Executive Directive)
- Concern over housing-jobs relationship
- Clarifying percentage of affordable housing
- Identifying the location of affordable housing



RECENT INPUT AND CONSIDERATIONS (CONTINUED)

PUBLIC BENEFITS

- Newly proposed: social and cultural programming
- Previously proposed: discussion regarding streets, PDR, environmental sustainability, Old Mint, wages
- Governance structure:
 - » Strategy for community oversight
 - » Strategy for City oversight



RECENT INPUT AND CONSIDERATIONS (CONTINUED)

DEVELOPMENT AND EXACTIONS

- Concern around exaction levels
- Continued evolution of projects

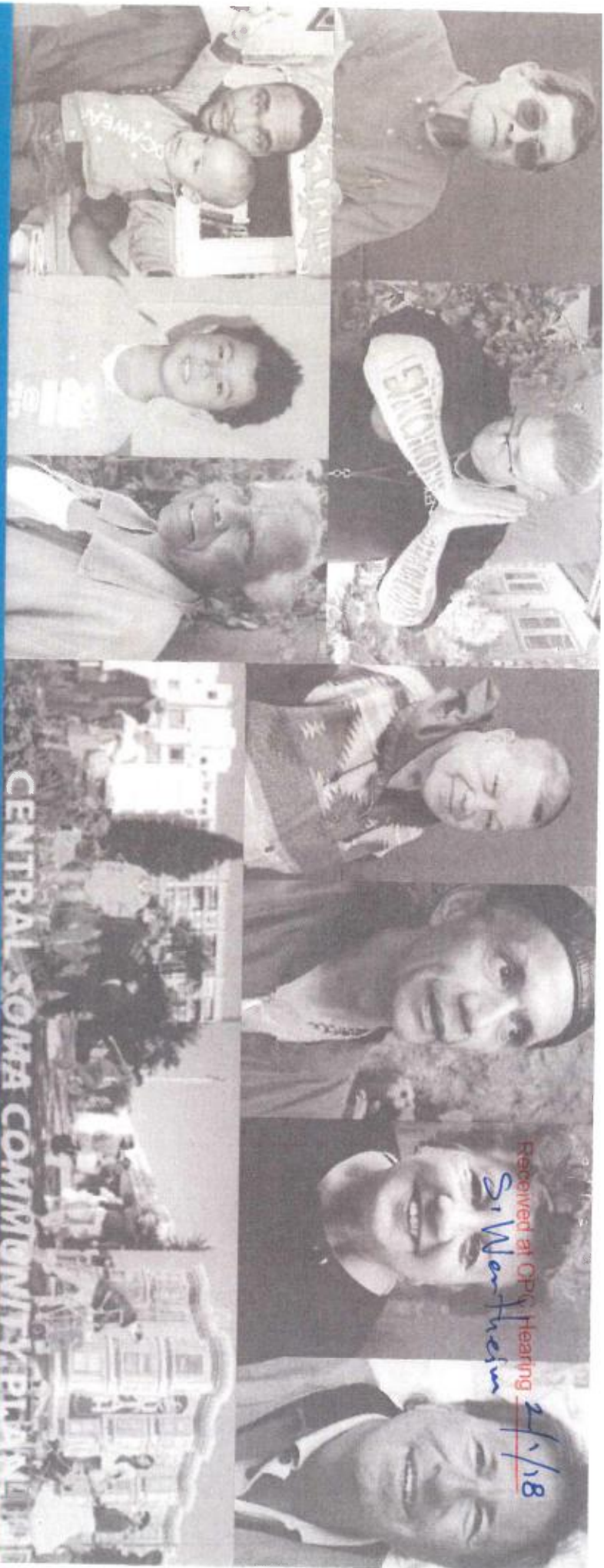


THANKS

STEVE WERTHEIM

415.558.6612

STEVE.WERTHEIM@SFGOV.ORG



Received at OPC Hearing 2/1/18
 Si Vonheim

THE TODCO CENTRAL SOMA COMMUNITY PLAN

Our Alternative Community Vision and Action Plan to Create, Renew,
 and Build Our 21st Century South of Market Neighborhood
 February 2018 Draft



TODCO Group
 South of Market Neighborhood Builders
 230 4th Street San Francisco, CA 94103

CONTENTS

Prop K: Central SOMA's 50% Affordable Housing Plan.....	1
Prop X2: Future Central Soma PDR/Arts and Small Businesses – Stronger Protections and New Affordable Spaces.....	11
CFD: Civic Funding Resources and Community Empowerment.....	21
Neighborhood: Future SOMA Neighborhood Life – Streets, Alleys, Spaces, and Places.....	32
Zoning: Central SOMA Housing First Land Use Zoning and Neighborhood Scale Development Height Limits	46

PROP K

CENTRAL SOMA'S 50% AFFORDABLE HOUSING PLAN

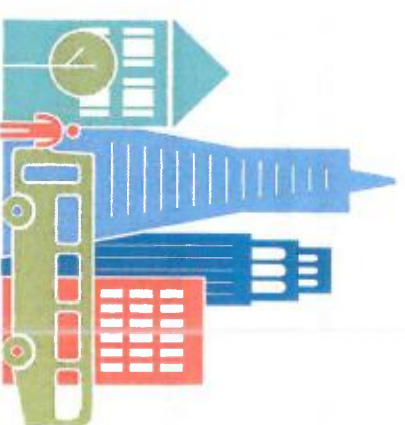
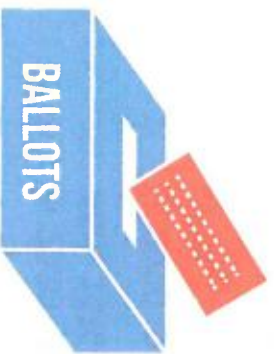
Achieve the 50% "Prop K" goal approved by San Francisco voters in 2014. Half of all future SOMA housing development will be affordable – 33% for low/moderate-income and 17% for middle-income – at least 7,500 more affordable housing units:

- » In all the up-zoned locations, set an additional SOMA middle income inclusionary housing requirement starting in 2020 greater than citywide baselines
- » In 2020: 20% citywide + 10% additional = 30% total inclusionary rental housing required. With 16% low/moderate income and 14% middle income
- » In 2020: 22% citywide + 11% additional = 33% total inclusionary ownership housing required. With 12% moderate income and 21% middle income
- » Use multiple approaches to secure sites for new low/moderate income housing development: parcel set-side requirements for large development-agreement projects, site acquisitions, and city eminent domain if needed
- » Target SOMA projects' housing fees to fund future SOMA low/moderate-income housing development, including residential hotels acquisition/rehabilitation and purchase of existing rental housing for preservation, including "Small Sites"
- » Pass a new \$1 billion citywide affordable housing bond to augment SOMA housing funding – including a \$340 million new middle-income housing program for rental apartment subsidies within market-rate projects for middle-income households
- » Prioritize occupancy for local community heritage districts' residents

PROP K

CENTRAL SOMA'S 50% AFFORDABLE HOUSING PLAN

Achieve the 50% "Prop K" goal approved by San Francisco voters in 2014. Half of all future SOMA housing development will be affordable – 33% for low/moderate-income and 17% for middle-income – at least 7,500 more affordable housing units:



PROP K*
NOVEMBER 2014



PASSED
WITH 66% APPROVAL



PROMOTING A 50%
AFFORDABLE FUTURE
FOR SAN FRANCISCO

* Shall it be City policy to help construct or rehabilitate at least 30,000 homes by 2020, more than 50% of which will be affordable for middle-class households and more than 33% of which will be affordable for low- and moderate-income households, and secure sufficient funding to achieve that goal?

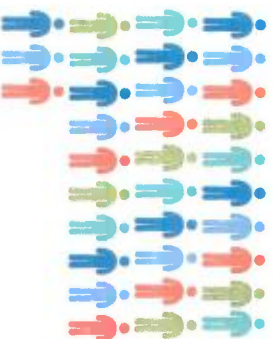
PROP K

CENTRAL SOMA'S 50% AFFORDABLE HOUSING PLAN

Achieve the 50% "Prop K" goal approved by San Francisco voters in

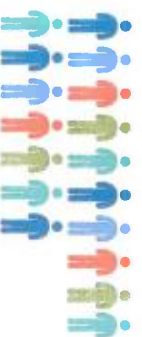
2014. Half of all future SOMA housing development will be affordable

– 33% for low/moderate-income and 17% for middle-income – at least 7,500 more affordable housing units:



33%

FOR LOW/
MODERATE-INCOME
HOUSEHOLDS



17%

FOR MIDDLE-INCOME
HOUSEHOLDS



50%

OF SOMA'S FUTURE
HOUSING DEVELOPMENT WILL
BE AFFORDABLE

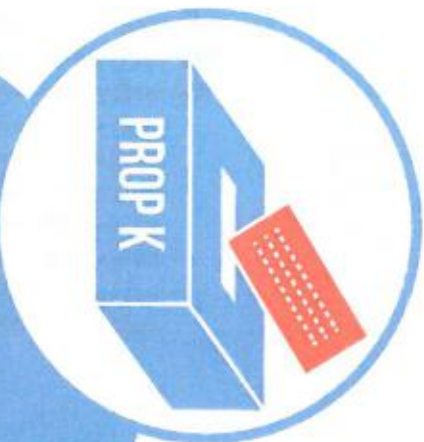


TODCO

TODCO Group
South of Market Neighborhood Builders

THE CENTRAL SOMA 50% AFFORDABLE HOUSING PLAN

Achieve the 50% "Prop K" goal approved by San Francisco voters in 2014. Half of all future SOMA housing development will be affordable – 33% for low/moderate-income and 17% for middle-income – at least 7,500 more affordable housing units.



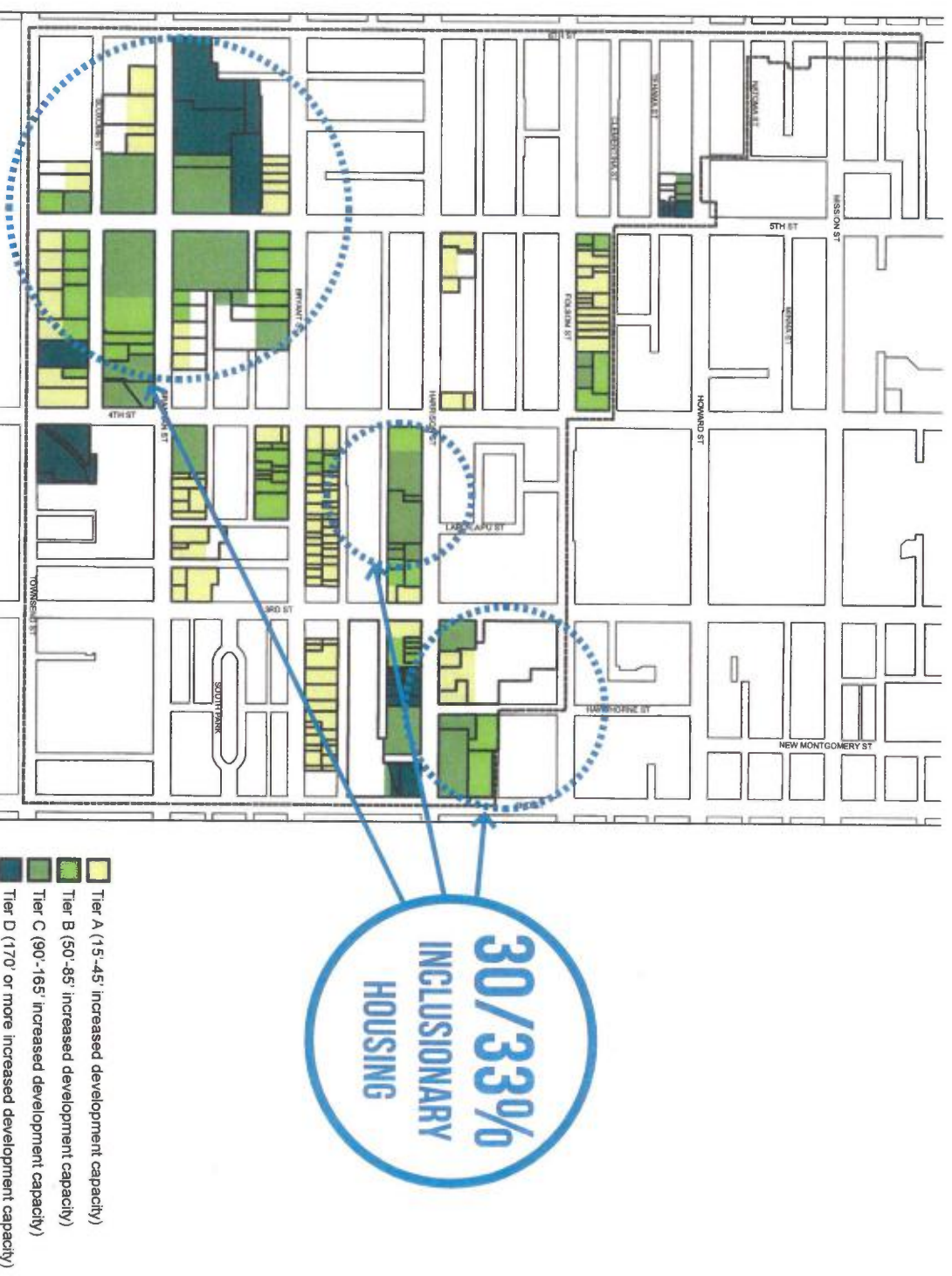
"Shall it be City policy to help construct or rehabilitate at least 30,000 homes by 2020, more than 50% of which will be affordable for middle-class households and more than 33% of which will be affordable for low- and moderate-income households, and secure sufficient funding to achieve that goal?"

	CENTRAL SOMA PLAN SF Planning Department	CENTRAL SOMA COMMUNITY PLAN TODCO Group
AFFORDABLE HOUSING GOAL	33%	50%
MIDDLE INCOME HOUSING	3%	17%
AFFORDABLE HOUSING UNITS	2,500	7,500
ALL-CITY HOUSING BOND FUNDING	NO	\$1 BN

PROP K

CENTRAL SOMA'S 50% AFFORDABLE HOUSING PLAN

For all up-zoned locations, set an additional middle-income inclusionary housing requirement starting in 2020 above citywide baselines



Source: Adapted from SF Planning

PROP K

CENTRAL SOMA'S 50% AFFORDABLE HOUSING PLAN

For all up-zoned locations, set an additional middle-income inclusionary housing requirement starting in 2020 above citywide baselines

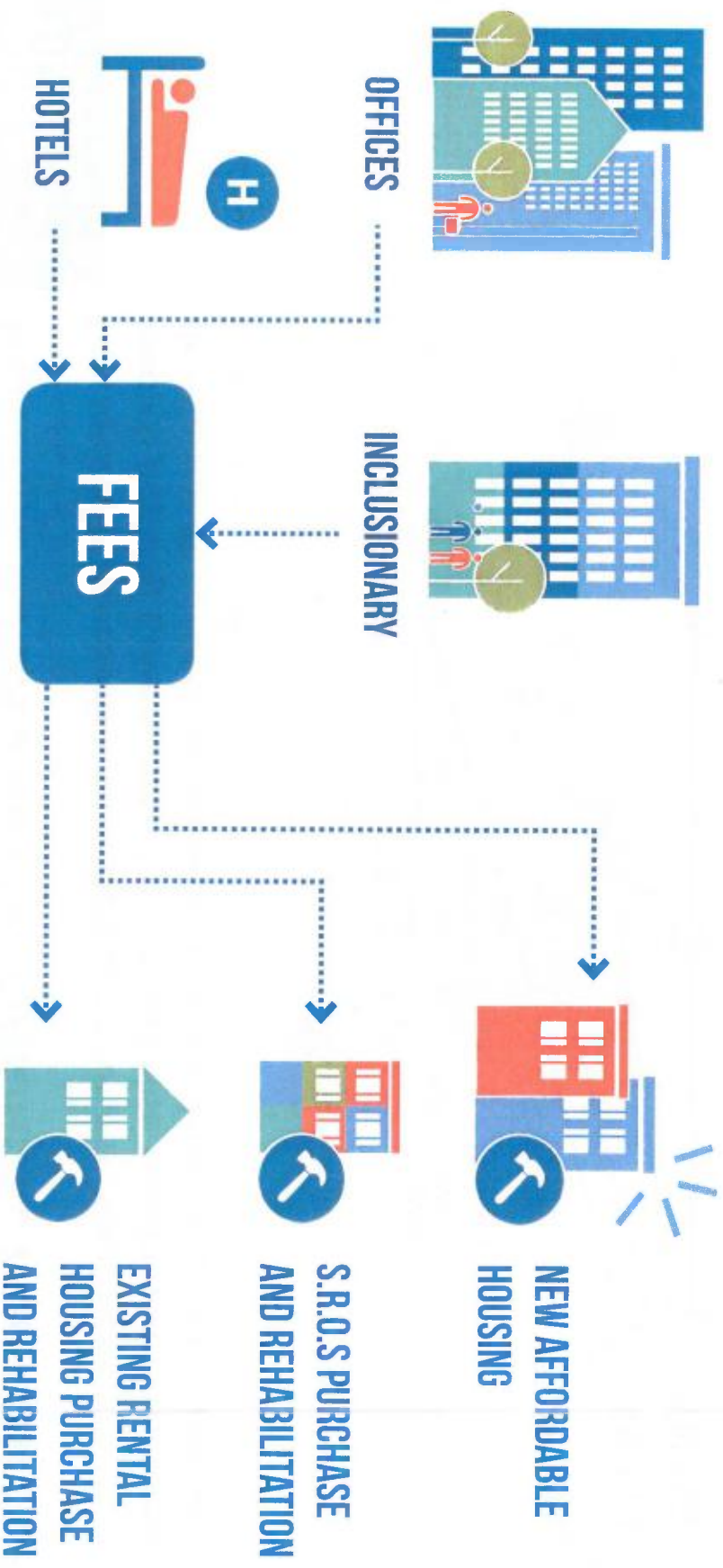
2020 RENTAL HOUSING	20% CITYWIDE REQUIREMENT	+	10% ADDITIONAL REQUIREMENT	=	30% TOTAL INCLUSIONARY RENTAL HOUSING
------------------------	--------------------------------	---	----------------------------------	---	---

2020 OWNERSHIP HOUSING	22% CITYWIDE REQUIREMENT	+	11% ADDITIONAL REQUIREMENT	=	33% TOTAL INCLUSIONARY OWNERSHIP HOUSING
------------------------------	--------------------------------	---	----------------------------------	---	--

PROP K

CENTRAL SOMA'S 50% AFFORDABLE HOUSING PLAN

Target SOMA projects' housing fees to fund future SOMA low/moderate-income housing development, including residential hotels acquisition/rehabilitation and purchase of existing rental housing for preservation, including "Small Sites"



PROP K

CENTRAL SOMA'S 50% AFFORDABLE HOUSING PLAN

Pass a new \$1 billion citywide affordable housing bond to augment SOMA housing funding - including a \$340 million new middle-income housing program for rental apartment subsidies for middle-income households

FOR EXISTING

AFFORDABLE PROGRAMS:

\$660 M

FOR NEW MIDDLE-

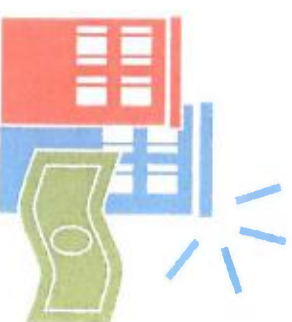
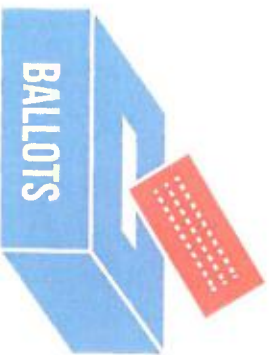
INCOME PROGRAMS:

\$340 M

ADD MARKET RATE

INCLUSIONARY HOUSING:

18-33 %



NOVEMBER 2018

BALLOT



67% APPROVAL
REQUIRED TO PASS



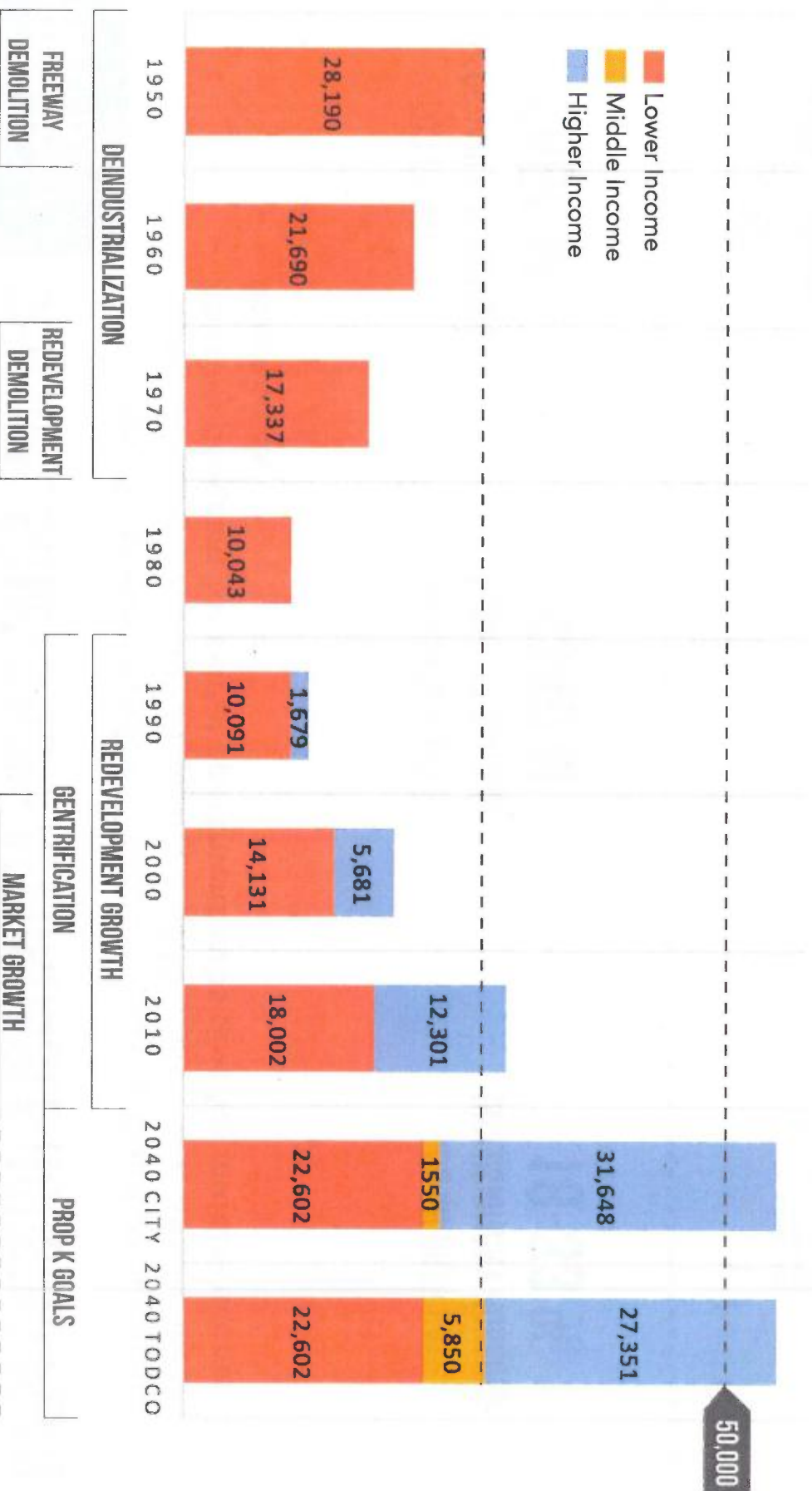
\$1 BILLION

FOR SF AFFORDABLE HOUSING

PROP K

SOMA POPULATION 1950-2040

Over 50,000 residents expected to live in SOMA by 2040



PROP X2

FUTURE CENTRAL SOMA PDR/ARTS AND SMALL BUSINESSES – STRONGER PROTECTIONS AND NEW AFFORDABLE SPACES

- » Strengthen Proposition X's PDR/arts replacement requirements
- » Add zoning incentives to build and keep affordable PDR/arts space in today's SALL district
- » Require new affordable PDR/arts/neighborhood retail space in new office developments
- » Protect PDR/arts and nighttime entertainment
- » Protect existing small businesses and support new ones
- » Expand use of SOMA's \$1% for art funds
- » Start new affordable housing for artists program
- » Build a 21st century San Francisco Flower Mart project

PROP X2

STRENGTHEN PROPOSITION X'S PDR/ARTS REPLACEMENT REQUIREMENTS

Expand the Prop X PDR/arts replacement requirements to all Central SOMA and West SOMA zoning districts, including WMUO and WMUG



Source: Adapted from Western Soma Citizens Planning Task Force, Adopted March 2013

PROP X2

STRENGTHEN PROPOSITION X'S PDR/ARTS REPLACEMENT REQUIREMENTS

Require relocation assistance for displaced artists, PDR, and legacy/
heritage businesses to obtain conditional use approvals



We Lose Space, Installation by Megan Wilson and Gordon Winienko.
SFAAC Grove St. Gallery

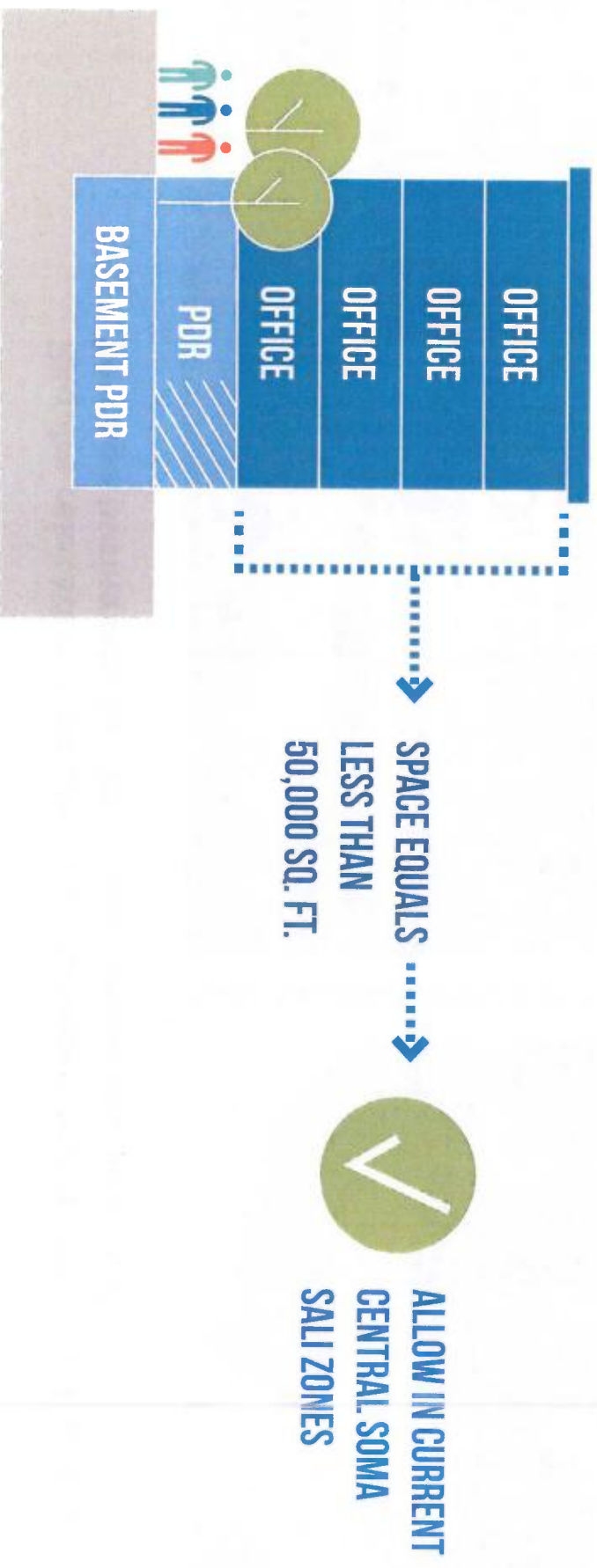


Soma Artists Studios before eviction
FEBRUARY 2018 DRAFT | 13

PROP X2

ADD ZONING INCENTIVES TO BUILD OR KEEP AFFORDABLE PDR/ARTS SPACE IN SALI DISTRICTS

Allow small office buildings <50,000 sq ft in the current central SOMA SALI zone if they also include two floors (1.5 FAR) of affordable PDR/arts space



PROP X2

ADD ZONING INCENTIVES TO BUILD OR KEEP AFFORDABLE PDR/ARTS SPACE IN SALL DISTRICTS

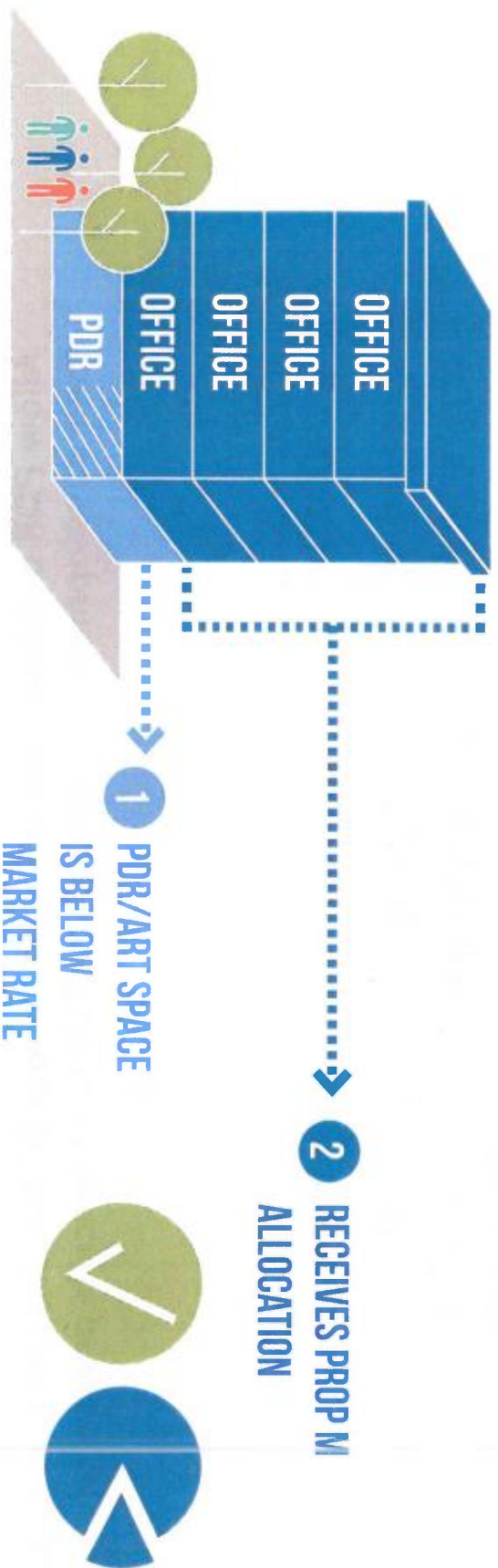
Allow PDR building owners in the Central SOMA SALL district to sell their development air rights if the PDR/arts space is preserved



PROP X2

REQUIRE NEW AFFORDABLE PDR/ARTS/NEIGHBORHOOD RETAIL SPACE IN NEW OFFICE DEVELOPMENTS

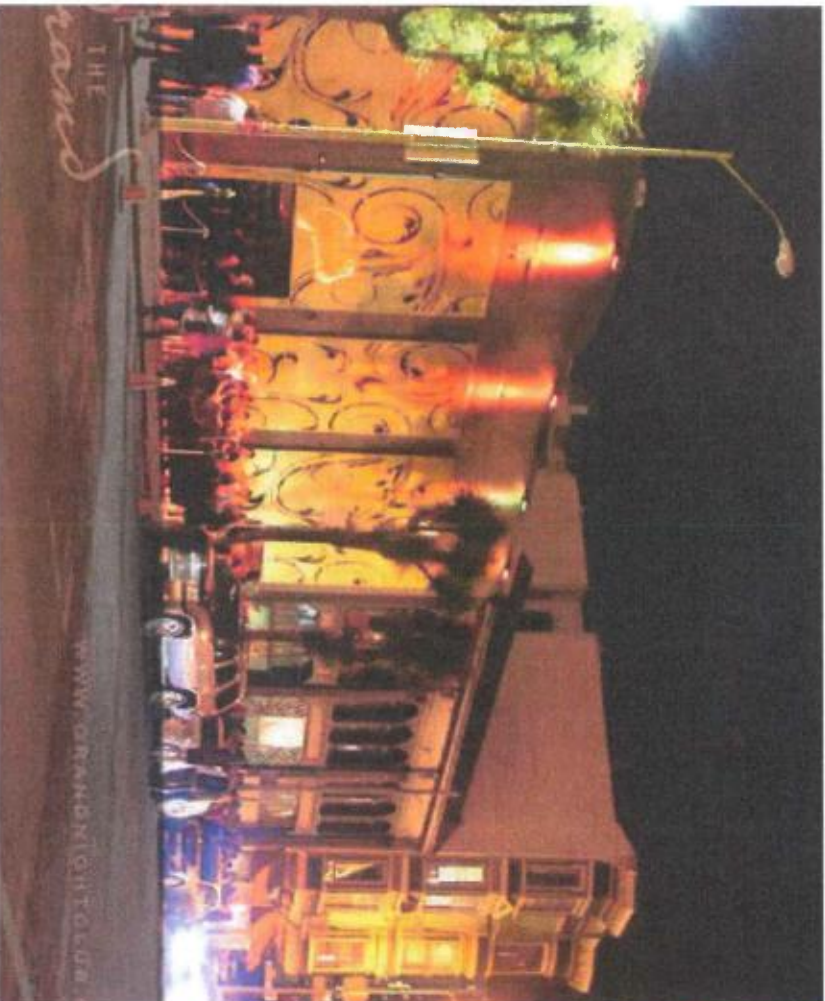
Require any PDR/arts space or equivalent neighborhood retail space in SOMA office projects to be affordable to receive a Prop M allocation



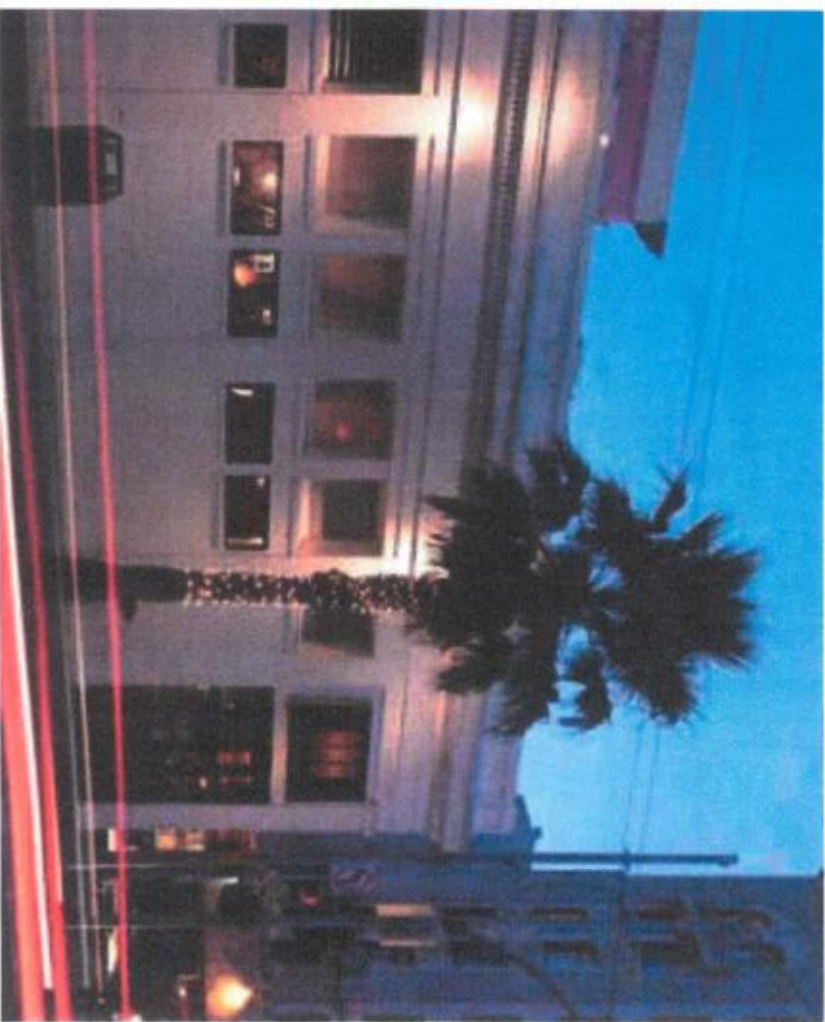
PROP X2

PROTECT PDR/ARTS AND NIGHTTIME ENTERTAINMENT

Do not allow residential development in the current SALL district, except for student housing on the Academy of Art property



The Grand nightclub at 4th and Bryant Streets



Monarch nightclub at 6th and Mission Streets

PROP X2

PROTECT EXISTING SMALL BUSINESSES AND SUPPORT NEW ONES

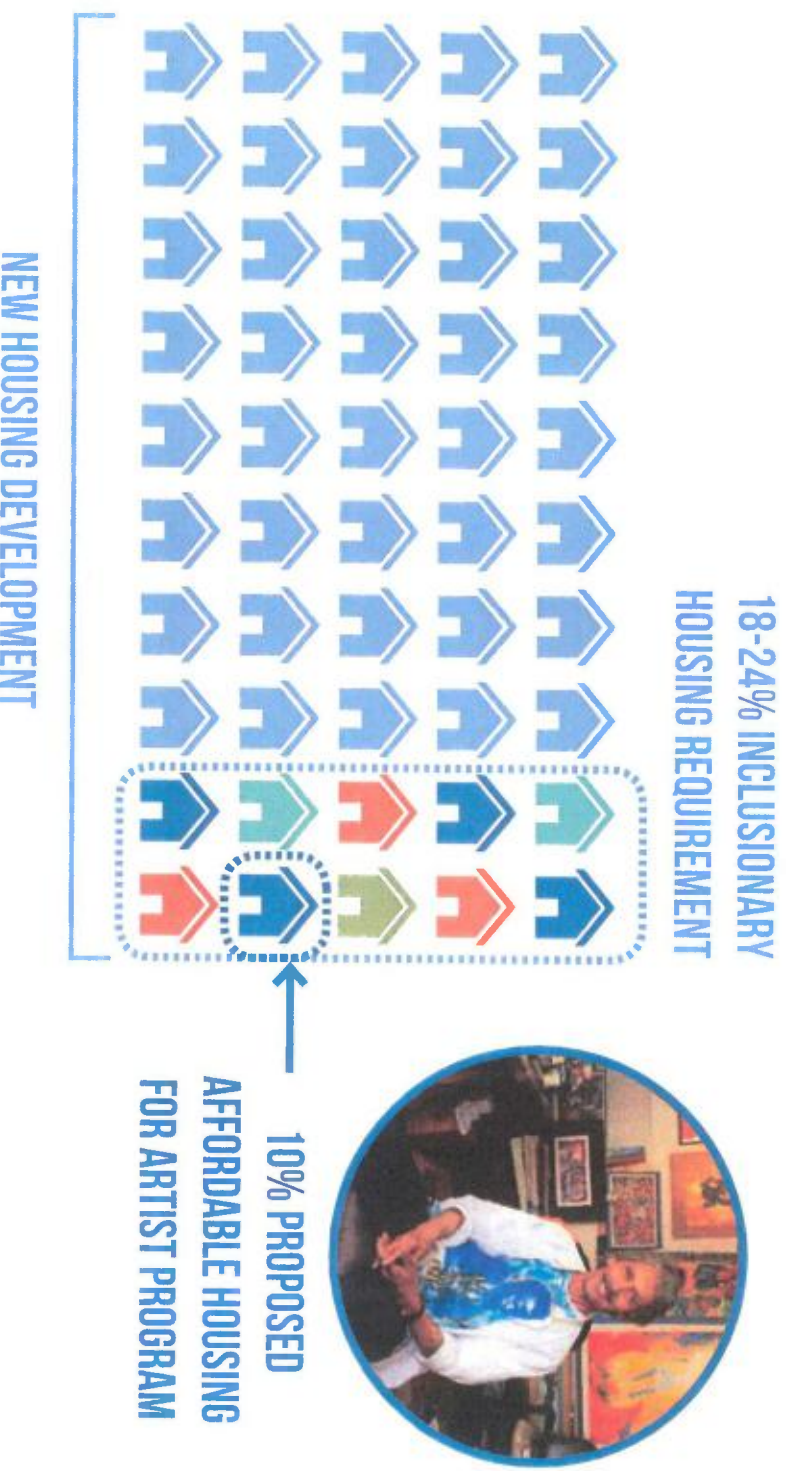


- » **Require micro-business (<1,000 sq ft) retail spaces in new development for new entrepreneurs**
- » **Allow SOMA legacy/heritage businesses to occupy SOMA PDR/arts space**
- » **Reduce city taxes/fees for legacy/heritage small businesses**
- » **Require compensation for the impacts of construction projects on adjacent businesses**

PROP X2

START NEW AFFORDABLE HOUSING FOR ARTISTS PROGRAM

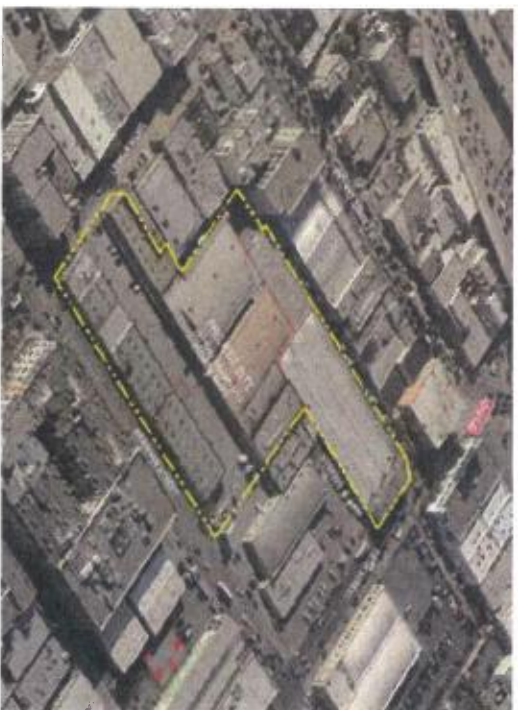
Set aside 10% of inclusionary SOMA affordable housing for artists and their families



PROP X2

BUILD A 21ST CENTURY SAN FRANCISCO FLOWER MART PROJECT

Create community-building projects through partnerships with neighborhood stakeholders, small businesses, and builders





CFD

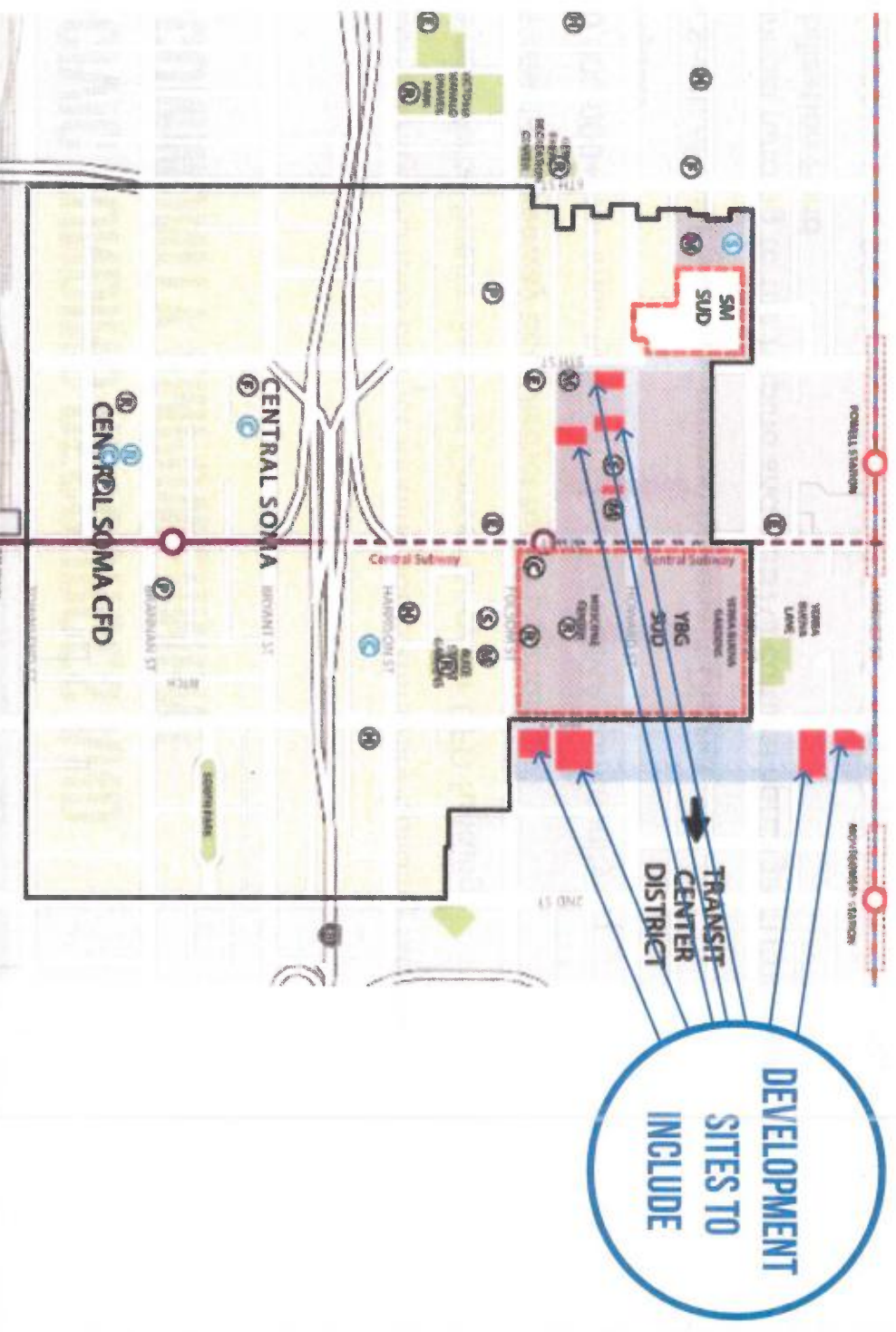
CIVIC FUNDING RESOURCES AND COMMUNITY EMPOWERMENT

- » Maximize community facilities district funding for community-building facilities
- » Include the new Yerba Buena Gardens Conservancy for CFD funding
- » Include the new I-80 Freeway Eco-District for CFD funding
- » Apply \$300,000,000+ community benefit fees to SOMA community-building projects
- » Establish a South of the Freeway Community Benefit District
- » Dedicate annual funding to the Filipino and LGBTQ cultural heritage districts and the SOMA Stabilization Fund
- » Establish a multipurpose SOMA community advisory board to prioritize and monitor civic use of financial resources

CFD

MAXIMIZE COMMUNITY FACILITIES DISTRICT FUNDING FOR COMMUNITY-BUILDING FACILITIES

Capture all the Central SOMA Study Area's development sites, not only the smaller re-zoned district

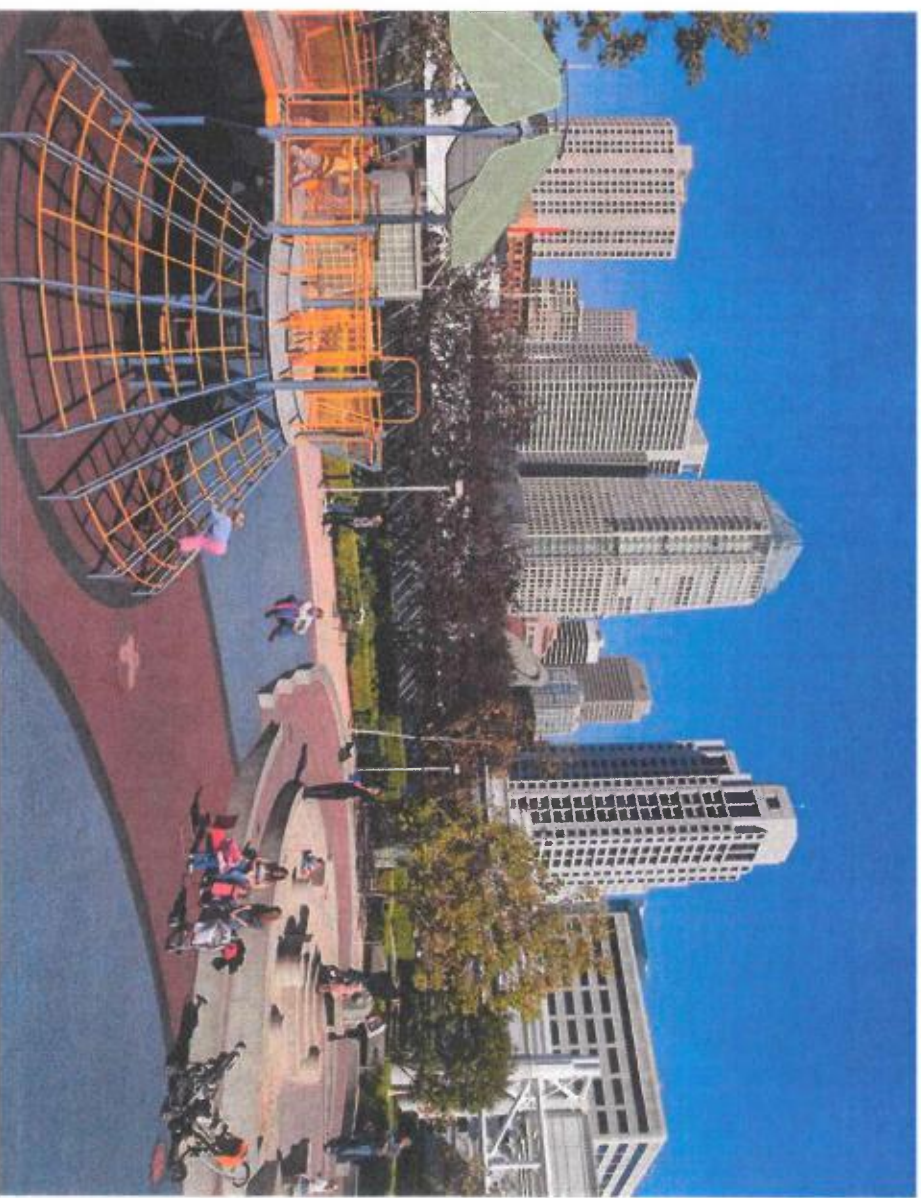


Source: Adapted from SF Planning

CFD

INCLUDE THE NEW YERBA BUENA GARDENS CONSERVANCY FOR CFD FUNDING

**\$25 Million will be needed for necessary Gardens renovations
over the next 30 years**

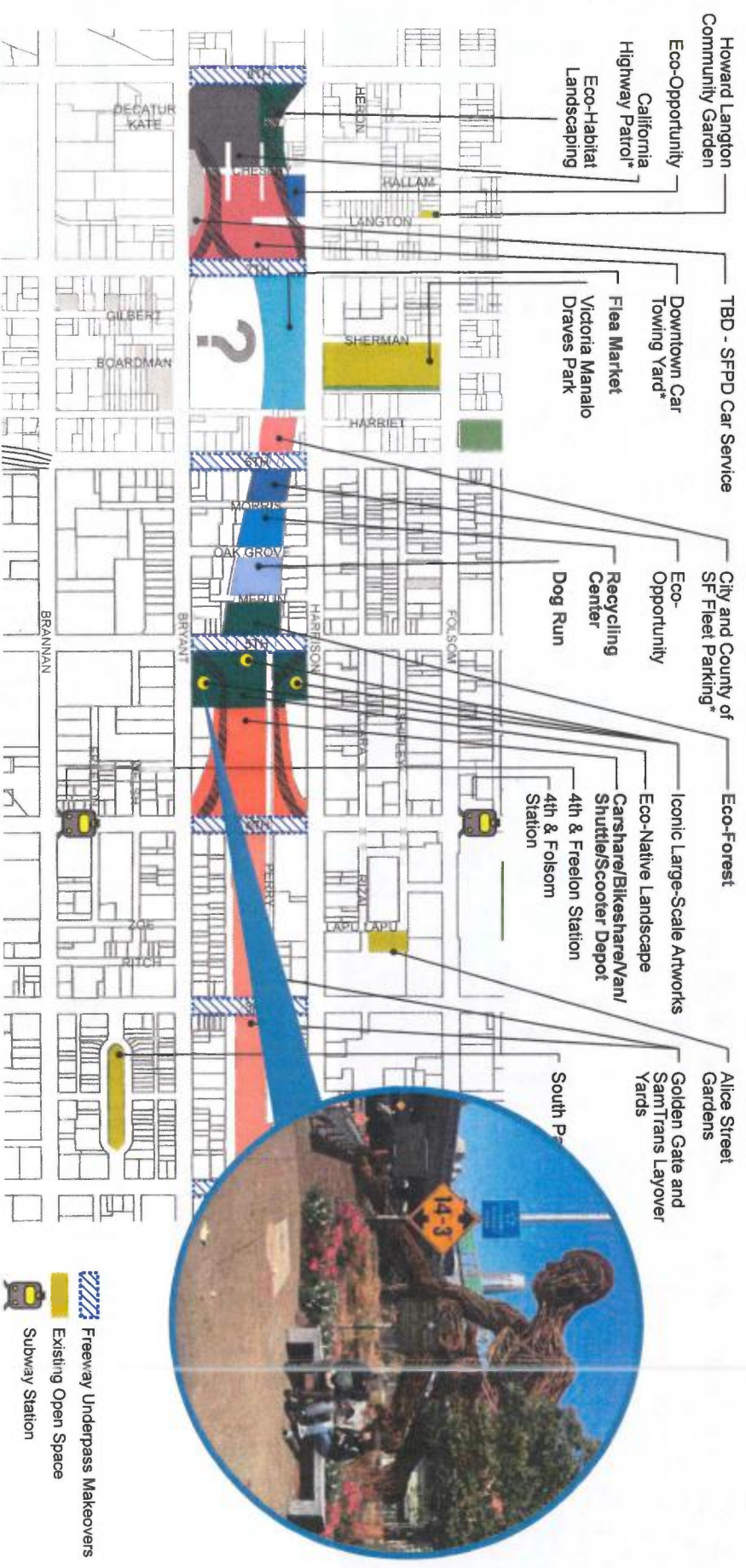


Source: Yerba Buena Gardens Conservancy; Julie McCarthy, Yerba Buena Gardens

GFD

INCLUDE THE NEW I-80 FREEWAY ECO-DISTRICT FOR COMMUNITY FACILITIES DISTRICT FUNDING

Transform wasted freeway land into environmental and
community assets

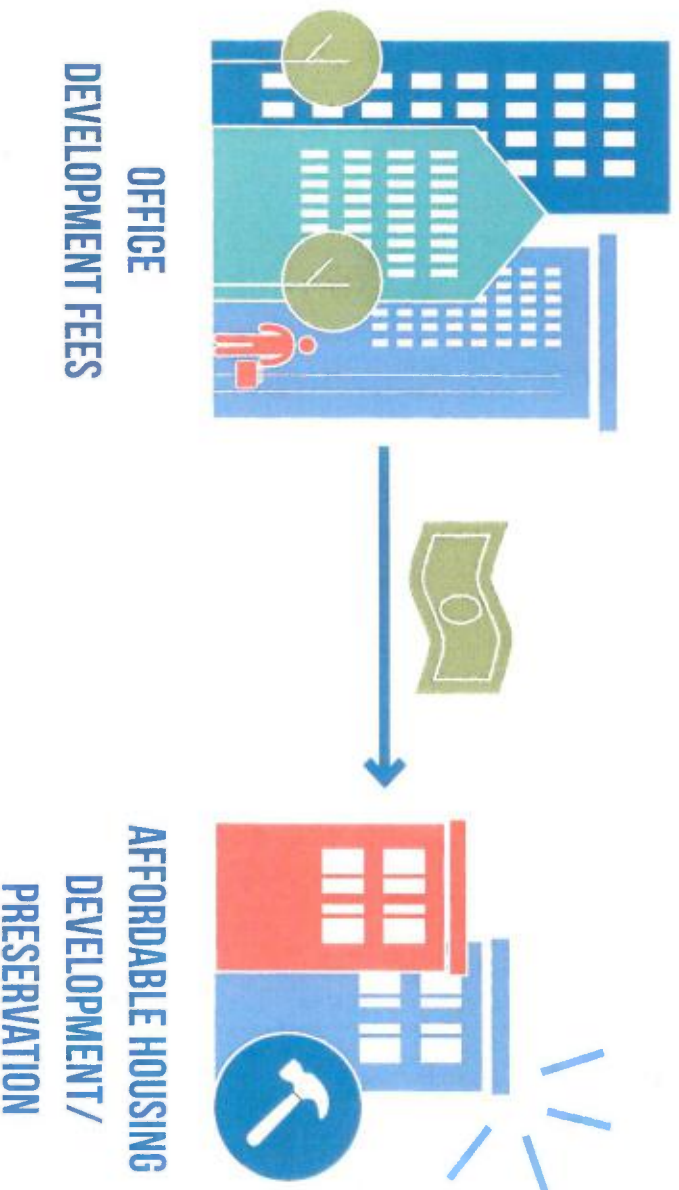


Source: TODCO Group 2017

CFD

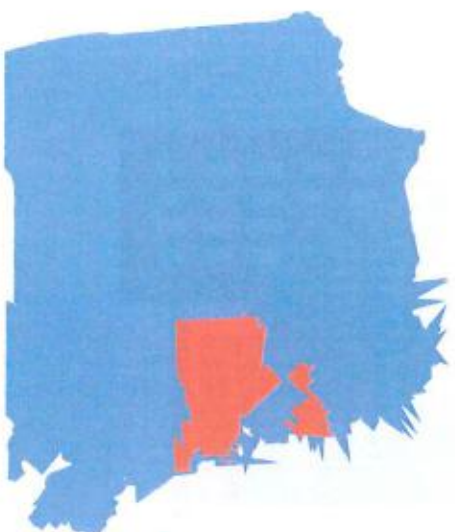
APPLY \$300,000+ COMMUNITY BENEFIT FEES TO COMMUNITY-BUILDING PROJECTS

Apply \$135,000,000+ SOMA office development fees to new SOMA affordable housing development/preservation



APPLY \$300,000+ COMMUNITY BENEFIT FEES TO COMMUNITY-BUILDING PROJECTS

Apply \$150,000,000+ Eastern Neighborhoods community impact fees to improve SOMA parks, neighborhood alleys, and needed community facilities



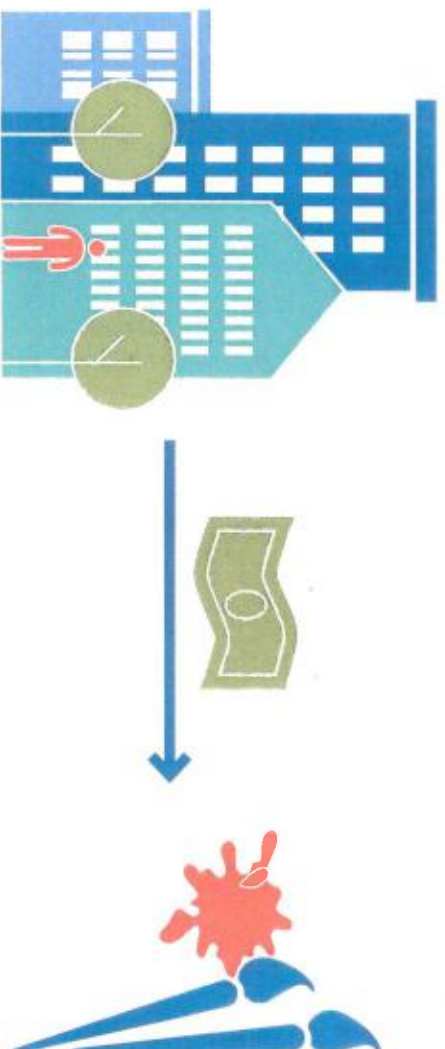
**EASTERN NEIGHBORHOODS
COMMUNITY IMPACT FEES**

**SOMA PARKS, NEIGHBORHOOD
ALLEYS, COMMUNITY FACILITIES
IMPROVEMENTS**

CFD

APPLY \$300,000+ COMMUNITY BENEFIT FEES TO COMMUNITY-BUILDING PROJECTS

Apply 50% of the \$20,000,000+ "1% for art" fees from new development to SOMA community spaces with artworks by local artists



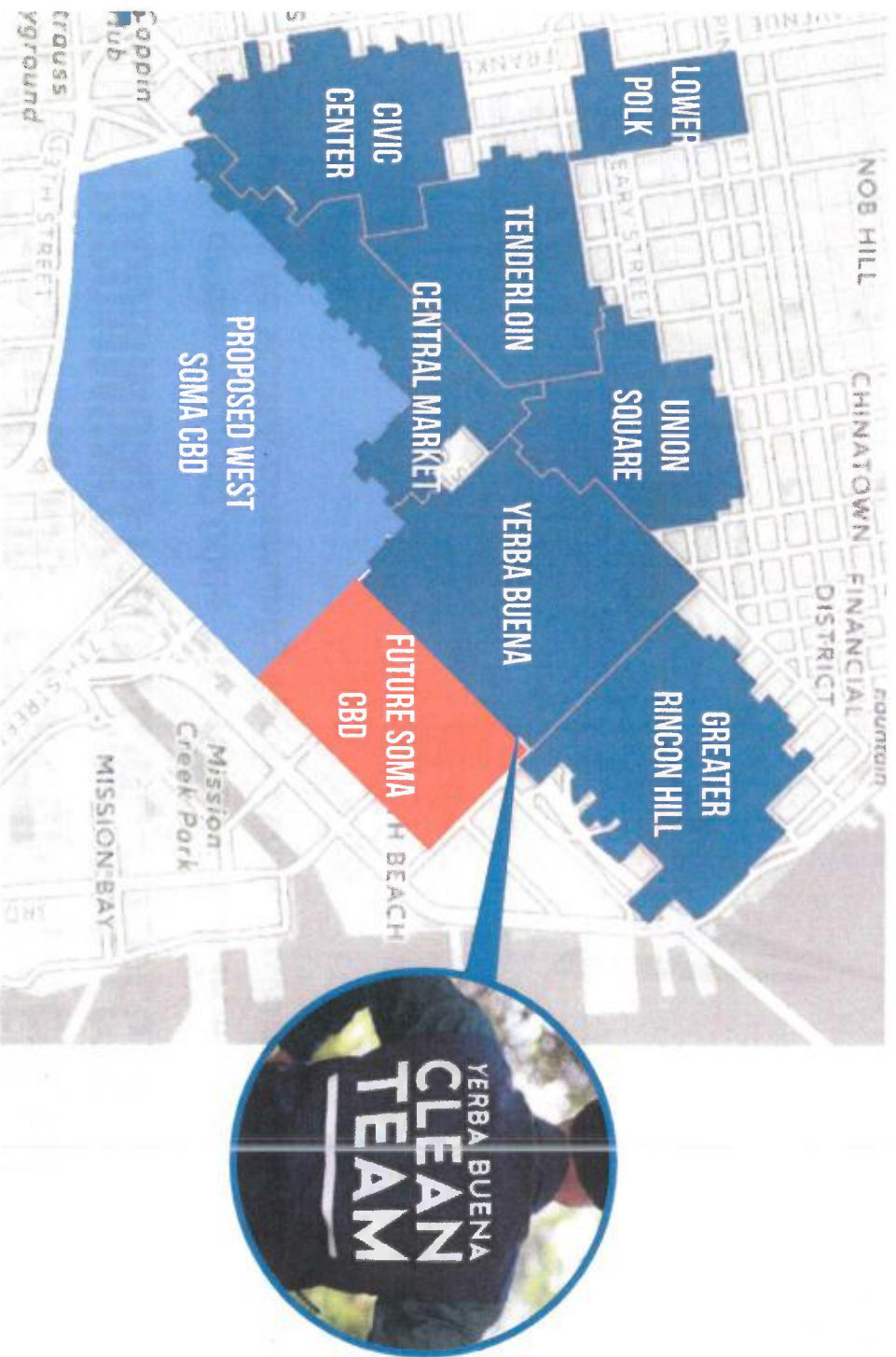
1% FOR ART FEES

**SOMA COMMUNITY SPACES
WITH ARTWORKS BY LOCAL
ARTISTS**

CFD

ESTABLISH A SOUTH OF THE FREEWAY COMMUNITY BENEFIT DISTRICT

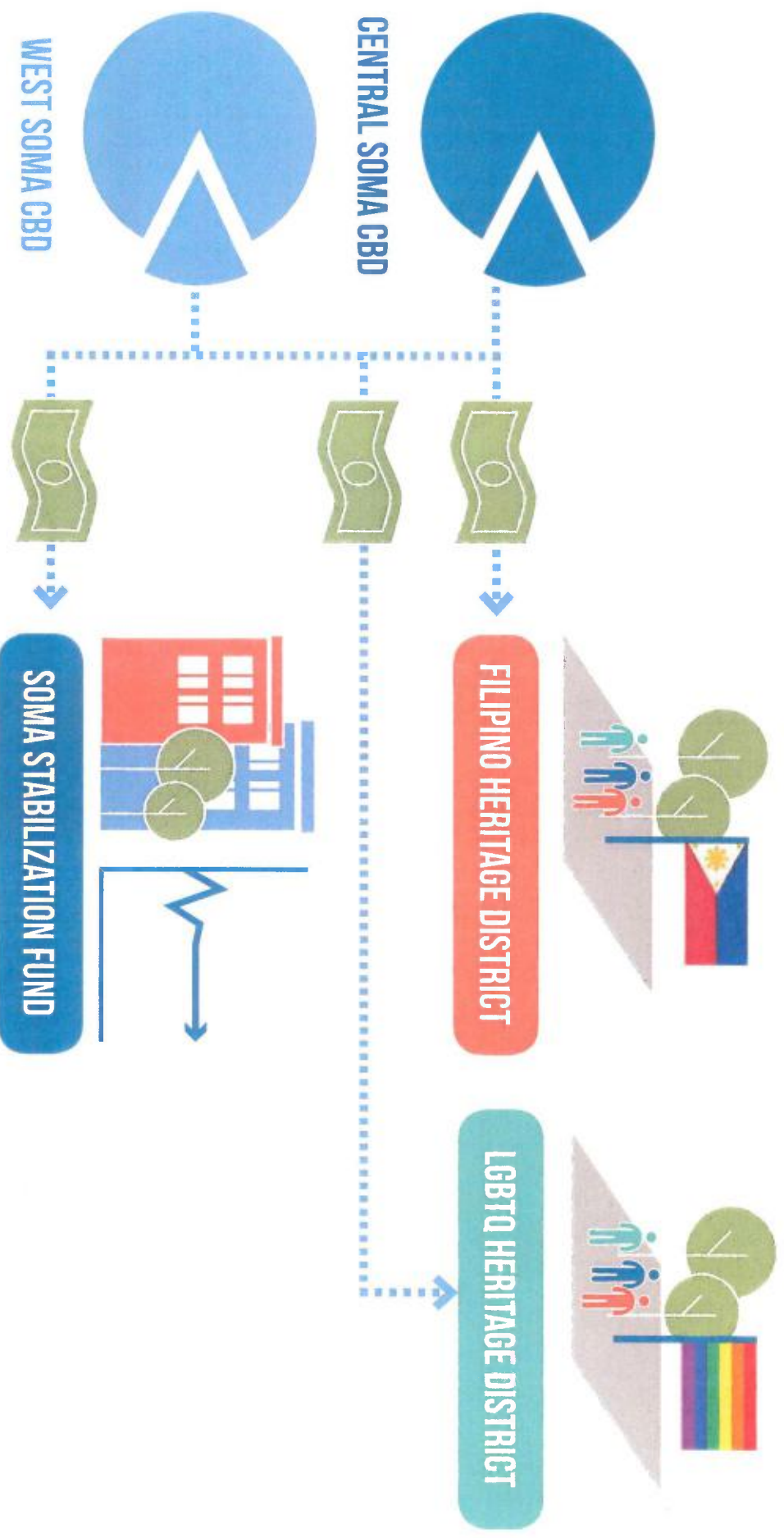
Replicate the successful Yerba Buena Community Benefit District to provide needed neighborhood cleaning and community support services south of the I-80 freeway



Source: Adapted from OEWD

CFD

**DEDICATE ANNUAL FUNDING FROM SOMA CBDS TO
THE FILIPINO AND LGBTQ CULTURAL HERITAGE
DISTRICTS AND THE SOMA STABILIZATION FUND**



CFD

CENTRAL SOMA'S 50% AFFORDABLE HOUSING PLAN

Prioritize Occupancy for Local Heritage Districts' Residents

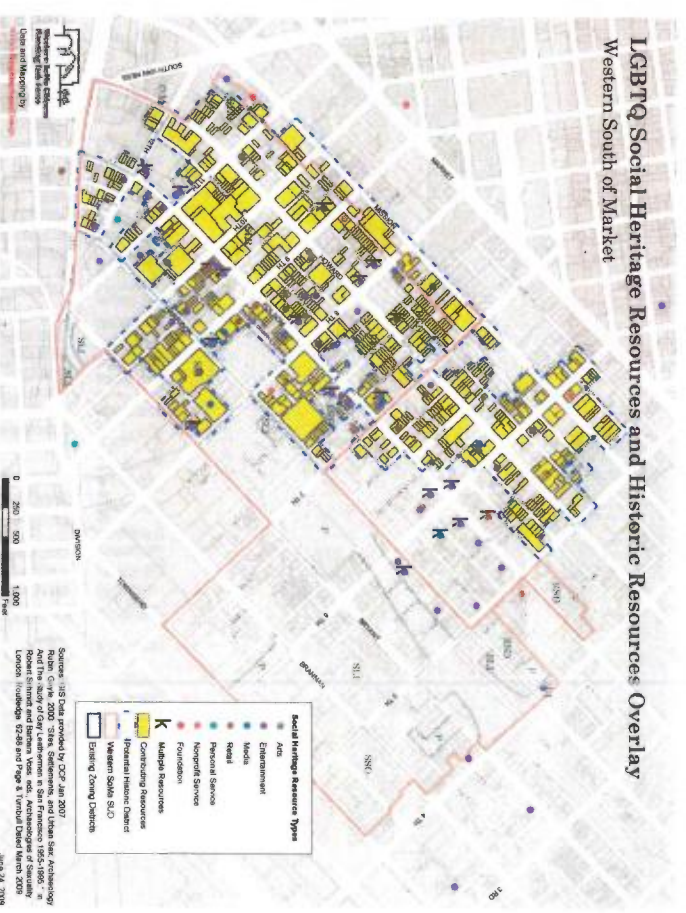
FILIPINO CULTURAL HERITAGE DISTRICT



LGBTQ SOCIAL HERITAGE DISTRICT



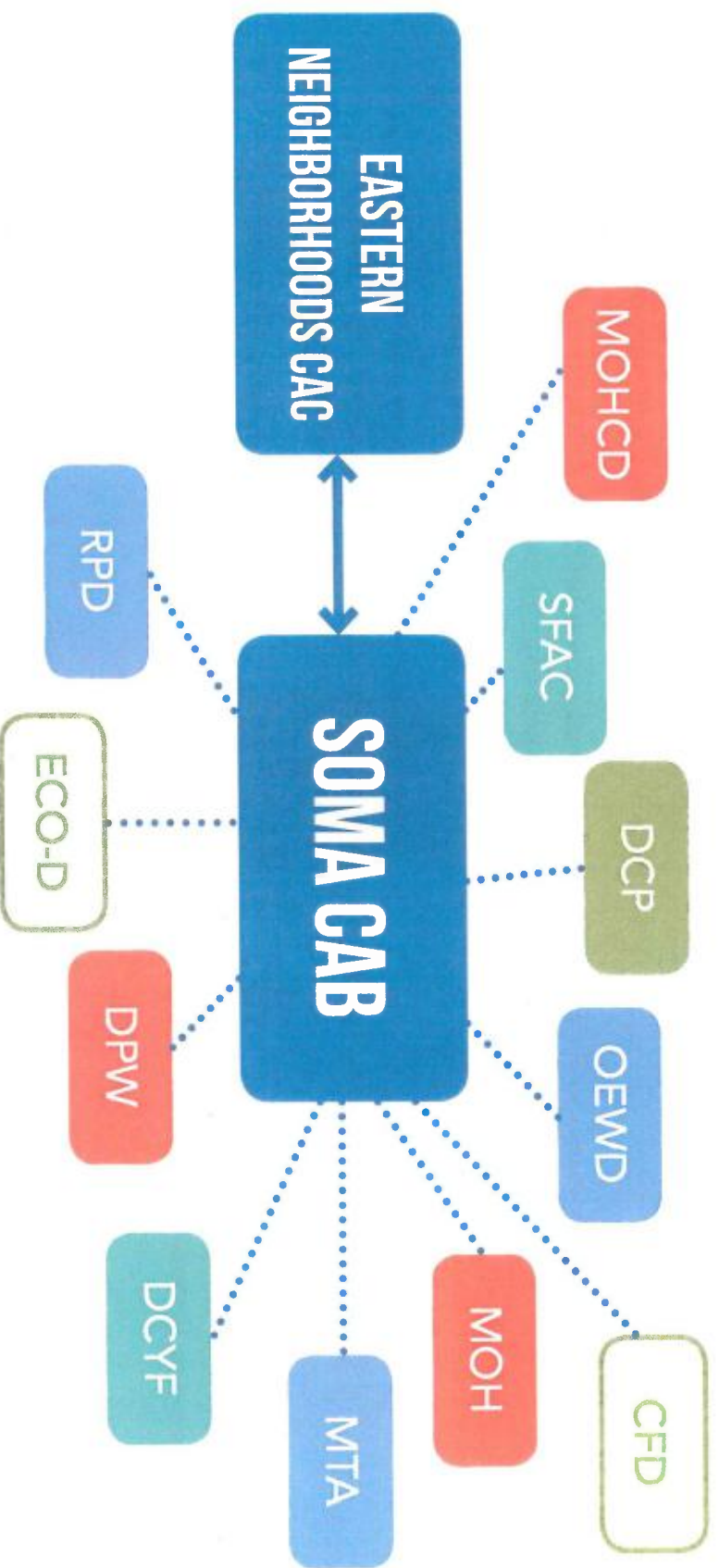
Source: Soma Pilipinas, 2016



Source: SF Planning Recognizing, Protecting and Memorializing South of Market LGBTQ Social Heritage Neighborhood Resources, 2011

CFD

**ESTABLISH A MULTIPURPOSE SOMA COMMUNITY
ADVISORY BOARD TO PRIORITIZE AND MONITOR
CIVIC USE OF SOMA FINANCIAL RESOURCES**



Empower a diverse community stakeholder CAB to advise/ coordinate/monitor the disparate public and community benefit programs in SOMA within a single public forum



NEIGHBORHOOD

FUTURE CENTRAL SOMA NEIGHBORHOOD LIFE – STREETS, ALLEYS, SPACES, AND PLACES

» Central SOMA Streets

- Transform Folsom/Howard Streets and Fifth Street to Become Neighborhood-Oriented Thoroughfares
- Expand Central Soma Traffic Calming and Pedestrian Safety Improvements to Connect SOMA's Pedestrian Networks

» Central SOMA Alleys

- Reimagine Alleysways to Become Functional Everyday Life Activity Places
- Apply Alleyway Life Toolkit Possible Improvements

» Neighborhood Public Open Spaces

- Require New Neighborhood POPOS to Provide Welcoming Community Spaces
- Add New Bluxome Linear Park POPOS to Repurpose a Historic Industrial Alley
- Add New Freelon Alley Neighborhood Park POPOS to Enliven a Major New Development District

» Neighborhood Community Recreation

- Build New SF Parks Department Bluxome Pool/Recreation Center to Add a Missing Community Amenity
- Add Tot Lots and Dog Runs to Ensure a Family Friendly Neighborhood

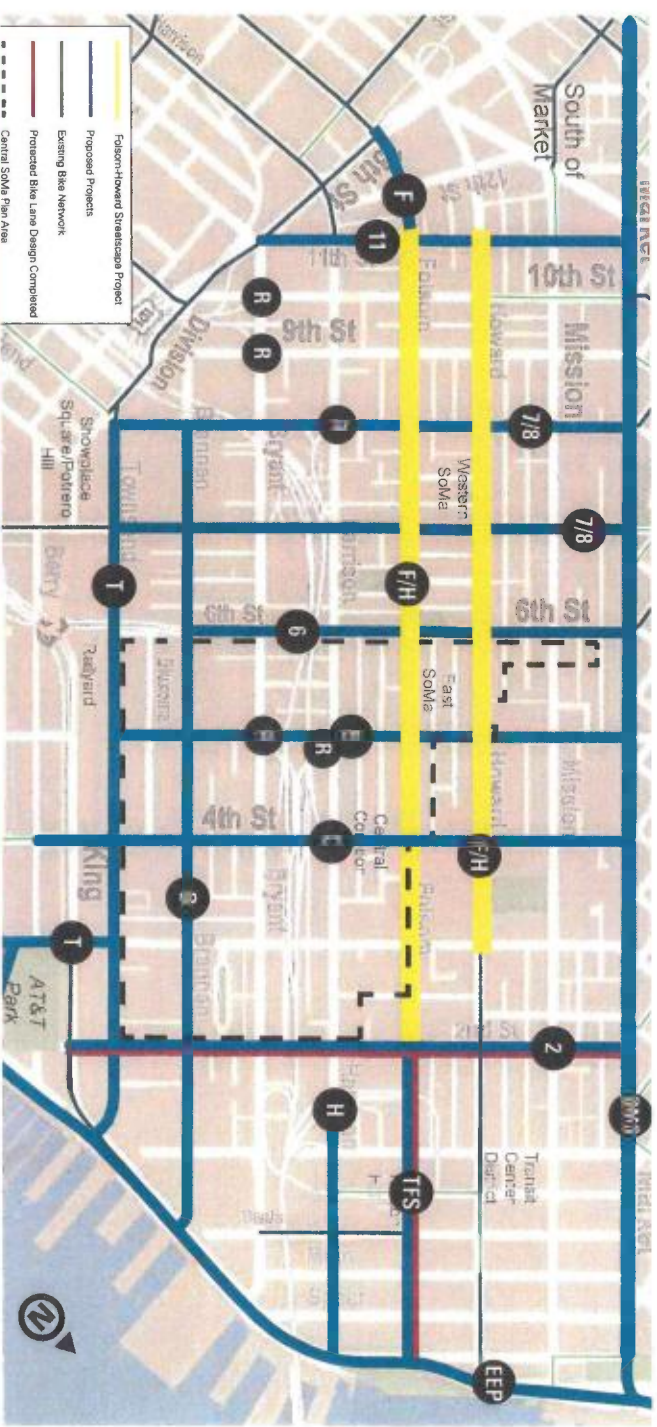
» Neighborhood's Environmental Restoration

- Use Eco-District Transformation of the I-80 Freeway to Convert Wasted Spaces to Productive Community Purposes
- Re-envision the Bay Bridge Fifth Street Gateway to Make a Bold SOMA Identity Statement

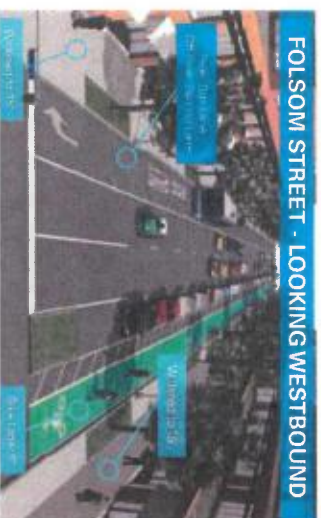
NEIGHBORHOOD

CENTRAL SOMA STREETS

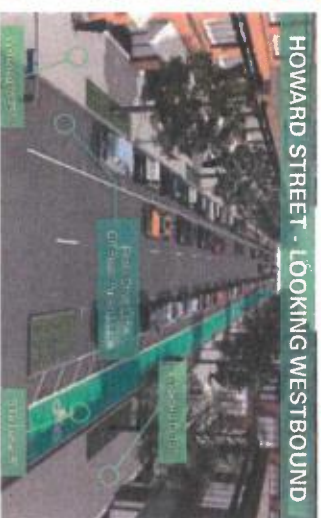
Transform Folsom/Howard Streets and Fifth Street to Become
Neighborhood-Oriented Thoroughfares



FOLSOM STREET - LOOKING WESTBOUND



HOWARD STREET - LOOKING WESTBOUND



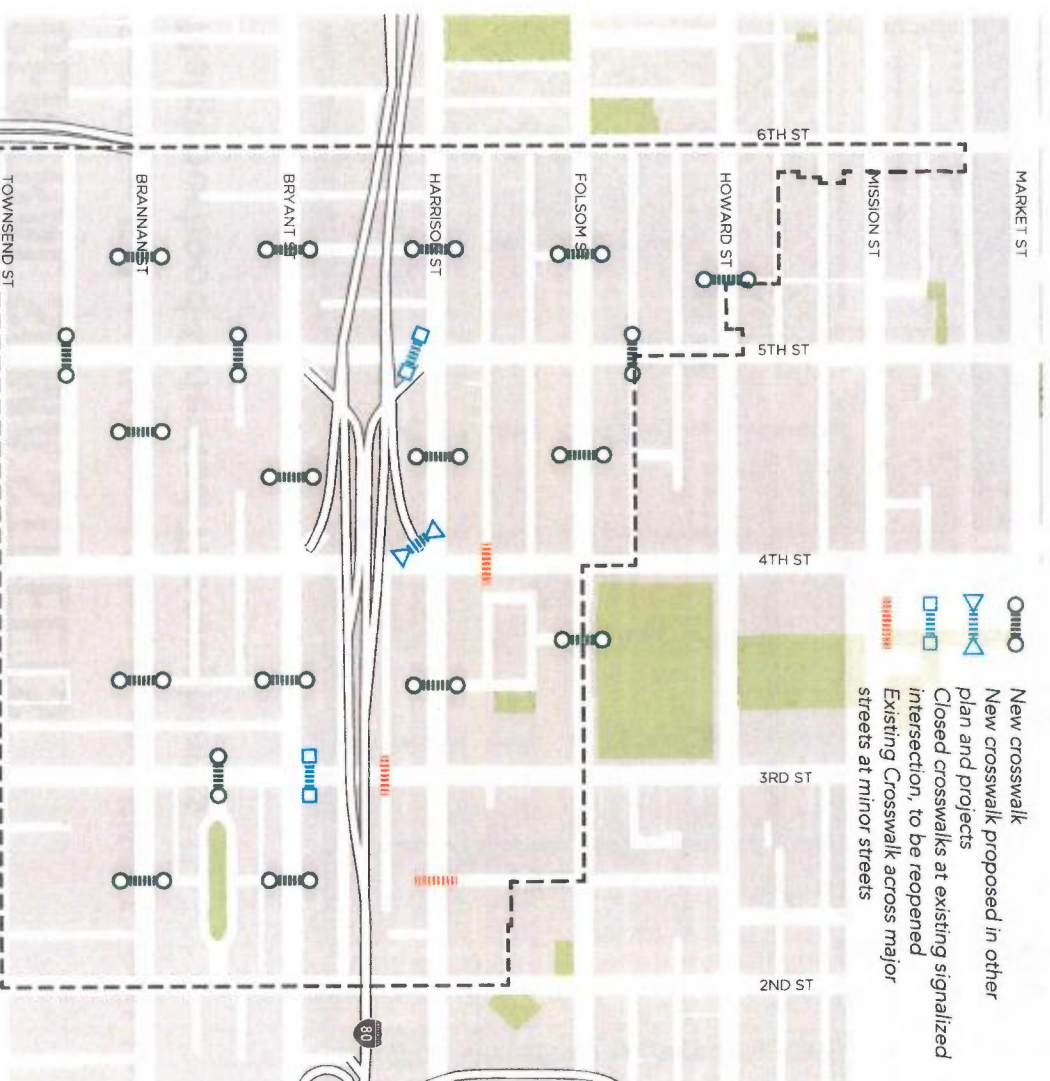
- 2 2nd Street Improvement Project
- 6 6th Street Improvement Project
- 5 5th Street Streetscape Project
- 7 7th/8th Streets Safety Project
- 11 11th Street Streetscape Project
- 9 Brannan Safety Project
- 6 Central Subway Project
- 10 Better Market Street Project
- 107 Embarcadero Enhancement Project
- 108 Folsom/Howard Streetscape Project

Source: SFMTA Folsom Howard Boards, April 2017.

NEIGHBORHOOD

CENTRAL SOMA STREETS

Expand Central Soma Traffic Calming and Pedestrian Safety Improvements to Connect SOMA's Pedestrian Networks



Source: SF Planning, Central SoMa Plan and Implementation Strategy, August 2016; SFMTA Folsom Howard Boards, April 2017.



Midblock Crosswalks



Corner Bulbouts

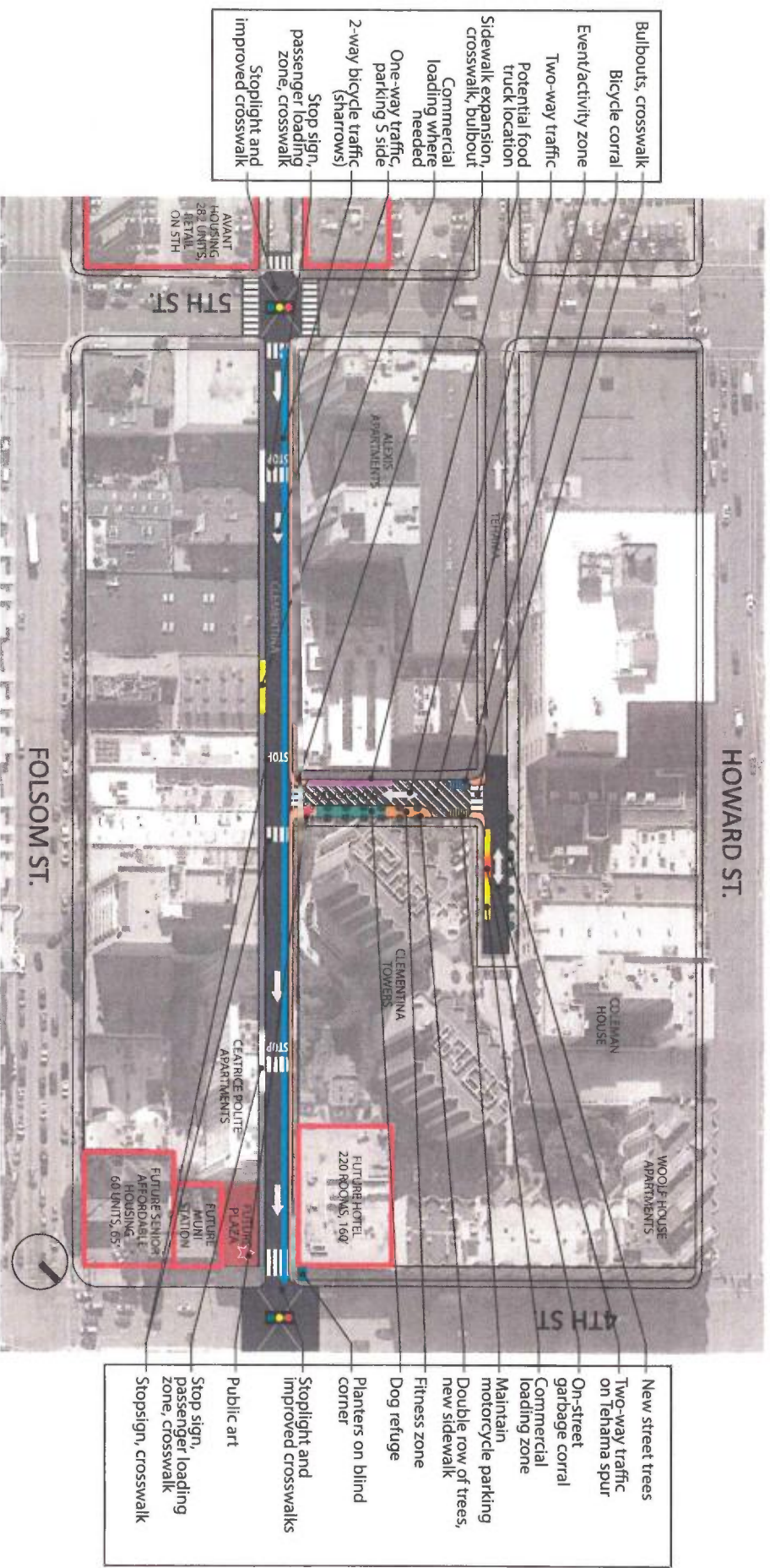


Raised Crosswalk at Alley

NEIGHBORHOOD

CENTRAL SOMA ALLEYS

Reimagine Alleyways to Become Functional Everyday Life Activity Places



Source: TODCO Group Central SOMA Plan, May 2013.

CENTRAL SOMA ALLEYS

Apply the Alleyway Life Toolkit – Possible Pedestrian Improvements and Neighborhood Safety

STOP

STOP SIGNS are a good tool for traffic calming on quiet, pedestrian-oriented, mixed-use alleys. They discourage through traffic and slow down cars, which otherwise tend to drive fast on small, local streets.



CROSSWALKS. Safe street crossings are a matter of great concern in areas with heavy foot traffic, so crosswalks are important safety measure. There should be a crosswalk everywhere pedestrians go. Adding crosswalks helps resolve conflicts between cars and pedestrians by marking well-used walking paths.



RAISED CROSSWALKS. Offering more benefits to pedestrians than standard crosswalks, raised crosswalks make crossing the street easier for all pedestrians, especially seniors and those with disabilities. They also serve as de facto speed bumps and are a natural traffic calming measure.



SIDEWALK EXPANSION. Many sidewalks in the neighborhood, particularly in the alley network, are below minimum acceptable widths. Sidewalks will be selectively expanded where most appropriate. Expansion will help create a rich pedestrian network, and reduce pedestrian conflicts.



BULBOUTS create safer and shorter street crossings for pedestrians by extending the sidewalk and making the roadway narrower. They are a traffic-calming tool.



MOVABLE BOLLARDS create a temporary pedestrian-only area when they are raised, but can be lowered or removed to maintain required access for emergency vehicles.



ALLEY LIGHTING ON ADJACENT BUILDINGS makes alleys much safer for pedestrians in evenings and winter months. It is easier to get lighting placed on buildings than to add new street lights, so this is a fast, cost-effective improvement.

SECURITY CAMERAS are a deterrent to illegal activity, and help enforcement by capturing events on the street.



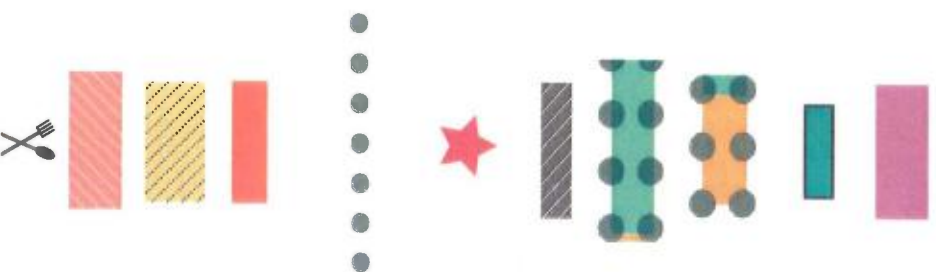
TRAFFIC CONTROL OFFICERS (TCOs) at key intersections during rush-hour can make a huge difference in congestion. They manage pedestrian and auto conflicts and write tickets to traffic violators.



NEIGHBORHOOD

CENTRAL SOMA ALLEYS

Apply the Alleyway Life Toolkit – Possible New Activity and Neighborhood Improvements



FOOD TRUCKS bring activity to the street, activate spaces that are currently underutilized, provide additional dining options for residents and workers, and (in some cases) improve the pedestrian experience by closing off the street to vehicular traffic.

PARKLETS use a parking space to create a small area for public use. They are a new, popular idea that has seen great success in San Francisco and are a good, small-scale neighborhood-building element. They add a landscape amenity and increase or are an alternative to seating.

FITNESS ZONES include simple stretching and circuit equipment, along with signage describing suggested exercises. They provide a space for locals to add to their exercise programs, promoting health and creating a gathering space for neighbors.

DOG SPOT. One of the most commonly requested amenities in the neighborhood, they address a chronic problem and provide much needed space for dogs to relieve themselves.

EVENT/ACTIVITY ZONE. A designated segment of the street that can be temporarily closed for neighborhood events. This street zone should be located such that traffic won't be severely disrupted when blocked off.

PUBLIC ART is a neighborhood-building element. Public art can define a neighborhood, create a destination, provide information and history about a neighborhood, activate blank urban spaces, create a sense of ownership, and bring locals and visitors together.

STREET TREES AND PLANTERS are landscape amenities. They improve the pedestrian experience and add greenery to the street. Street trees increase permeable surfaces in San Francisco, a priority of the SFPUC. Planters can be used strategically to create separation between pedestrian and seating zones, or to mitigate potential pedestrian issues (for example, at blind corners).

ON-STREET GARBAGE CORRALS provide a designated space for necessary waste, recycling and compost bins.

PRIVATE PROPERTY BETTERMENT. Proper upkeep and maintenance of property, private open space, trash bins, and streetscape from all building owners is expected. Where lacking, property owners will be asked to improve their street presence and responsibilities.

PLAZA IMPROVEMENTS. Rebuild, improve, and activate plazas.

CAFES bring customers and activity. They can range in size from just a window to outdoor seating with tables and chairs.

CENTRAL SOMA ALLEYS

Apply the Alleyway Life Toolkit – Possible Automobile Circulation Improvements



TRAFFIC LIGHTS help pedestrians navigate the long SOMA blocks and resolve the conflicts between pedestrians and automobiles. SOMA has many pedestrian generators (the Moscone Convention Center, hotels, museums, residents, and businesses), and this will increase with the Moscone expansion, more hotel, office, and residential development, and the new Central Subway MUNI line. Managing cars and pedestrians in anticipation of these increases will improve current conditions and mitigate future conflicts.

PASSENGER LOADING (WHITE ZONE). On streets with one parking lane and one driving lane, passenger loading zones allow cars and vans to pull over to load and unload without double parking and blocking oncoming cars. Additionally, passengers are safer because they enter and exit vehicles from the sidewalk rather than in the roadway.

COMMERCIAL LOADING (YELLOW ZONE). On streets with one parking lane and one driving lane, commercial loading zones allow delivery and other commercial vehicles to pull over to load and unload without double parking and blocking oncoming traffic.

CIRCULATION. A circulation mix of one-way and two-way traffic serves passenger and goods loading and unloading needs.

MOTORCYCLE PARKING. Motorcycles are a common form of transportation in SOMA and designated parking is provided for these users.

2-WAY BICYCLE TRAFFIC (sharrows). Due to long blocks and numerous one-way streets in SOMA, many bicycles resort to bicycling on sidewalks. This is dangerous for pedestrians, and is not legal. Allowing bicycles to travel both ways on alleys (even one-way alleys) gives cyclists an alternative to illegal sidewalk use.

ON-STREET BICYCLE CORRALS replace a parking space with storage for 8-12 bicycles. Bicycle corrals can handle a larger volume of bicycles than sidewalk bicycle racks, which can cause sidewalk clutter and impede pedestrian flow in busy areas. Bicycle corrals are especially practical in areas of high volume. In locations with particularly high demand double corrals may be appropriate.

NEIGHBORHOOD

NEIGHBORHOOD PUBLIC OPEN SPACES

Require New Neighborhood POPOS to Provide Welcoming Community Spaces



Future 5M and Central Soma Park
Source: Forest City, Build Public

NEIGHBORHOOD

NEIGHBORHOOD PUBLIC OPEN SPACES

Add New Freelon Alley Neighborhood Park POPOS to Enliven
a Major New Development District



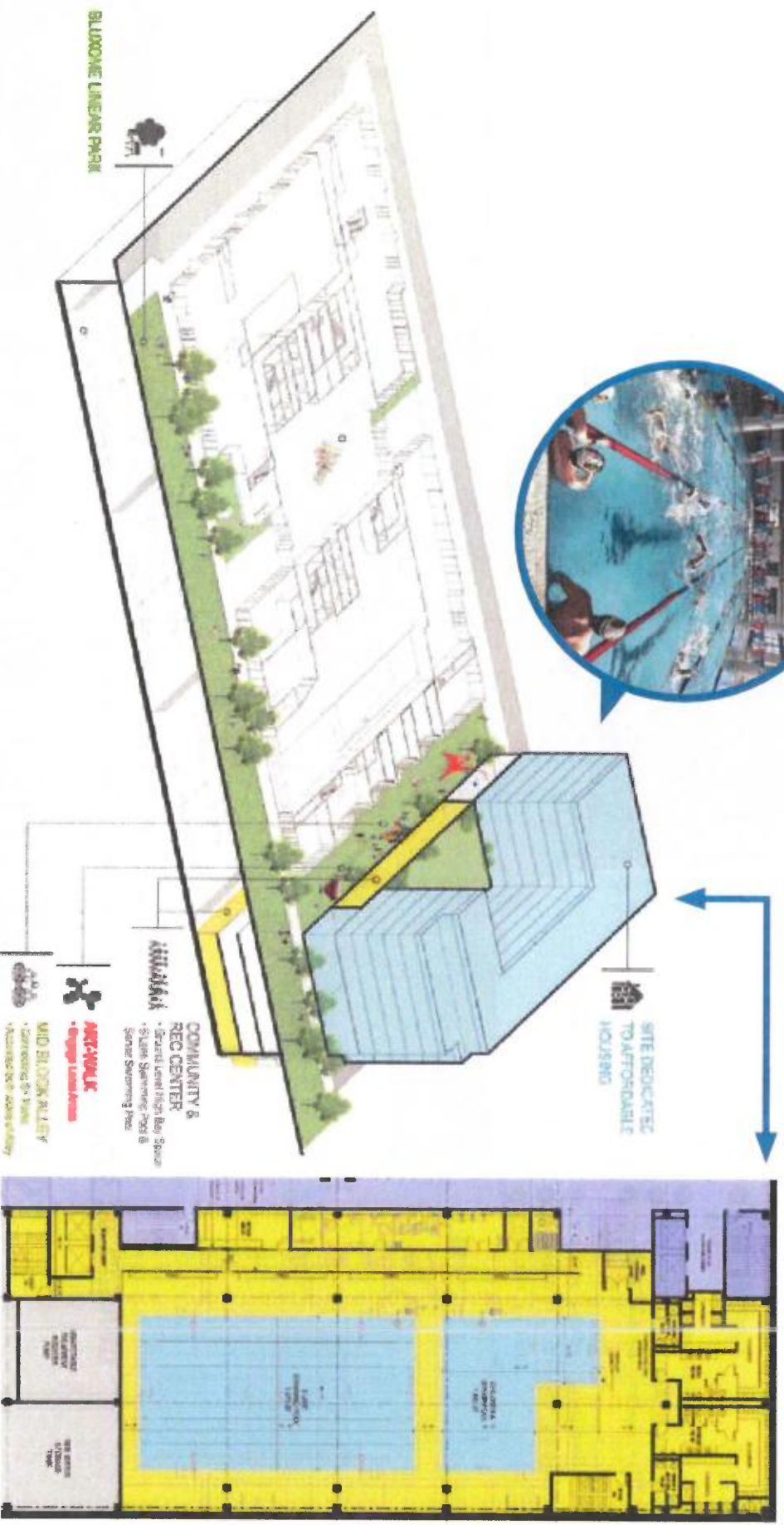
- 1 Lumber Floor
- 2 Community Living Room
- 3 'Forest Floor' Planting Area
- 4 'Green Glade' Lawn
- 5 Specimen Native Trees
- 6 Vertical Planting/Wind Break
- 7 Park Support Infrastructure
- 8 Lumber Stack Seating
- 9 'StumpStack' Climbing Play Structure
- 10 Dog Park
- 11 Freelon Shared Street
- 12 'Forest Fit' Calisthenics Equipment
- 13 Picnic Tables
- 14 Retail Porch
- 15 Freelon POPOS
- 16 Bike Racks

Source: Build Public, 2017

NEIGHBORHOOD

NEIGHBORHOOD COMMUNITY RECREATION

Build New SF Parks and Recreation Bluxome Pool/Recreation Center to Add a Missing Community Amenity

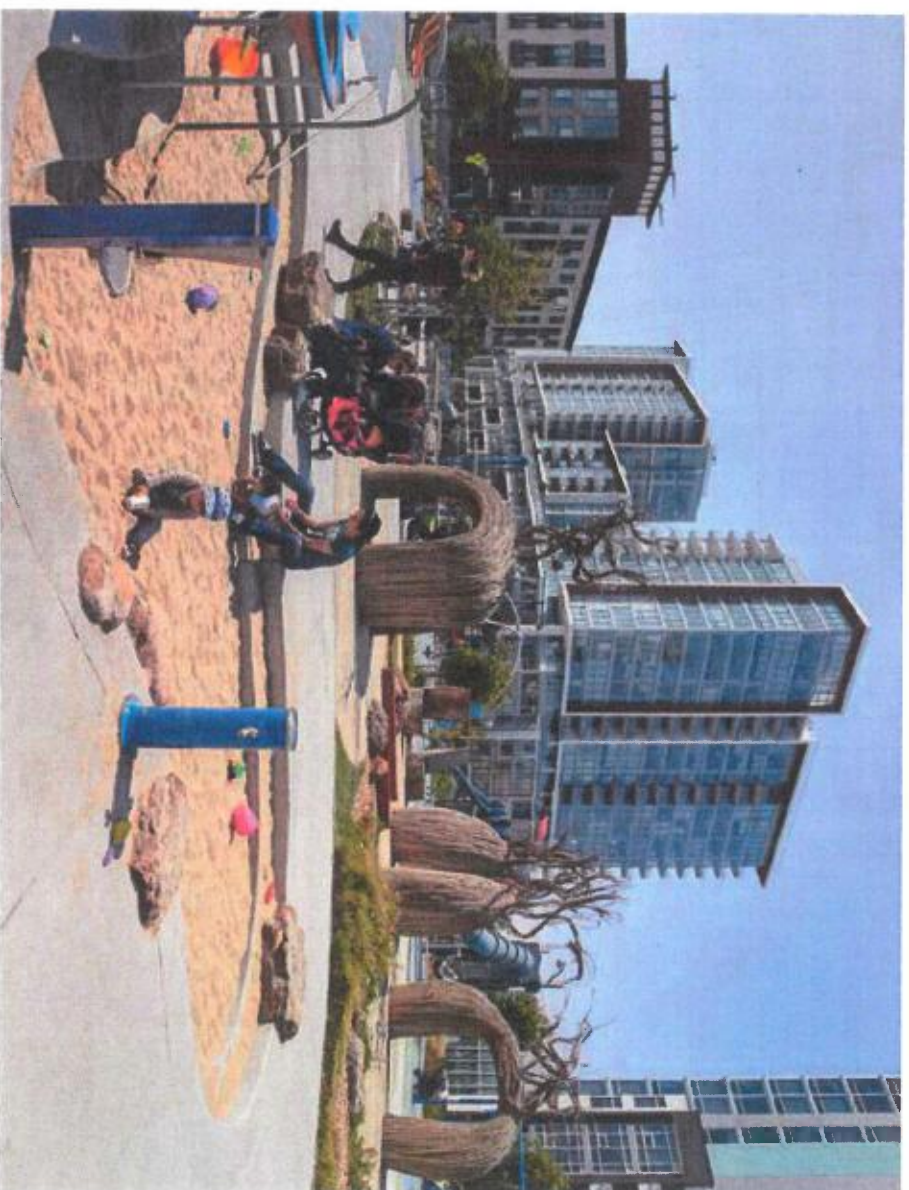


Source: TMG Partners

NEIGHBORHOOD

NEIGHBORHOOD COMMUNITY RECREATION

**Add Tot Lots and Dog Runs to Ensure a Family
Friendly Neighborhood**

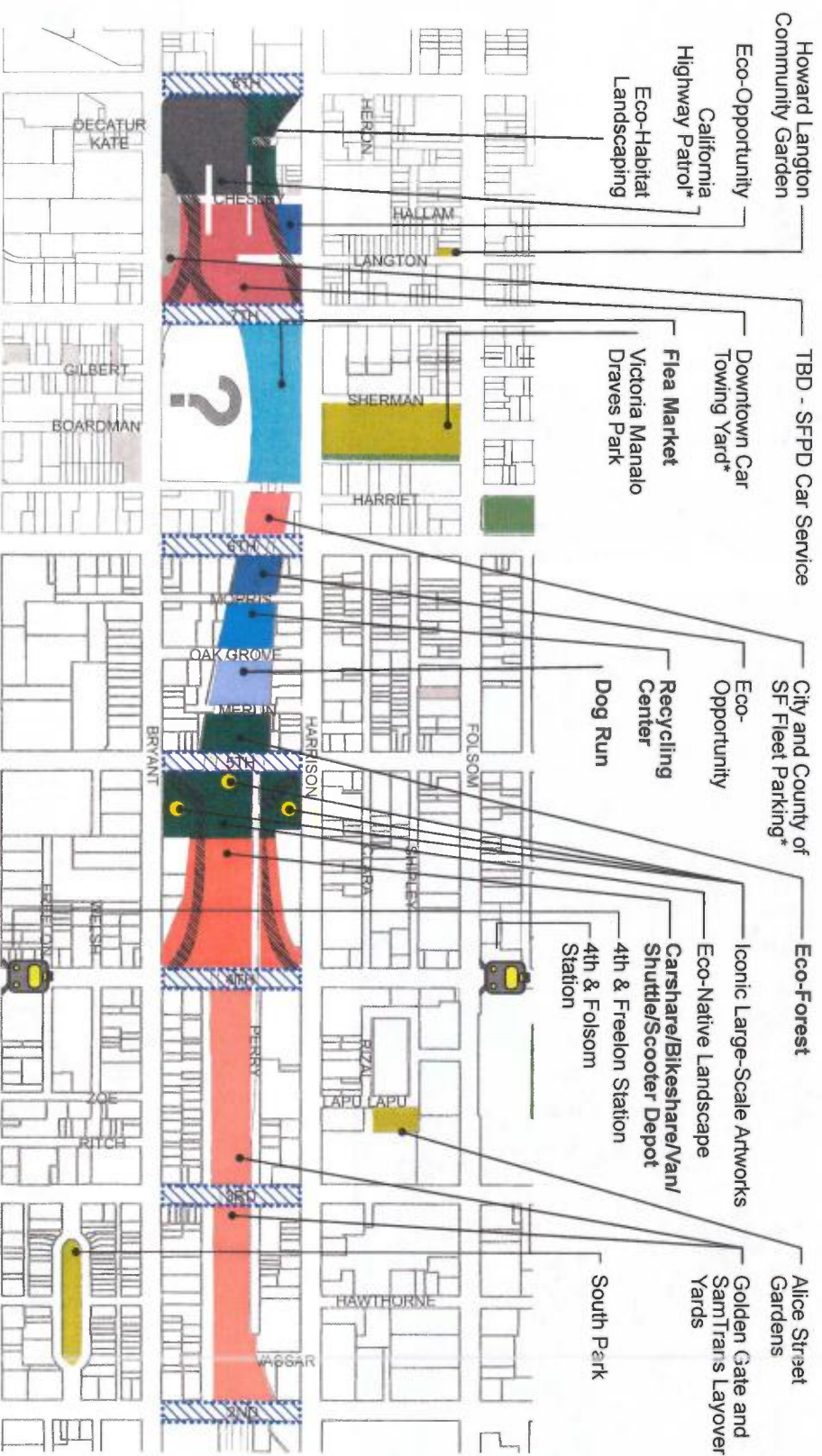


Dagget Plaza, Mission Bay Kids Park.
Source: Ann S., via Yelp, RHAA

NEIGHBORHOOD

NEIGHBORHOOD'S ENVIRONMENTAL RESTORATION

Use Eco-District Transformation of the I-80 Freeway to Convert Wasted Spaces to Productive Community Purposes

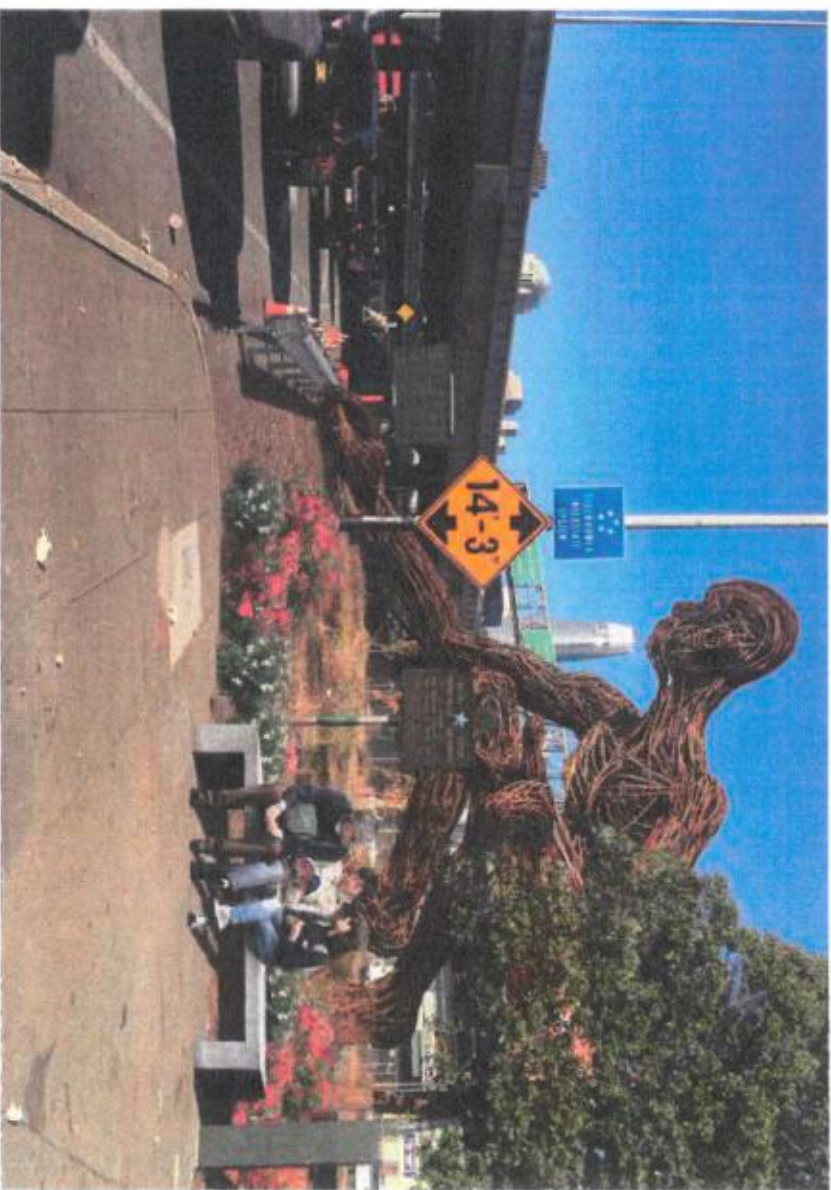
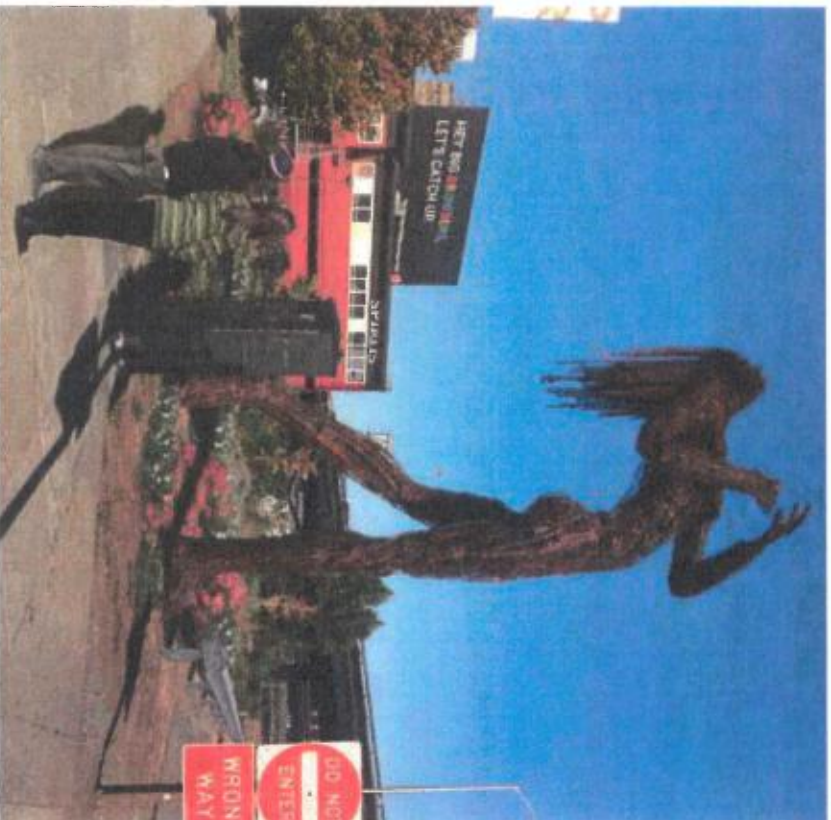


Source: TODCO Group, 2017

NEIGHBORHOOD

NEIGHBORHOOD'S ENVIRONMENTAL RESTORATION

Re-Envision the Bay Bridge Fifth Street Gateway to Make
a Bold SOMA Identity Statement



5th/Harrison Street, and 5th/Bryant Street Illustrative Views
Source: TODCO Group, 2017

ZONING

CENTRAL SOMA HOUSING-FIRST LAND USE ZONING WITH NEIGHBORHOOD SCALE DEVELOPMENT HEIGHT LIMITS

- » Minimize areas rezoned for office development priority (MUO)
- » Give Prop M office development priority to projects that include 0.5 FAR affordable spaces
- » Maintain a meaningful area for PDR/arts/commercial buildings (SALI)
- » Expand areas rezoned for housing development priority (MUR/MUG)
- » Allow student housing in one location
- » Anticipate widespread use of the State 35% Housing Density Bonus Resulting in buildings taller than the adopted height limits

MUR

4TH S

MUR

MUO

MUR

RYA

MUO

RAN

MUG

MUG

MUG

ZONING

TODCO PROPOSED ZONING

Prioritize Housing Development and Re-Zone to Allow Office Use on Major Development Sites Only

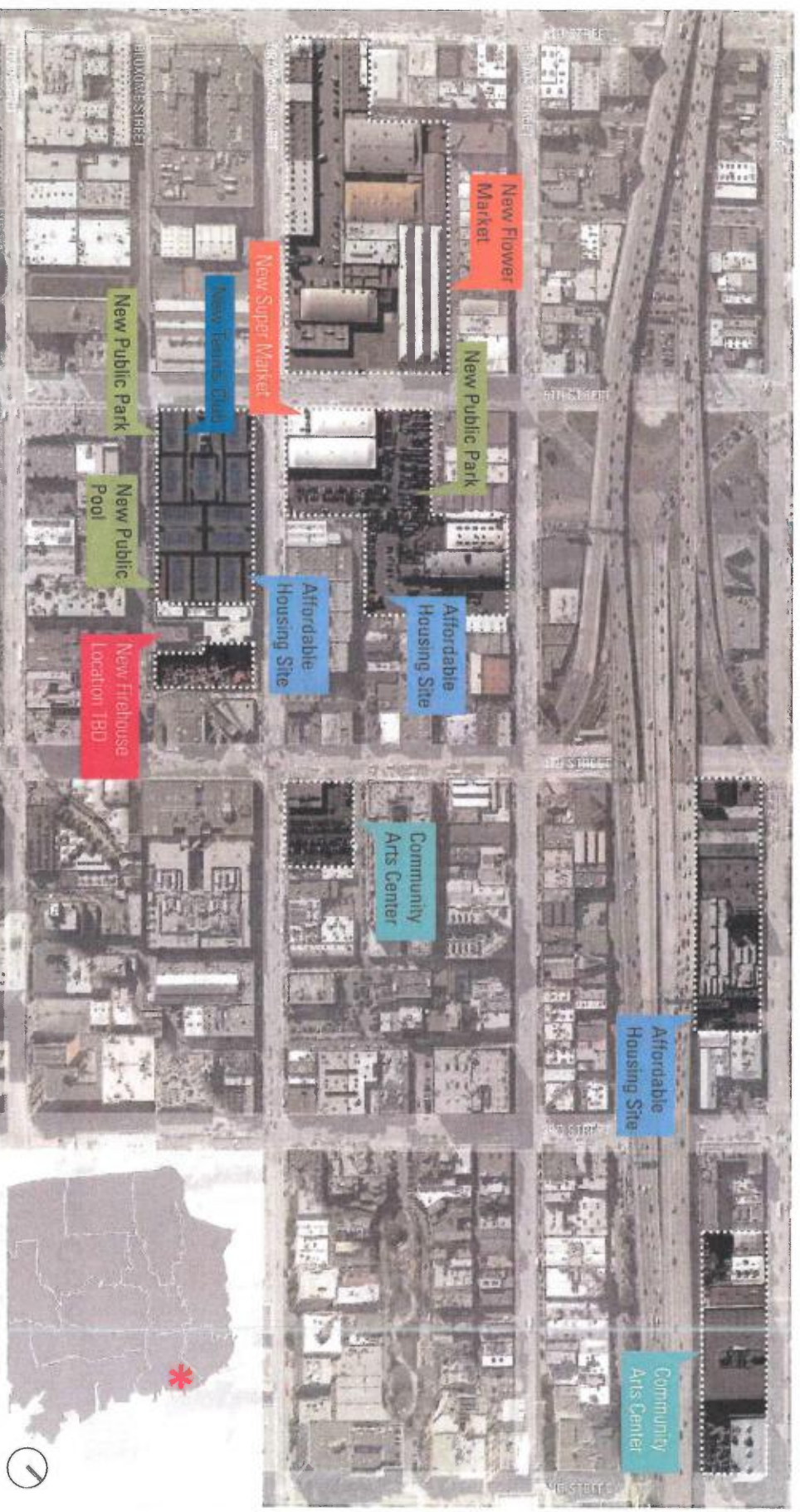


Source: TODCO, February 2018. Adapted from SF Planning.

ZONING

MINIMIZE AREAS REZONED FOR OFFICE DEVELOPMENT PRIORITY (MUO)

For a Limited Group of Major Development Sites Only



NOTE: Items in black text are as now proposed. Items in white text are potential.

Source: TODCO, 2017

ZONING

GIVE PROP M OFFICE DEVELOPMENT PRIORITY TO PROJECTS THAT INCLUDE 0.5 FAR AFFORDABLE SPACE

For PDR/Arts, Heritage Businesses, Neighborhood Retail,
Childcare Centers, Community Services and Public Recreation Facilities



PDR Small Business



Heritage Business



Neighborhood Retail



Community Arts

ZONING

MAINTAIN A MEANINGFUL AREA FOR PDR/ARTS/ COMMERCIAL ONLY (SALI)

For More Affordable Small Business Spaces and Small New Office
Buildings with 1.5 FAR Affordable PDR Space



Source: TODCO, February 2018. Adapted from SF Planning.

ZONING

EXPAND AREAS REZONED FOR HOUSING DEVELOPMENT PRIORITY (MUR/MUG)

For Improved Central SOMA Jobs/Housing Balance



Source: TODCO, February 2018. Adapted from SF Planning.

ZONING

ALLOW STUDENT HOUSING IN ONE LOCATION

To Mitigate the Significant Housing Impact of the Academy of Art's SOMA Campus



Source: TODCO, February 2018. Adapted from SF Planning.

ZONING

ANTICIPATE WIDESPREAD USE OF THE STATE 35% HOUSING DENSITY BONUS UP-ZONING

Leave Current Height Limits Unchanged Except for the Major
Development Sites



Source: TODCO, February 2018. Adapted from SF Planning.

ZONING

COMPARING LAND USE PRIORITIES

SF Department of City Planning's Central SOMA Plan
Versus TODCO's Central SOMA Community Plan

PRIORITY USE	ZONING TYPES	CURRENT 1990 AND 2010 ZONING	DCP PROPOSED ZONING	TODCO PROPOSED ZONING
NEW OFFICE BLDGS	MUO, WSMUO	Limited areas only, about 2 large blocks total	MUO almost everywhere, over 10 blocks total	Adds "Major Development Sites" only, about 2 more blocks for total of 4
NEW HOUSING (25% office maximum)	MUR	Almost 3 large blocks total	All 3 MUR blocks changed to MUO or MUG	Keeps all 3 MUR blocks
MAINTAIN PDR (no office or housing)	SALI, SLI	About 7 large blocks total	Nearly all changed to MUO	3 SLI blocks changed to MUG, 2 SALI blocks retained, 1 SALI block changed to MUO
MIXTURE (3 floors office maximum)	MUG	None	Replaces 2 MUR blocks with MUG	Replaces 3 SLI blocks with MUG
PRESERVATION (small housing enclaves and "significant" buildings)	SPD, RED and HIS- TORIC DISTRICTS	Less than 1 block total plus a small Historic District	Changes RED to MUO, keeps SPD, enlarges Historic District	Keeps RED and SPD, enlarges Historic District
TOTAL MUO	Office priority	2 blocks	9 blocks	4 blocks
TOTAL MUR+MUG	Housing priority	3 blocks	2 blocks	6 blocks
TOTAL SALI+SLI	PDR priority	7 blocks	1 block	2 blocks



TODCO Community Planning Team

Staff: John Elberling, President/Alice Light, Director of Community Planning/Joyce Lee, Director of Community Planning/
Samantha Meyer, Community Advocacy Manager

Interns: Ethan Lavine/Alexandra Goldman/Cheyenne Concepcion/June Lai/Yassir Hameed/Aram Kamali
2010 Community Portraits: Sixth Street Photography Workshop

February 2018 Draft



TODCO Group
South of Market Neighborhood Builders
230 4th Street San Francisco, CA 94103

Remote Banking Storefront Site Acquisition

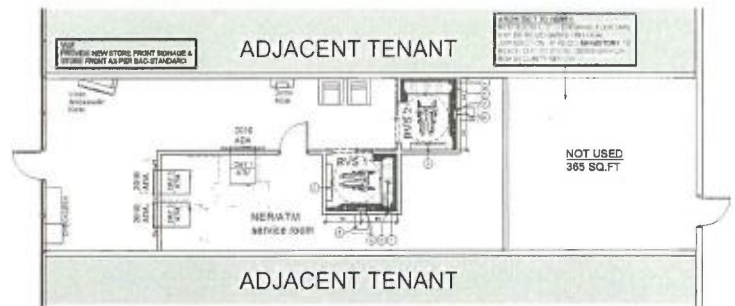
Bank of America

Received at OPC Hearing 2/1/10

H. Kwiatkowski

Advanced Center

Self Service Locations Where a Customer Can Connect with Banking Associates



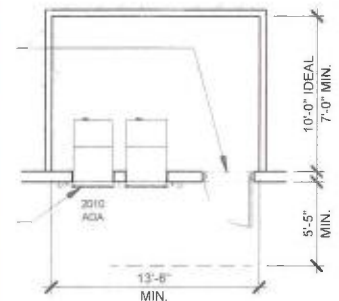
Space Requirements

- Storefront width of 21'+ is preferable, a minimum of 18' is required
- Minimal or no columns within the space
- Ceiling height 10'6" preferred; 8'6" minimum considered
- Typical space sizes range ±800-1,200 SF
- Ensure sufficient lighting, ADA access and clearance is provided per code



Storefront ATM Units

Through the Wall ATM Units



Space Requirements

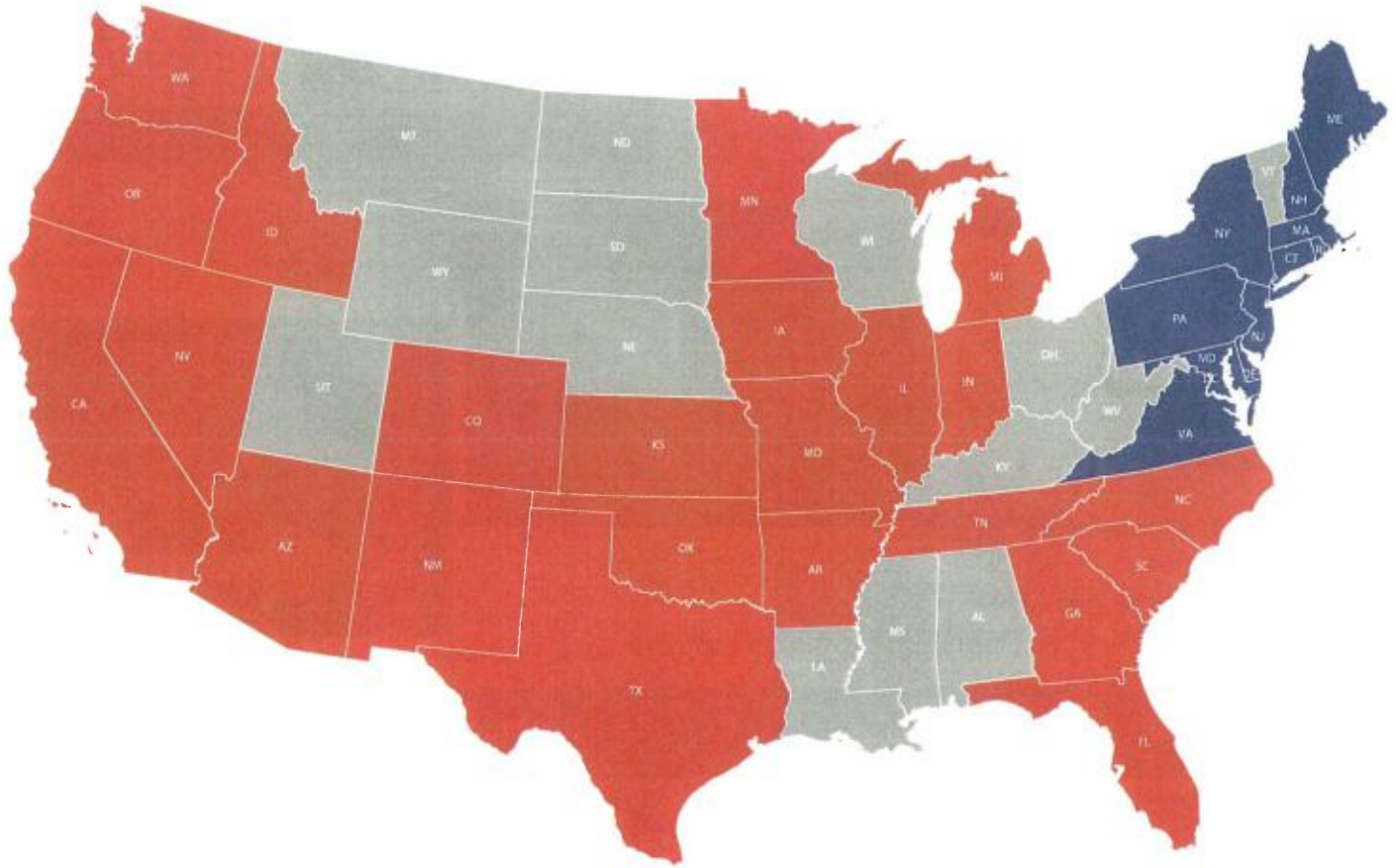
- Typically requires approximately 20' frontage x 20' depth (400 SF), but 15' frontage considered
- Smaller spaces may be considered on a site-by-site basis
- Ceiling height of 10'6" is preferred but minimum ceiling height of 8'6" is acceptable
- Ensure sufficient lighting, ADA access and clearance is provided per code

Space Requirements

- Typically requires approximately 13'6" w x 10' d (135-144 SF)
- Smaller spaces are considered depending upon number of ATM's to be installed and access to service area
- A minimum overhead clearance of 8'6" is ideal. Lower clearances will be considered on a site-by-site basis.
- Access to workroom must be provided 24/7/365 days
- Ensure sufficient lighting, ADA access and clearance is provided per code

Remote Banking Storefront Site Acquisition

Bank of America



For more Information About
Remote Banking Storefront Site Acquisition
Please Contact:

Red



+1 855 483 2982
BankSites@am.jll.com

Blue



+1 855 884 4671
BankSites@cbre.com

LOCATION INFORMATION

1600 OCEAN AVE
SAN FRANCISCO, CA

DM: kevin.d.taughner
@bankofamerica.com

PRE TF - SPOKE

- Video concierge
- (2) ATM (2010 ADA)
- (2) VCR - w/ Individual Parabit
- Waiting

EXISTING EQUIPMENT

- N/A

BUILDING SIZE: 905 s.f.

Store Design

emily.pusateri@cbre.com

Issue Date: 01.22.2018

Rev: -

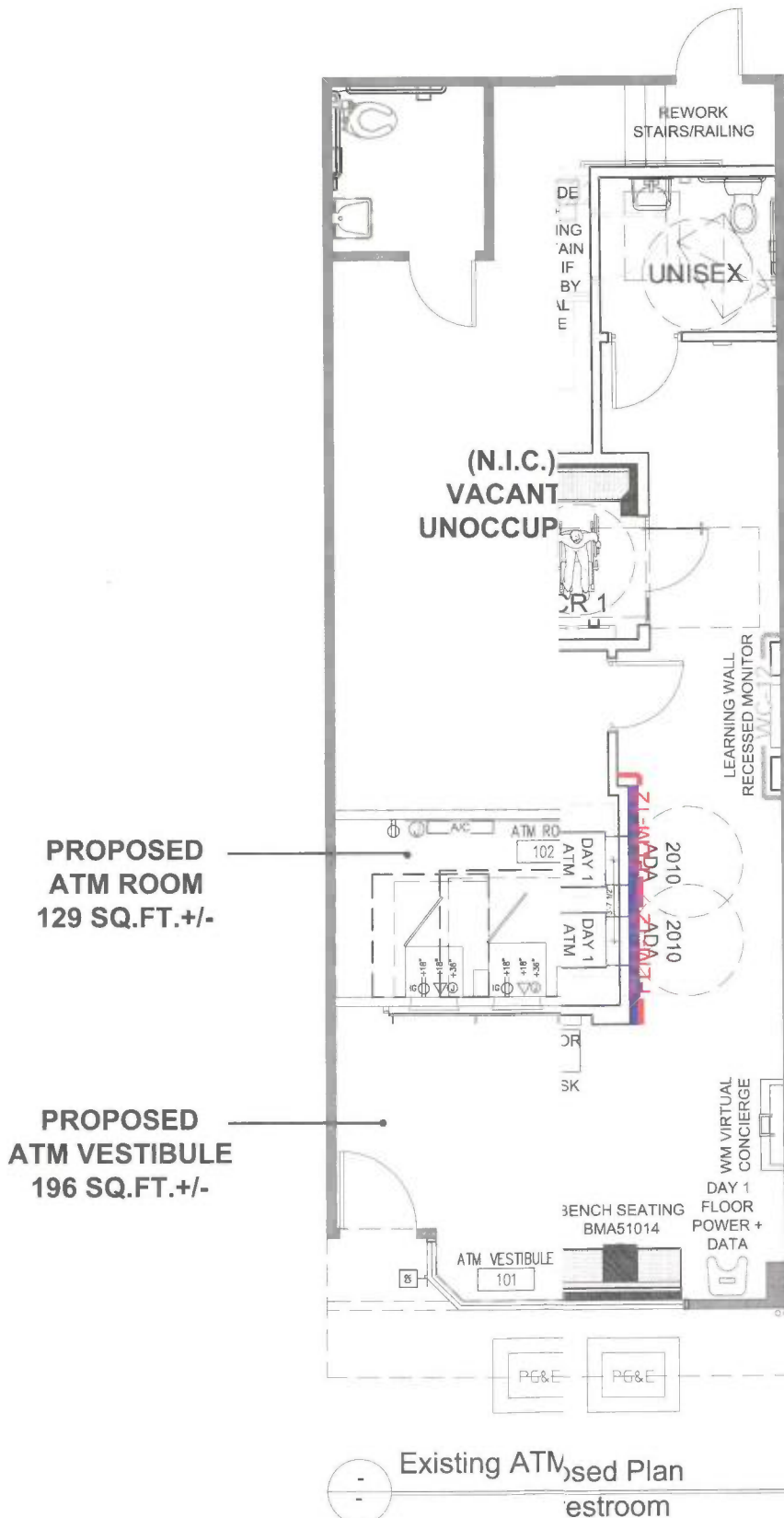
Copyright.

This drawings is for design intent purposes only and does not represent a necessarily ideal or realistically viable solution. These drawings shall remain the exclusive property of Bank of America and designated Vendor to whom the work was directed and/or managed. All rights and privileges are reserved by Bank of America. These drawings shall not be duplicated without prior written permission of Bank of America or its designated Vendor.

SCALE: NOT TO SCALE

TF-1.1

CONFIDENTIAL AND PROPRIETARY



Existing ATM used Plan
restroom

