



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization Planned Unit Development

HEARING DATE: JULY 30, 2020

*Record No.:* 2019-022627CUA  
*Project Address:* 1310 Bacon Street  
*Zoning:* RH-1 (Residential – House, One Family) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 5993/022 and 5992A/072  
*Project Sponsor:* Rucha Shah, Element Homes  
12631 Sheree Court  
San Jose, CA 95127  
*Property Owner:* Sisters of Good Shepherd  
1310 Bacon Street  
San Francisco, CA 94134  
*Staff Contact:* Claire Feeney – (415) 575-9174  
[claire.feeney@sfgov.org](mailto:claire.feeney@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposed project (Project) includes expansion of an existing Residential Care Facility (d.b.a Gracenter) by constructing a new single-story, 1,064 square foot building. The new building will contain a communal kitchen and bedrooms for five patients, increasing their capacity from 13 patients to 18. The Project site consists of two parcels that collectively measure approximately 58,747 square feet and contain two existing buildings, including a 5,045 square foot building (for the Gracenter) and a 7,088 square foot building that houses the Sisters of Good Shepherd religious order.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Planned Unit Development (PUD), which encompasses a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303 and 304 to allow a Residential Care Facility within the RH-1 Zoning District. Under the PUD, the project is seeking modifications to certain Planning Code requirements, including rear yard (Planning Code Section 134).

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Project Sponsor conducted a Pre-Application Meeting on October 16, 2019. To date, the Department has received 15 letters in support and no letters in opposition to the Project.

- **Support:** The letters express support for the charitable services provided by the Sisters of the Good Shepherd, the transformative impact of treatment for patients, and the importance of health, housing, and support services for women in need, especially during the current public health crises.
- **Opposition:** The Department has received no letters or comments of opposition.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the intent of the RH-1 Zoning District and the Objectives and Policies of the General Plan. The Project will provide healthcare services for women who are recovering from addiction and mental illnesses without displacing any uses. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

- Draft Motion – Conditional Use Authorization-Planned Unit Development with Conditions of Approval (Exhibit A)
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F – Description of Gracenter Services



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

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*Record No.:* 2019-022627CUA  
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**ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION-PLANNED UNIT DEVELOPMENT (PUD), PURSUANT TO PLANNING CODE SECTIONS 209.1, 303, AND 304, FOR EXPANSION OF AN EXISTING RESIDENTIAL CARE FACILITY (D.B.A GRACENTER) IN A RH-1 ZONING DISTRICT BY CONSTRUCTING A NEW SINGLE-STORY 1,064 SQUARE FOOT BUILDING, LOCATED AT 1310 BACON STREET, LOT 022 OF ASSESSOR'S BLOCK 5993 AND LOT 072 OF ASSESO'S BLOCK 5992A WITHIN THE RH-1 (RESIDENTIAL-HOUSE, ONE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On December 12, 2019, Rucha Shah on behalf of the Sisters of the Good Shepherd (hereinafter "Project Sponsor") filed Application No. 2019-022627CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization-Planned Unit Development (PUD), for the expansion of an existing Residential Care Facility (d.b.a Gracenter) in a RH-1 Zoning District by constructing a new single-story 1,064 square foot building at 1310 Bacon Street, Lot 022 of Assessor's Block 5993 and Lot 072 of Assessor's Block 5992A (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

On July 30, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization-Planned Unit Development No. 2019-022627CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-022267CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization-Planned Unit Development as requested in Application No. 2019-022267CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes expansion of an existing Residential Care Facility (d.b.a Gracenter) by constructing a new single-story, 1,064 square foot building. The new building will contain a communal kitchen and bedrooms for five patients, increasing their capacity from 13 patients to 18. The Project site consists of two parcels that collectively measure approximately 58,747 square feet and contain two existing buildings, including a 5,045 square foot building (for the Gracenter) and a 7,088 square foot building that houses the Sisters of Good Shepherd religious order.
3. **Site Description and Present Use.** The Project is located on two lots (with a lot area of approximately 88,746 square feet), which has approximately 60-feet of frontage along Bacon Street and 135-feet of frontage along Amherst Street. The Project site contains two existing buildings, a two-story building that houses the Sisters of the Good Shepherd religious order and a 5,045 square foot building for the Gracenter.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-1 Zoning District. The immediate context is mixed in character with residential and institutional uses as well multiple public open spaces. The project site is immediately adjacent to the Cornerstone Academy campus and the neighborhood is predominantly two-story single-family residences. The North Basin reservoir occupies two full blocks east of the project and a public park (John McLaren Park) is one block south. All properties in the vicinity of the project site are either zoned RH-1 or P (Public).
5. **Public Comment & Outreach.** The Project Sponsor conducted a Pre-Application meeting on October 16, 2019. To date, the Department has received 15 letters in support and no letters in opposition to the Project.
  - a. **Support:** The letters express support for the charitable services provided by the Sisters of the Good Shepherd, the transformative impact of treatment for patients, and the

importance of health, housing, and support services for women in need, especially during the current public health crises.

- b. **Opposition:** The Department has received no letters or comments of opposition.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 102 defines the Residential Care Facility Use as “An Institutional Healthcare Use providing lodging, board and care for a period of 24 hours or more to persons in need of specialized aid by personnel licensed by the State of California. Such facility shall display nothing on or near the facility that gives an outward indication of the nature of the occupancy except for a sign as permitted by Article 6 of this Code, shall not provide outpatient services, and shall be located in a structure which remains residential in character. Such facilities shall include, but not necessarily be limited to, a board and care home, family care home, long-term nursery, orphanage, rest home or home for the treatment of addictive, contagious or other diseases, or psychological disorders.

*The Good Shepherd Gracenter of San Francisco (Gracenter) is a licensed residential addiction treatment and recovery program for homeless women. Gracenter is licensed by the State of California Department of Health Care Services, #380040BN, to provide the following services: individual sessions, recovery or treatment planning, group sessions, and educational sessions.*

*Trained and licensed staff oversee the program for Gracenter, including:*

- *The Executive Director has a Master of Social Work and is a Licensed Advanced Alcohol and Drug Counselor (LAADC-CA) and a Substance Use Disorder Certified Counselor (SUDCC IV).*
- *The Program Manager is a Certified Alcohol and Drug Counselor-Certified Addiction Specialist (CADA-CAS) and a Substance Use Disorder Certified Counselor III-Clinical Supervisor (SUDCC IIIICS) and a Registered Addiction Specialist RAS II, CSC, FAC.*
- *The Wellness Coordinator has a Bachelor’s degree in Black Studies and the Prison System.*

*A core function of Gracenter is the provision of stable housing. Patients enroll in a six-month program which includes housing. Patients may receive extensions to stay for up to two years to complete their recovery goals. This provision of stable, medium-term, transitional housing is a core function of Gracenter’s treatment program. No outpatient services are provided. Please refer to Appendix F for more detailed information about Gracenter and its treatment program.*

*Gracenter treats patients with alcohol or drug addiction problems and may also be experiencing other mental health issues. Gracenter provides health services including case management and addiction recovery monitoring and mentoring. The program is designed around 4 key concepts, Health, Home, Purpose, and Community, and is organized into 4 distinct steps: Needs Assessment, Individual Recovery Plan, Weekly Mentoring and Case Management, and Participating in a Positive Peer Recovery Community. The program at Gracenter extends beyond medical treatment though and strives to enable patients to lead “healthy and self-sufficient lives.” Patients are taught about financial responsibility and how to create budgets and savings goals, they are connected with community resources, and are*

*supported in pursuing educational opportunities, job training programs, and employment. Upon successful completion of the program patients are also assisted with finding long-term housing.*

*All patients at Gracenter are homeless women. California and San Francisco specifically are in the midst of a housing and homelessness crisis, which has been further exacerbated by the Coronavirus pandemic. The San Francisco Department of Homelessness and Supportive Housing has identified numerous unique conditions that require tailored care when helping people who are experiencing homelessness, especially women. People experiencing homelessness often have a history of emotional, physical, and/or sexual trauma, and providing support services is an intensive yet sensitive process.*

*Signage at the project site is limited to directional signs which are not immediately along street frontages. There are currently no public-facing signs identifying that either the Sisters of the Good Shepherd nor Gracenter occupy the site. No new signage is proposed.*

*Gracenter current occupies a one-story 5,045 square foot building and the proposed new building will be one-story and 1,064 square feet. The properties around the project site are predominantly two-story single-family homes with living space above double-width garage doors. Immediately to the west of Gracenter is a large academic campus with buildings that are two to five stories tall. Multiple schools occupy and share the facilities. The existing and proposed buildings for Gracenter are smaller than surrounding buildings, enveloped in large trees and open landscaping, and have limited visibility from public rights-of-ways. Therefore, the project supports the residential character of the neighborhood.*

- B. Residential Care Facility.** Planning Code Sections 209.1 and 303 require a Conditional Use Authorization for the establishment or expansion of a Residential Care Facility use that serves seven or more persons in the RH-1 Zoning District.

*Gracenter provides transitional housing and support services for homeless women recovering from addiction and mental health issues and is therefore considered a Residential Care Facility. The Sisters of the Good Shepherd seek a Conditional Use Authorization-Planned Unit Development for the expansion of Gracenter from 13 to 18 patients.*

- C. Rear Yard.** Planning Code Sections 209.1 and 134 requires a rear yard equal to 30% of the lot length in the RH-1 Zoning District.

*The project site is 660-feet deep, which thus requires a 198-foot rear yard. The existing building for the Gracenter is already within the required rear yard and is approximately 40-feet from the rear property line. The proposed new building will be further inset to the lot, approximately 150-feet from the rear property line. The Project Sponsor is pursuing a Rear Yard Modification as part of the Planned Unit Development to account for the reduced rear yard.*

- D. Bike Parking.** Planning Code Sections 209.1 and 155.2 require bicycle parking for Residential Care Facilities. One Class 2 space is required for every 10,000 square feet of occupied floor area, with a minimum of two spaces required.

*The project is proposing 1,064 square feet of new occupied space and includes the provision of two Class 2 bike parking spaces at a bike rack adjacent to the new building.*

- E. **Planned Unit Development.** Planning Code Sections 209.1 and 304 require a Planned Unit Development for developing or improving project sites which are greater a half acre.

*The project is site is approximately 88,746 square feet which exceeds the minimum size to qualify as a PUD. The Sisters of the Good Shepherd seek a Conditional Use Authorization-Planned Unit Development for constructing a new 1,064 square foot building on site.*

- F. **Conditional Use Findings.** Planning Code Sections 209.1 and 30 require a conditional Use Authorization for the establishment or expansion of a Residential Care Facility use that serves seven or more persons in the RH-1 District.

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

*The proposed Residential Care Facility use is compatible with and desirable for the surrounding community because it will increase accessibility to health, education, and support services for homeless women. Gracenter is a small operation, treating 13 patients at a time and expanding to 18 patients with the proposed new building. It is not a large medical facility, such as hospitals that have thousands of people on site each day and generate high volumes of traffic and noise. The Sisters of the Good Shepherd have continuously operated small-scale social and medical service programs from the project site continuously since the late 1970s. There is a demonstrated record that Gracenter harmoniously coexists with its neighbors and the project sponsors anticipate maintaining similar operations.*

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

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The size and shape of the site, as well as all existing buildings, will not be altered. A relatively small, single-story building will be constructed in an area that is already partially improved with pavement. The Residential Care Facility use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. The expanded capacity of Gracenter will help improve the health, safety, and welfare of both patients and the greater San Francisco community.*

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

*The Planning Code does not require off-street parking for Institutional uses, which includes Residential Care Facilities. In addition, Institutional uses that are less than 100,000 square feet are not required to have loading spaces. The proposed project is small in scale, both relative to the existing capacity of Gracenter and towards the project site. Gracenter will serve a total of 18 patients within 6,109 square feet of interior space on a 58,747 square foot lot. Traffic demand from the project will not significantly increase beyond current operating levels and there is sufficient space on site if vehicles do need room to queue.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor.*

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

*The Project will include four new parking spaces in an already-paved area that is immediately off the existing driveway. The Project does not propose to otherwise alter any loading areas, service areas, lighting, signage, screening, or landscaping. The new building is a single-story structure that will be centrally located within the site and will be minimally visible from the public right-of-way.*

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

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

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

*The Project is within the RH-1 Zoning District. Residential Care Facilities are allowed with a Conditional Use Authorization. Gracenter is considered a Residential Care Facility use, as defined in Planning Code Section 102, because it is a licensed facility that treats women in need for alcohol and drug addiction issues and provides on-site lodging for the duration of the treatment program.*

- e. Such use or feature as proposed satisfies any criteria specific to the use or feature in Subsections (g), et seq. of this Section.

*There are not additional criteria for Residential Care Facilities within Subsection(g) of Section 303.*

- G. **Planned Unit Development.** Planning Code Section 304 establishes procedures for Planned Unit Developments (PUD), which are intended for projects on sites of considerable size, including an area of not less than half-acre, developed as integrated units and designed to



produce an environment of stable and desirable character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. On balance, the Project complies with said criteria in that it:

- a. Affirmatively promotes applicable objectives and policies of the General Plan;

*The Project complies with the objectives and policies of the General Plan, as stated below.*

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

*Section 151 of the Planning Code requires no minimum amount of off-street parking for any uses. 4 off-street parking spaces will be added to the northeastern portion of the site as part an agreement with the developer of an adjacent property at 495 Cambridge Street.*

- c. Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

*The Project is not required to provide any on-site open space because it is an Institutional use. The project site does however include an abundance of green space and tree groves, which afford the opportunity for open space.*

- d. Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

*The proposed project is a Residential Care Facility which is an Institutional Use, not a Residential Use. No dwelling units are proposed.*

- e. In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include commercial uses only according to the provisions of Section 231 of this Code;

*The Project is proposing a Residential Care Facility which is an Institutional Use, not a Commercial Use.*

- f. Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for

measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections;

*The Project is not requesting any exceptions to the height limits.*

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

*The Project is not located in an NC District.*

- h. In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code; and

*The Project is not located in an NC District.*

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

*The Project is not located in an RTO or NC Zoning District.*

- j. Provide street trees as per the requirements of Section 138.1 of the Code.

*Per Planning Code Section 138.1(c)(1), the Department of Public Works is responsible for reviewing and guiding any new street trees present on the project site.*

- k. Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

*The Project is not subject to the requirements of Planning Code Section 132(g) and (h); however, the existing project site does feature numerous lawns and a small forest of trees.*

**Modifications.** The Project Sponsor requests the following modification from certain requirements of the Planning Code. These modifications are listed below, along with a reference to the relevant discussion for each modification.

Rear Yard. *Planning Code Section 134 requires a rear yard equal to 30% of the lot length in the RH-1 Zoning District. The project site is 660 feet deep, thus requires a 198-foot rear yard. The existing building for the Gracenter affords an approximately 40-foot rear yard and the proposed new building will further inset to the lot, approximately 150-feet from the rear property line.*

*The proposed modification is justified because of existing site conditions. There is an existing building which is deeper on the lot than the proposed new building, and the rear yard depth will not be further decreased.*

*The project site has two street frontages, the primary frontage on Bacon Street and a secondary frontage along Amherst Street. The Amherst frontage has an entry and stairway which leads to the existing Gracenter building. This frontage, in the context of the single-family homes on Amherst and Burrows Street, could be treated as a front property line which would make the rear property line effectively a side property line. There are no required side setbacks in the RH-1 Zoning District, which supports the reduced rear yard.*

*Finally, the typical residential lot in San Francisco is 25 feet wide and 100 feet deep. The project site is more than 6-times deeper, and the site width varies between approximately 60 to 150 feet. The unusual shape and scale of the lot mitigate potential negative impacts from a reduced rear yard. Specifically, there is not a critical loss of open space and neighbor privacy is not being impeded. There are abundant lawns and wooded areas on the property, and the area which will specifically be built out is currently mostly paved over. The proposed new building is also centrally located on site and will be minimally visible from Amherst Street and not visible from Bacon Street. The nearest residence, located at 1199 Burrows Street, is in close proximity to the existing facility so exposure will be similar to current levels.*

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

## **COMMERCE AND INDUSTRY ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 7:**

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

#### **Policy 7.2**

Encourage the extension of needed health and educational services but manage expansion to avoid or minimize disruption of adjacent residential areas.

#### **Policy 7.3**

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

## **COMMUNITY FACILITIES ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 3:**

ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER

#### **Policy 3.1**

Provide neighborhood centers in areas lacking adequate community facilities.

**Policy 3.4**

Locate neighborhood centers so they are easily accessible and near the natural center of activity.

**Policy 3.6**

Base priority for the development of neighborhood centers on relative need.

**Policy 3.8**

Provide neighborhood centers with a network of links to other neighborhood and citywide services.

**COMMUNITY SAFETY ELEMENT**

**Objectives and Policies**

**OBJECTIVE 3:**

ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER

**Policy 3.9**

Work collaboratively with nonprofit partners to assist vulnerable populations during and immediately after a disaster and to ensure resumption of social services directly after a disaster.

**HOUSING ELEMENT**

**Objectives and Policies**

**OBJECTIVE 4:**

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

**Policy 4.2**

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

**OBJECTIVE 6:**

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS

**Policy 6.1**

Prioritize permanent housing and service-enriched solutions while pursuing both short- and long-term strategies to eliminate homelessness.

**Policy 6.2**

Prioritize the highest incidences of homelessness, as well as those most in need, including families and immigrants.

**Policy 6.3**

Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors.

**Policy 6.4**

Improve coordination among emergency assistance efforts, existing shelter programs, and health care outreach services.

*The project is proposing the expansion of Gracenter, a Residential Care Facility which provides transitional housing and support services for women with addiction and mental health issues. Gracenter can currently treat 13 patients at a time within an existing 5,045 square foot building. Gracenter is proposing to construct a new 1,064 square foot building that will include 5 bedrooms for patients and a communal kitchen area.*

*All patients at Gracenter are homeless women who have little to no income and are recovering from alcohol and drug addiction and may also be experiencing other mental health issues. According to the 2019 San Francisco Homeless Count and Survey Comprehensive Report, there were 8,035 homeless individuals, a 14% increase from 2017. Of these individuals: 35% are women, 42% reported alcohol and drug use problems, and 18% said that drug and alcohol problems was a primary cause of their homelessness. The onset of the Coronavirus pandemic in 2020 has further exacerbated the homeless crisis in San Francisco. Gracenter's focus on treating homeless women directly aligns with both the City's overall goals to support and house people experiencing homelessness, and with the Department of Homeless and Supportive Housing's Strategic Framework.*

*Gracenter provides health services including case management and addiction recovery monitoring and mentoring. The program at Gracenter extends beyond medical treatment though and strives to enable patients to lead "healthy and self-sufficient lives." Patients are taught about financial responsibility AND how to create budgets and savings goals, they are connected with community resources, and are supported in pursuing educational opportunities, job training programs, and employment. Upon successful completion of the program patients are also assisted with finding long-term housing. Gracenter has been successful in helping patients rebuild their lives, 94% of women who complete the program remain drug and alcohol free, have stable incomes, stable housing, and healthcare coverage 3 years after finishing. The General Plan specifically advocates for increasing health and educational opportunity for diverse populations throughout the City (without displacing existing residents), and Gracenter's work is focused in this area.*

*Patients enroll in a six-month program which includes medical, educational, and support services and six-months of housing. Patients may receive extensions to stay for up to two years to complete their recovery goals. This provision of medium-term, transitional housing is a core function of Gracenter and directly contributes to the City's goals of expanding mental health services and creating a variety of new housing offerings to combat the housing crisis. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

8. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

*The Project is not anticipated to significantly affect the limited existing mix of neighborhood-serving retail uses and would not impair future opportunities for resident employment. The Project would enhance the District by providing addiction recovery and mental health services to more patients.*

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

*The Project will not be visible from the street and is not anticipated to adversely affect the character or diversity of the neighborhood.*

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

*The Project would not have any adverse effect on the City's supply of affordable housing*

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

*The Project Site is served by nearby public transportation options. The Project is located along multiple Muni bus lines (9-San Bruno, 9R-San Bruno Rapid, and 23 Monterey). The Project also provides off-street parking in the existing 58-space surface parking lot on site. The area around the Project has multiple businesses that serve customers from throughout San Francisco and outside of the City. This portion of Bay Shore Boulevard is already intended to accommodate and serve people beyond the immediate neighborhood, therefore traffic and transit ridership generated by the Project will not overburden the streets or MUNI service.*

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

*Since the Project does not include any commercial office development, the Project will not displace or adversely affect any service sector or industrial businesses.*

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

*This Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.*

- G. That landmarks and historic buildings be preserved.

*The Project Site does not contain any City Landmarks or historic buildings.*

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

*The Project will have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization-Planned Unit Development Application No. 2019-022627CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 7, 2020 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

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

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 30, 2020



## EXHIBIT A

### AUTHORIZATION

This authorization is for a Conditional Use Authorization-Planned Unit Development (PUD) for the expansion of an existing Residential Care Facility (d.b.a Gracenter), including a modification to the requirements for rear yard, located at 1319 Bacon Street on ; Lot 022 in Assessor's Block 5993 and Lot 072 in Assessor's Block 5992A, pursuant to Planning Code Sections 209.1, 303, and 304, within the RH-1 Zoning District 40-X Height and Bulk District; in general conformance with plans dated July 7, 2020, and stamped "Exhibit B" in the docket for Record No. 2019-022627CUA and subject to conditions of approval reviewed and approved by the Commission on July 30, 2020 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

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

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

### PERFORMANCE

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

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

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

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

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

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

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

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

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

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

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

9. **Bicycle Parking.** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 2 bicycle parking spaces (0 Class 1 spaces and 2 Class 2 spaces because the Project is an Institutional use that is less than 10,000 square feet). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
10. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

11. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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

## OPERATION

14. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.  
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
15. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# PLANNED UNIT DEVELOPMENT (PUD)

## PROJECT DATA

- ZONING : RH-1 Districts: One-Family - EXISTING  
 - A.P.N. # 5992A048 ONE STORY 5,045 SQ FT  
 - BUILDING OCCUPANCY : RF  
 - TYPE OF CONST : TYPE V-B - PROPOSED:  
 - NET LOT AREA : 58,747 sq ft NEW 1,064 SF PUD

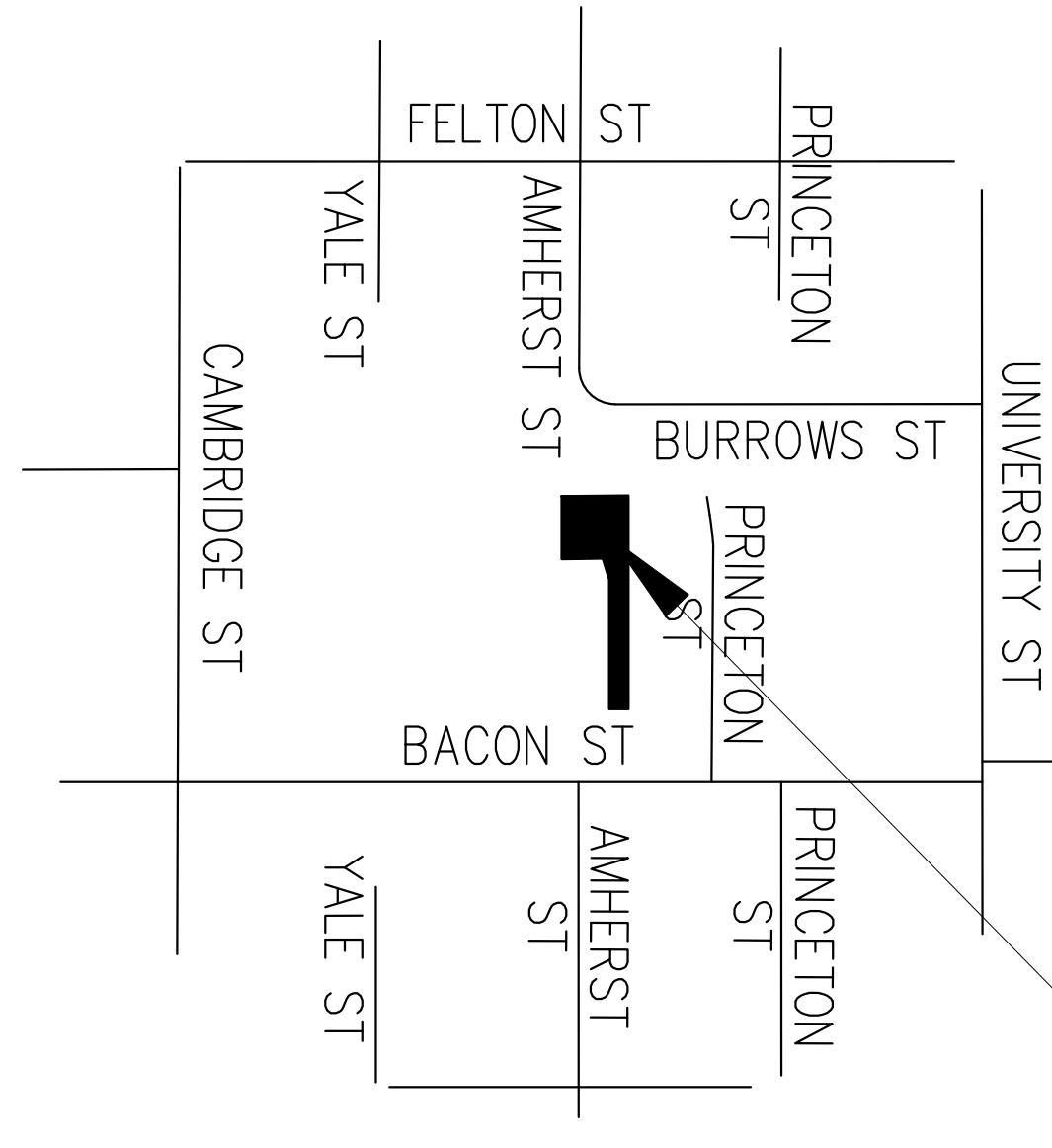
## APPLICABLE CODES

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 ADA STANDARDS

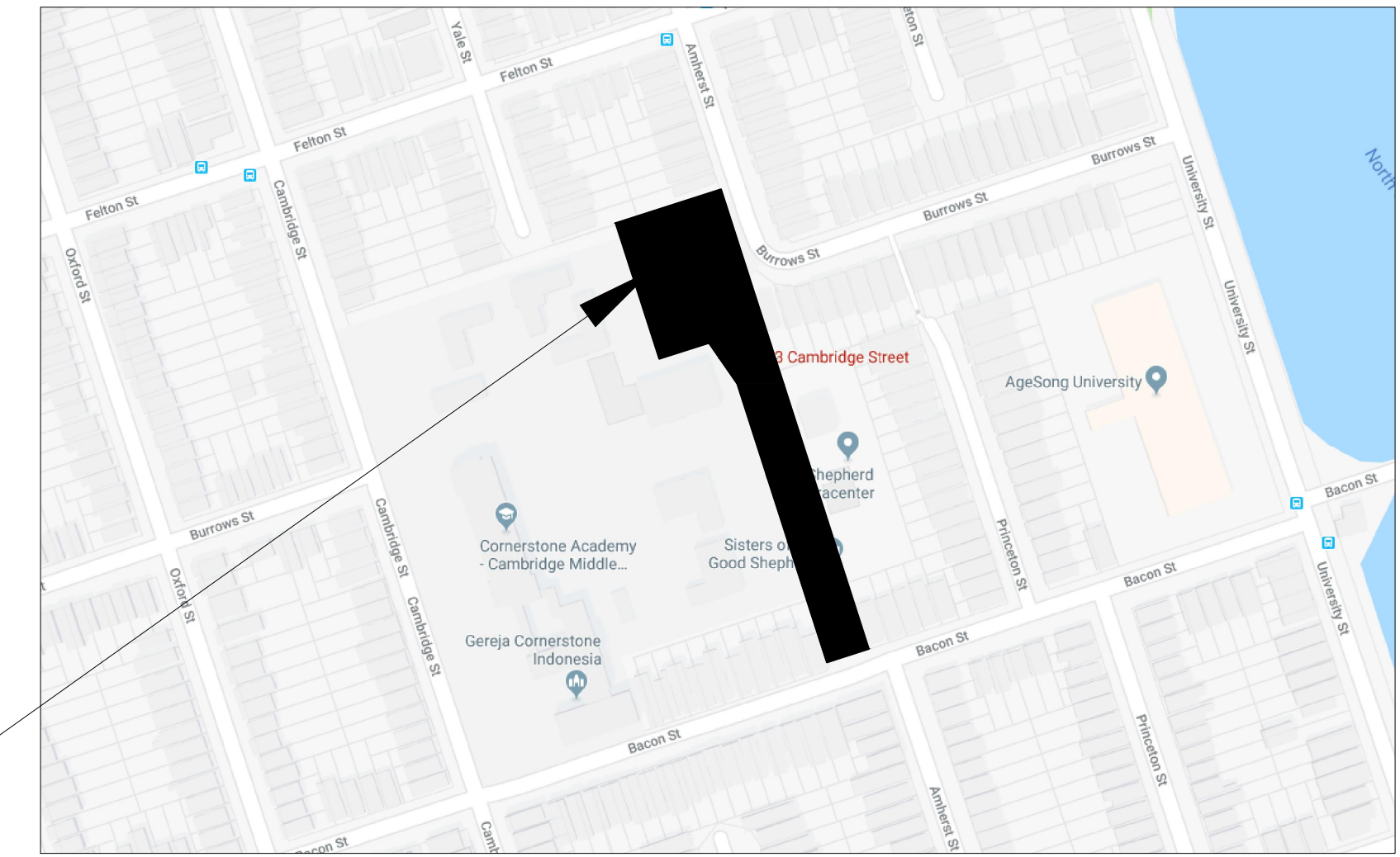
## SCOPE OF WORK

NEW CONSTRUCTION OF 1,064 SF PDU  
 5 BEDROOMS , 1 BATHROOM

## VICINITY MAP

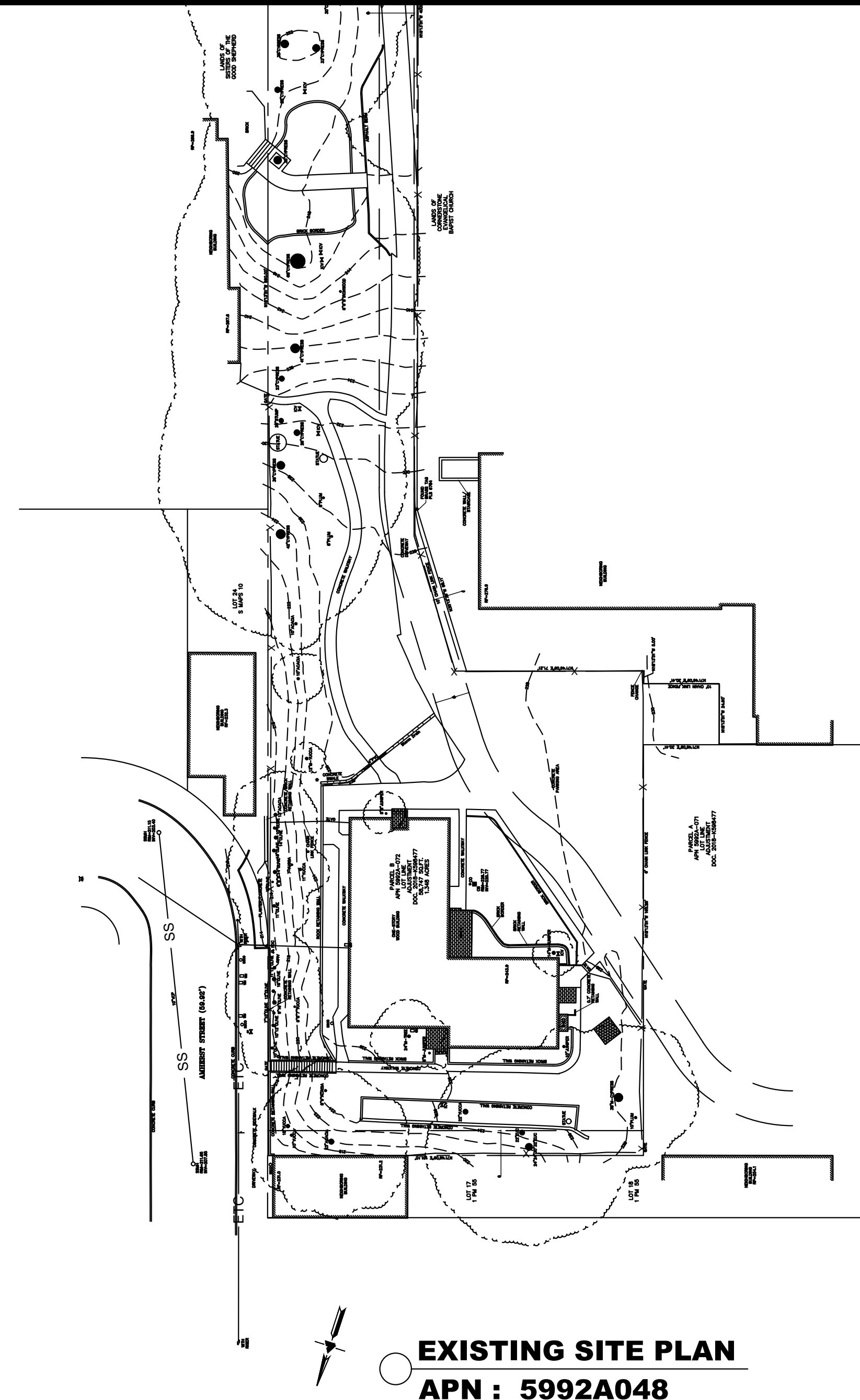


## PARCEL MAP A.P.N. # 5992A048

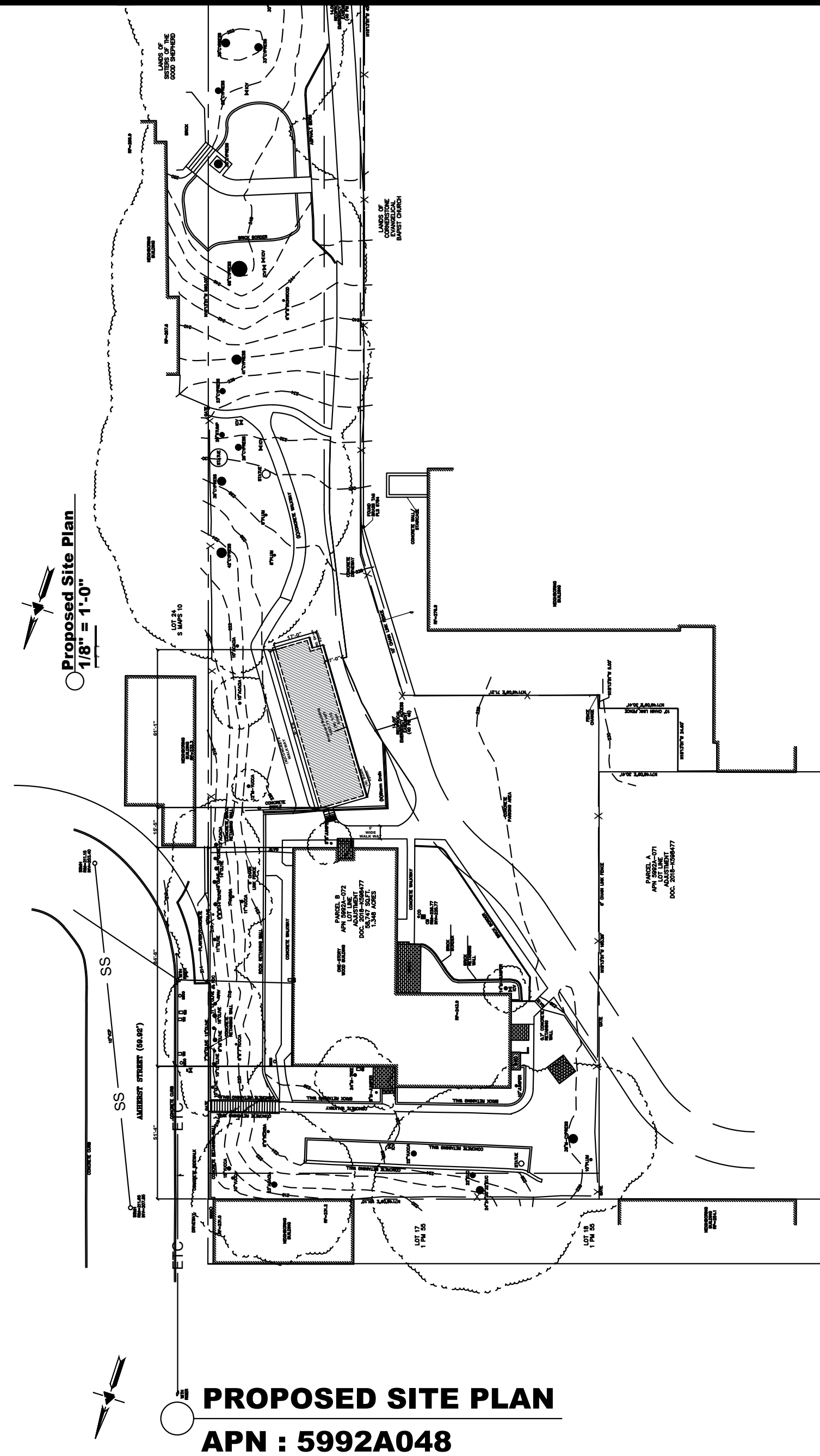


REVISIONS		
1	07/07/2020	RS

TITLE SHEET



**EXISTING SITE PLAN**  
 APN : 5992A048



**PROPOSED SITE PLAN**  
 APN : 5992A048

## DATA SHEET

LOCATION: 1310 BACON STREET SAN FRANCISCO CALIFORNIA-94134

EXISTING USE: HOUSING FOR RECOVERY RESIDENTS	APPLICANT: KANLER INC.
PROPOSED USE: PLANNED UNIT DEVELOPMENT (PUD)	PROPERTY OWNER: SISTERS OF THE GOOD SHEPHERD
ZONING: RH-1 Districts: One-Family	APPLICATION(S): PLANNING PERMIT

DEVELOPMENT STANDARD	PROPOSED DEVELOPMENT		EXISTING PROJECT	
LOT AREA	58,747.00	SF	58,747.00	SF
LOT WIDTH	151.10	FT.	151.10	FT.
LOT DEPTH	660.00	FT.	660.00	FT.
LOT COVERAGE	10.39%	SF	8.58%	SF
TOTAL FLOOR AREA	6108.71	SF	5045.00	SF
TOTAL ADDITION	1064.00	FT		
BLDG. HIEGHT	10'-2"	FT		FT
LANDSCAPING	39,437.91	SF	39,437.91	SF
PAVING	18,245.38	SF	19,309.09	SF

## DRAWING INDEX

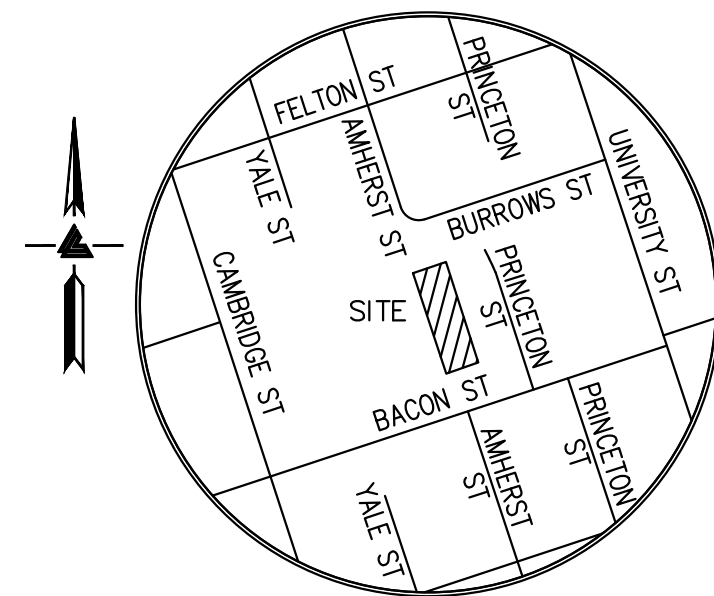
- |   |   |
|---|---|
| TITLE SHEET WITH<br>SU1<br>SU2<br>SU3<br>SU4<br>SU5<br>PLOT PLANS SHOWING<br>PROPOSED SITE WORK &<br>NEIGHBORHOOD BUILDINGS<br>EXISTING SITE PLAN<br>EXISTING SITE PLAN 2<br>PROPOSED SITE PLAN<br>PROPOSED SITE PLAN 2<br>PROPOSED FLOOR PLAN & ELECTRICAL LAYOUT<br>PROPOSED ELEVATIONS & SECTIONS<br>PHOTOGRAPHS | SHEET A0<br>SHEET SU1<br>SHEET SU2<br>SHEET SU3<br>SHEET SU4<br>SHEET SU5<br><br>SHEET A1<br>SHEET A2.1<br>SHEET A2.2<br>SHEET A3.1<br>SHEET A3.2<br>SHEET A4<br>SHEET A5<br>SHEET A6 |
|---|---|

PLANNED UNIT DEVELOPMENT (PUD)  
 NO. 1310  
 STREET Bacon St  
 CITY San Francisco, CA  
 ZIPCODE 94134

**Kanler, Inc**  
 Rucha Shah  
 995 Marsh Rd, Suite 102,  
 Redwood City, CA 94063  
 email: rucha@kanler.com

DATE 03/07/2019	DRAWN BY RS
SCALE	PROJECT NO. 000

SHEET NO.  
**A0**



VICINITY MAP  
NO SCALE

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

EASEMENT NOTE

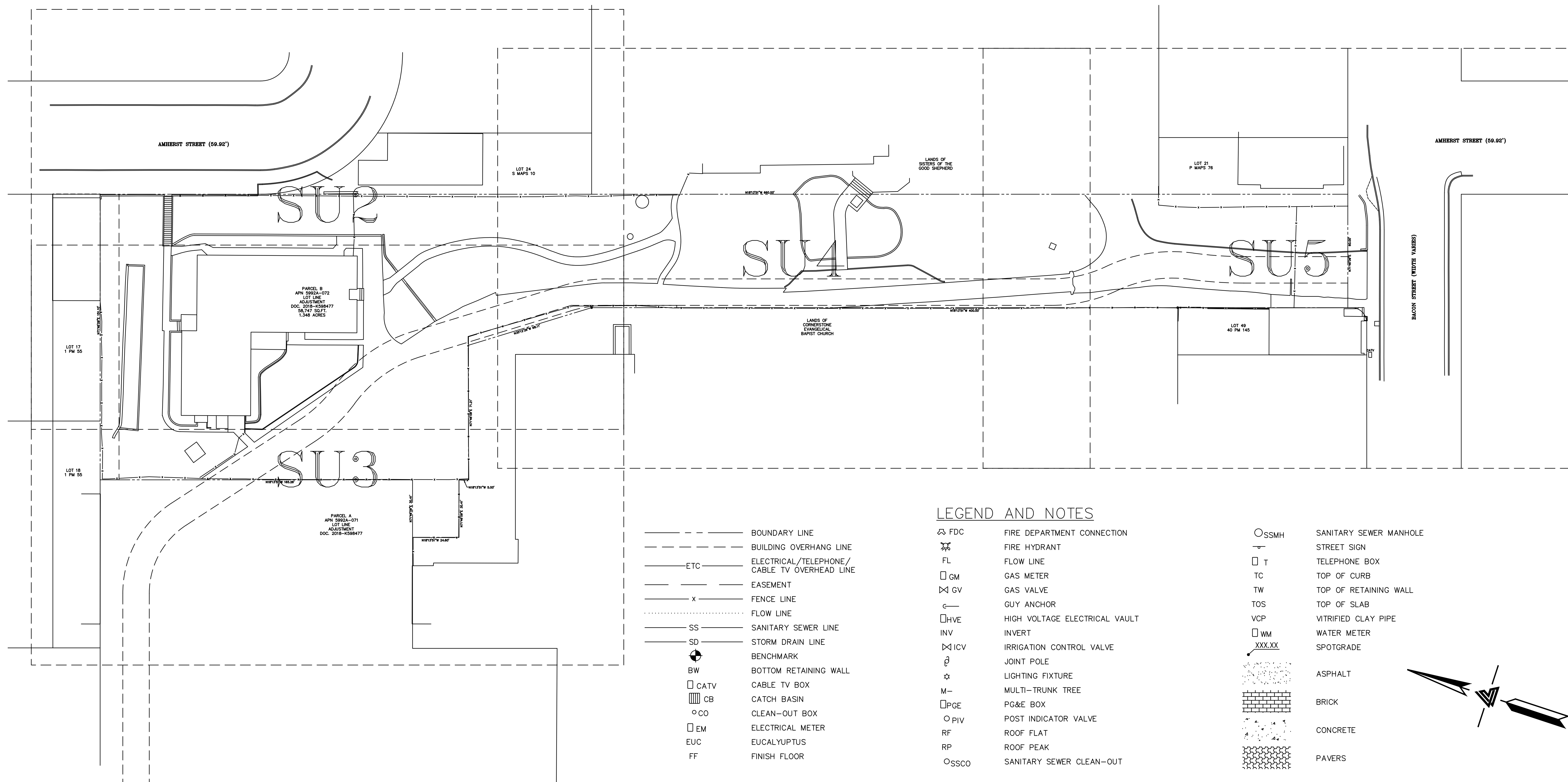
A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. EASEMENTS SHOWN ARE PER PARCEL MAP (40 PM 46).

BENCHMARK

CITY OF SAN FRANCISCO BENCHMARK 11744 SET CCSF STANDARD 1/2" DOMED STAINLESS STEEL ANCHOR SCREW WITH WASHER STAMPED "CCSF CONTROL" NORTHEAST CORNER OF FELTON STREET AND UNIVERSITY STREET. IN THE CONCRETE CURB AT THE NORTHEASTERLY RETURN OF FELTON ST. AND UNIVERSITY ST. AT CATCH BASIN. 0.4' NORTHEASTERLY RADIAL FROM FACE OF CURB (+/-) 1/2 DELTA. 1.7' NORTHERLY FROM CENTER/CENTER CATCH BASIN. 1.3' SOUTHERLY FROM SAN FRANCISCO WATER DEPARTMENT WATER METER. 10.0' SOUTHWESTERLY FROM THE CORNER OF THE BUILDING AT #195 UNIVERSITY ST. ELEVATION = 179.099' (NAVD 88 DATUM)

**SITE BENCHMARK**  
SURVEY CONTROL POINT  
MAG AND SHINER SET IN ASPHALT  
ELEVATION = 222.83'  
(NAVD 88 DATUM)

SHEET LAYOUT



LEGEND AND NOTES

---	BOUNDARY LINE	FDC	FIRE DEPARTMENT CONNECTION	O SSMH	SANITARY SEWER MANHOLE
- - -	BUILDING OVERHANG LINE	⚡	FIRE HYDRANT	+	STREET SIGN
--- ETC ---	ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE	FL	FLOW LINE	□ T	TELEPHONE BOX
---	EASEMENT	GM	GAS METER	TC	TOP OF CURB
- x -	FENCE LINE	GV	GAS VALVE	TW	TOP OF RETAINING WALL
---	FLOW LINE	⊖	GUY ANCHOR	TOS	TOP OF SLAB
SS	SANITARY SEWER LINE	HVE	HIGH VOLTAGE ELECTRICAL VAULT	VCP	VITRIFIED CLAY PIPE
SD	STORM DRAIN LINE	INV	INVERT	WM	WATER METER
⊕	BENCHMARK	ICV	IRRIGATION CONTROL VALVE	XXX.XX	SPOTGRADE
BW	BOTTOM RETAINING WALL	⊕	JOINT POLE	ASPHALT	
□ CATV	CABLE TV BOX	*	LIGHTING FIXTURE	BRICK	
▢ CB	CATCH BASIN	M-	MULTI-TRUNK TREE	CONCRETE	
□ CO	CLEAN-OUT BOX	PGE	PG&E BOX	PAVERS	
□ EM	ELECTRICAL METER	PIV	POST INDICATOR VALVE		
EUC	EUCALYPTUS	RF	ROOF FLAT		
FF	FINISH FLOOR	RP	ROOF PEAK		
		O SSCO	SANITARY SEWER CLEAN-OUT		



**LEA & BRAZE ENGINEERING,**  
INCORPORATED  
LAND SURVEYORS  
SACRAMENTO REGION  
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BAY AREA REGION  
HAYWARD, CALIFORNIA 94545  
(P) (510) 887-4086  
(P) (916) 966-1338  
(F) (510) 887-3019  
(F) (916) 797-7563  
WWW.LEABRAZE.COM

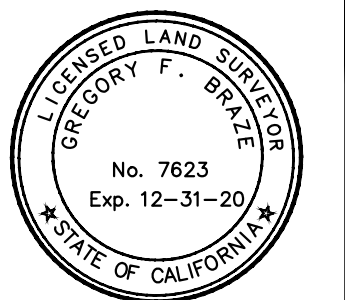
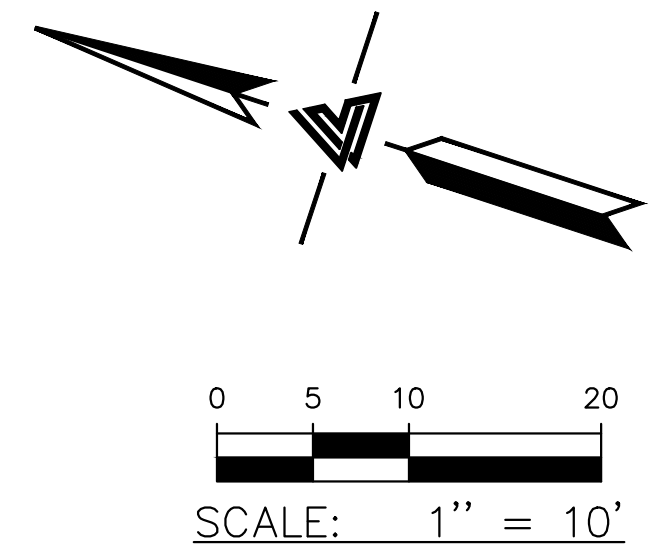
1310 BACON STREET  
SAN FRANCISCO  
CALIFORNIA  
SAN FRANCISCO COUNTY  
APN: 5992A-072

TOPOGRAPHIC  
SURVEY

REVISIONS	BY

JOB NO: 2190016  
DATE: 1-22-19  
SCALE:  
FIELD BY: DR  
DRAWN BY: DB  
SHEET NO:

SU1  
1 OF 5 SHEETS



**LEA & BRAZE ENGINEERING,**  
 INCORPORATED  
 LAND SURVEYORS  
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**1310 BACON STREET**  
**SAN FRANCISCO**  
**CALIFORNIA**

**TOPOGRAPHIC**  
**SURVEY**

REVISIONS	BY

JOB NO: 2190016  
 DATE: 1-22-19  
 SCALE: 1" = 10'  
 FIELD BY: DR  
 DRAWN BY: DB  
 SHEET NO:



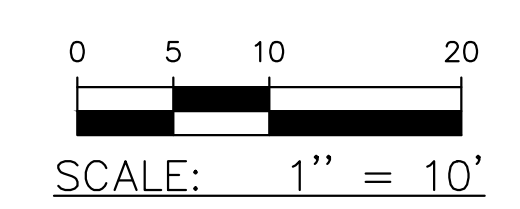
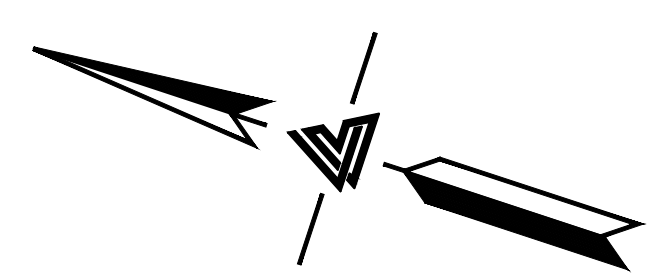
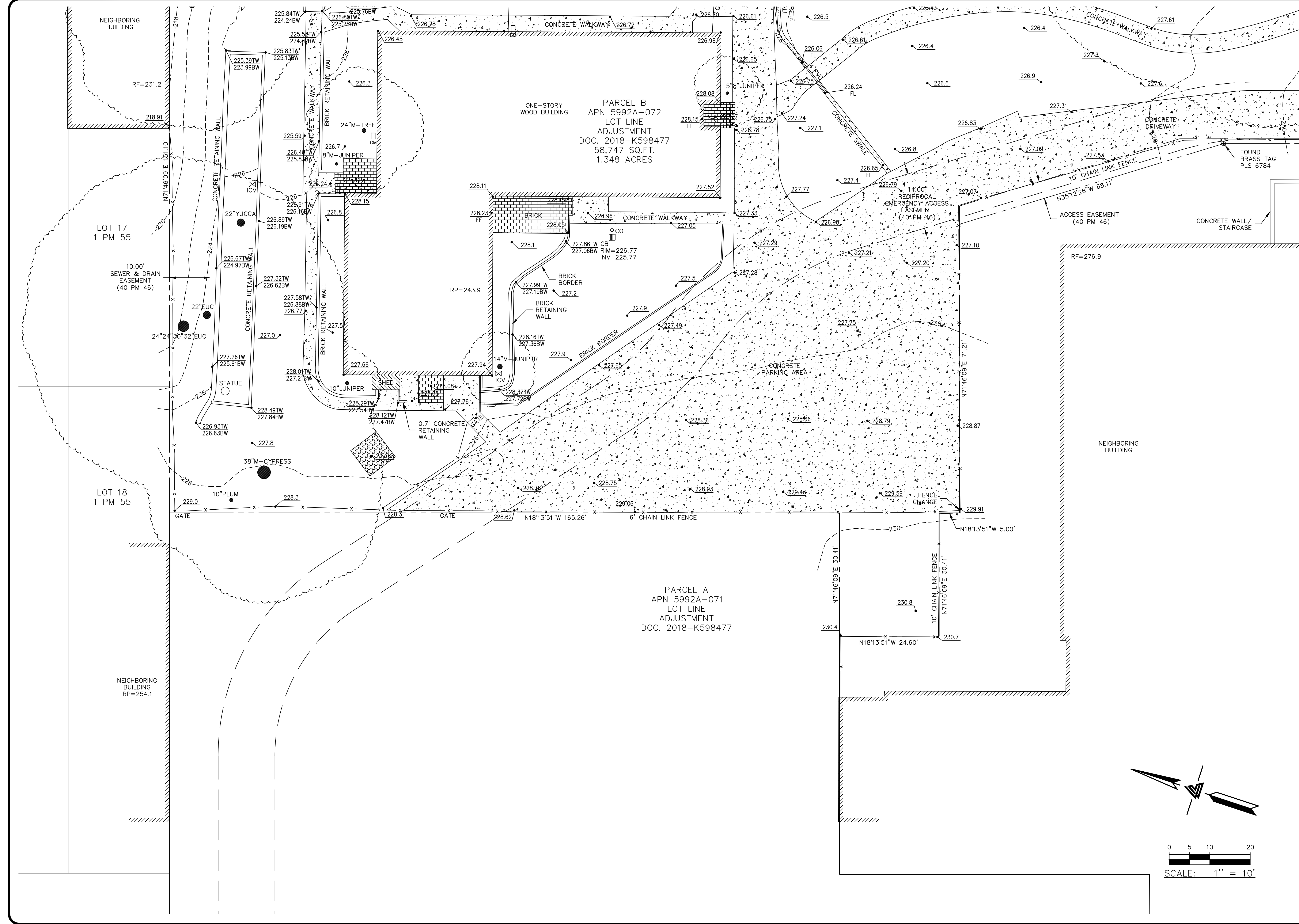
**LEA & BRAZE ENGINEERING, INC.**  
 LAND SURVEYORS  
 SACRAMENTO REGION  
 1001 J STREET, WEST  
 ROSELLE, CA 95661  
 HAYWARD, CALIFORNIA 94545  
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**1310 BACON STREET  
 SAN FRANCISCO  
 CALIFORNIA**

APN: 5992A-072  
 SAN FRANCISCO COUNTY

**TOPOGRAPHIC  
 SURVEY**

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SHEET NO:	







**LEA & BRAZE ENGINEERING,**  
**INC.** ENGINEERS • LAND SURVEYORS  
 SACRAMENTO REGION  
 BAY AREA REGION  
 2100 RIVERWAY WEST # 300  
 ROSELAND, CA 95661  
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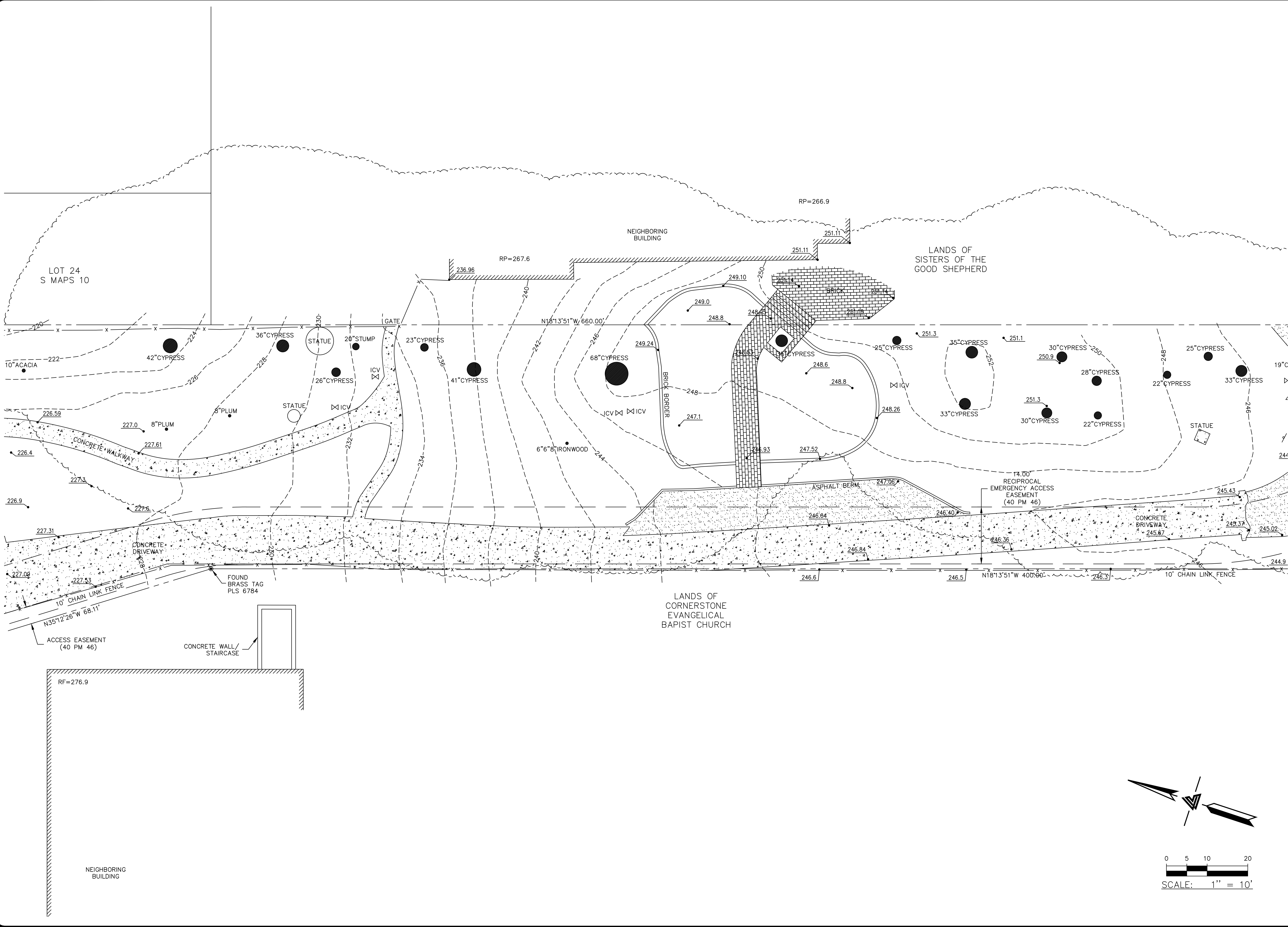
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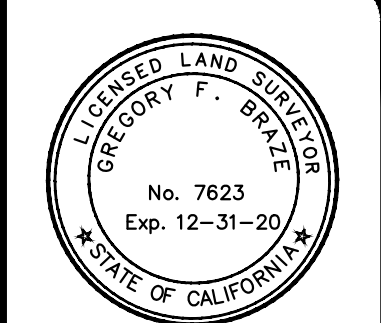
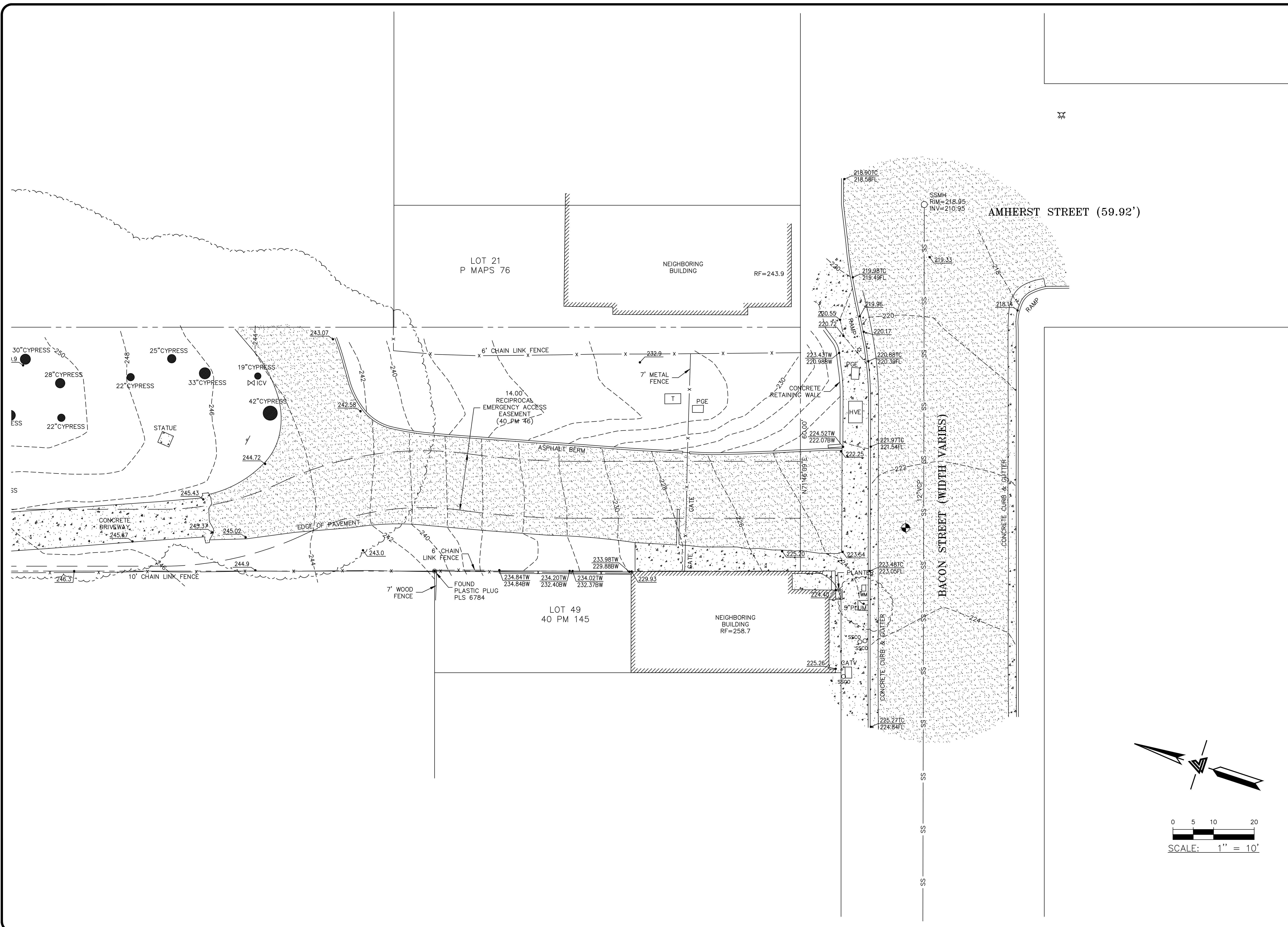
SAN FRANCISCO COUNTY

**TOPOGRAPHIC  
 SURVEY**

REVISIONS	BY
JOB NO:	2190016
DATE:	1-22-19
SCALE:	1" = 10'
FIELD BY:	DR
DRAWN BY:	DB
SHEET NO:	

**SU4**  
 4 OF 5 SHEETS



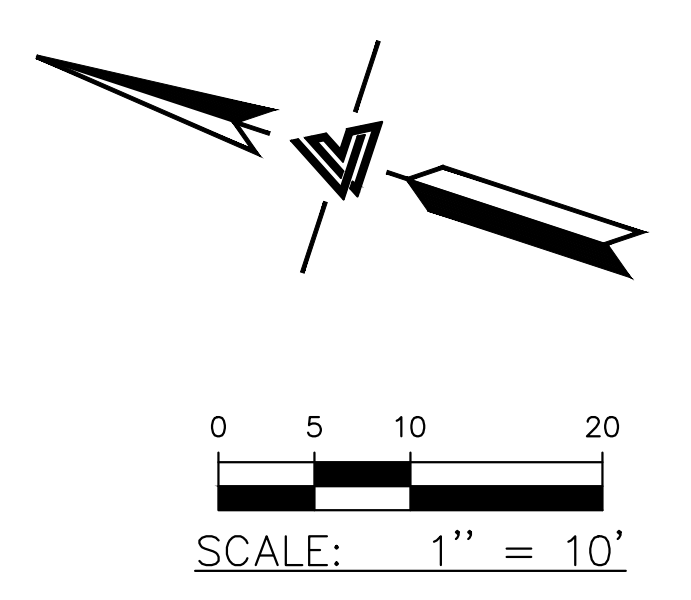


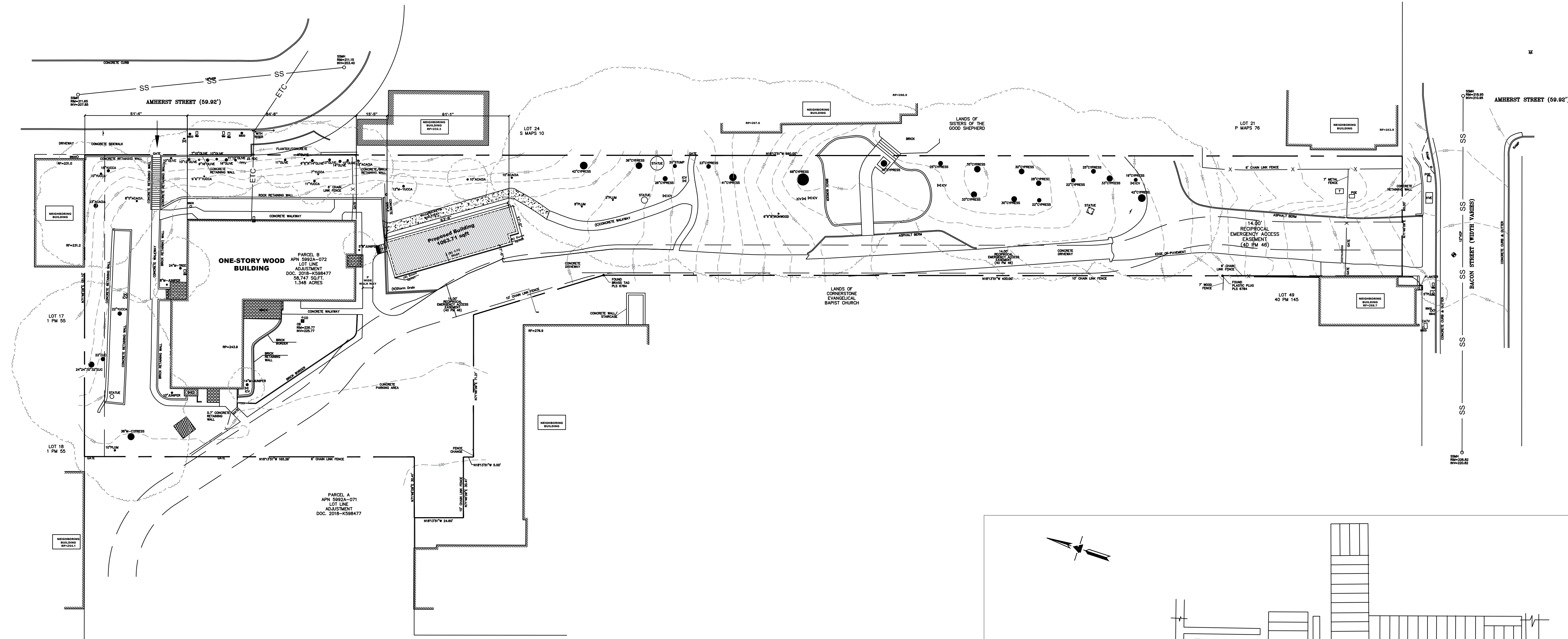
**LEA & BRAZE ENGINEERING,**  
 INCORPORATED • LAND SURVEYORS  
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 1000 COLLETT AVENUE, SUITE # 300  
 ROSELAND, CALIFORNIA 94651  
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 WWW.LEABRAZE.COM

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 SAN FRANCISCO  
 CALIFORNIA**

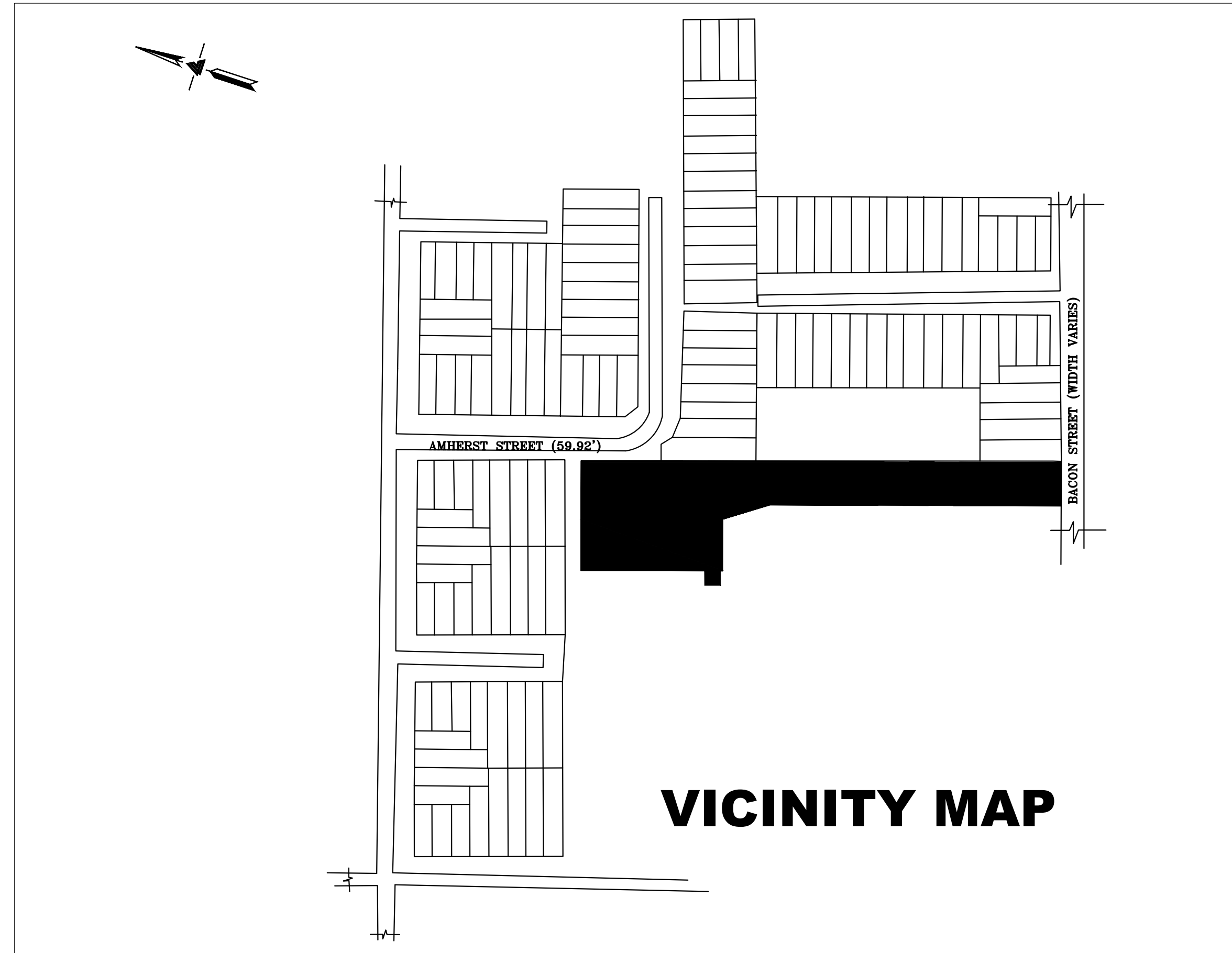
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JOB NO:	2190016
DATE:	1-22-19
SCALE:	1" = 10'
FIELD BY:	DR
DRAWN BY:	DB
SHEET NO:	SU5
5 OF 5 SHEETS	



**PROPOSED SITE PLAN WITH NEIGHBOR BUILDING PROFILES**



**VICINITY MAP**

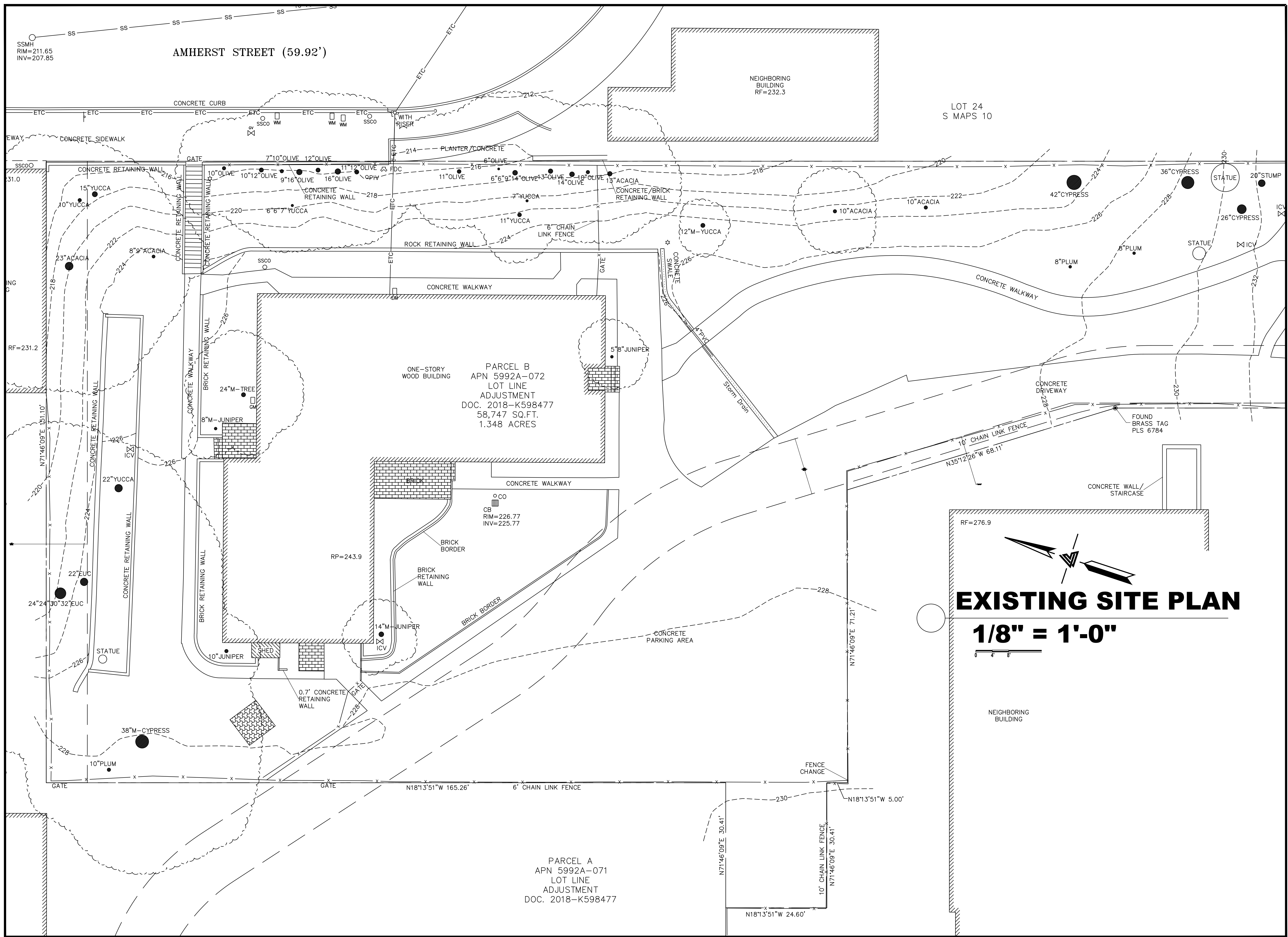
**PLANNED UNIT DEVELOPMENT (PUD)**  
**NO. 1310**  
**STREET Bacon St.**  
**CITY San Francisco, CA**  
**ZIPCODE 94134**

**PLANNED UNIT DEVELOPMENT (PUD)**  
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**CITY San Francisco, CA**  
**ZIPCODE 94134**

**Kanler, Inc**  
 Rucha Shah  
 995 Marsh Rd, Suite 102,  
 Redwood City, CA 94063  
 email: rucha@kanler.com

DATE	DRAWN BY
03/07/2019	RS
SCALE	PROJECT NO.
1/8"=1'-0"	000

SHEET NO.  
**A1**

AMHERST STREET (59.92')

SSMH  
RIM=211.65  
INV=207.85

NEIGHBORING  
BUILDING  
RF=232.3

LOT 24  
S MAPS 10

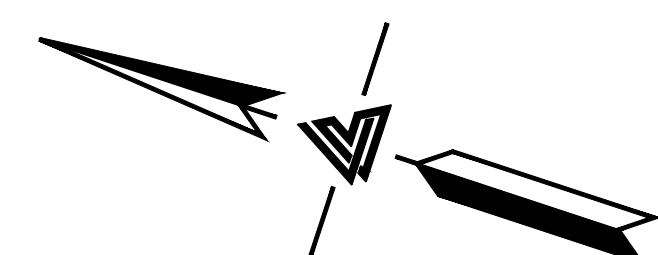
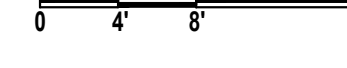
PARCEL B  
APN 5992A-072  
LOT LINE  
ADJUSTMENT  
DOC. 2018-K598477  
58,747 SQ.FT.  
1.348 ACRES

CONCRETE  
WALKWAY  
RIM=226.77  
INV=225.77

PARCEL A  
APN 5992A-071  
LOT LINE  
ADJUSTMENT  
DOC. 2018-K598477

# EXISTING SITE PLAN

## 1/8" = 1'-0"



EXISTING SITE PLAN

PLANNED UNIT DEVELOPMENT (PUD)  
NO. 1310  
STREET Bacon St.  
CITY San Francisco, CA  
ZIPCODE 94134

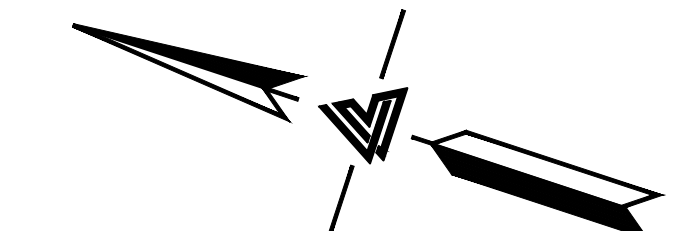
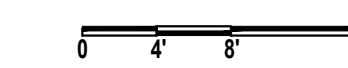
Kanler, Inc  
Rucha Shah  
995 Marsh Rd, Suite 102,  
Redwood City, CA 94063  
email: rucha@kanler.com

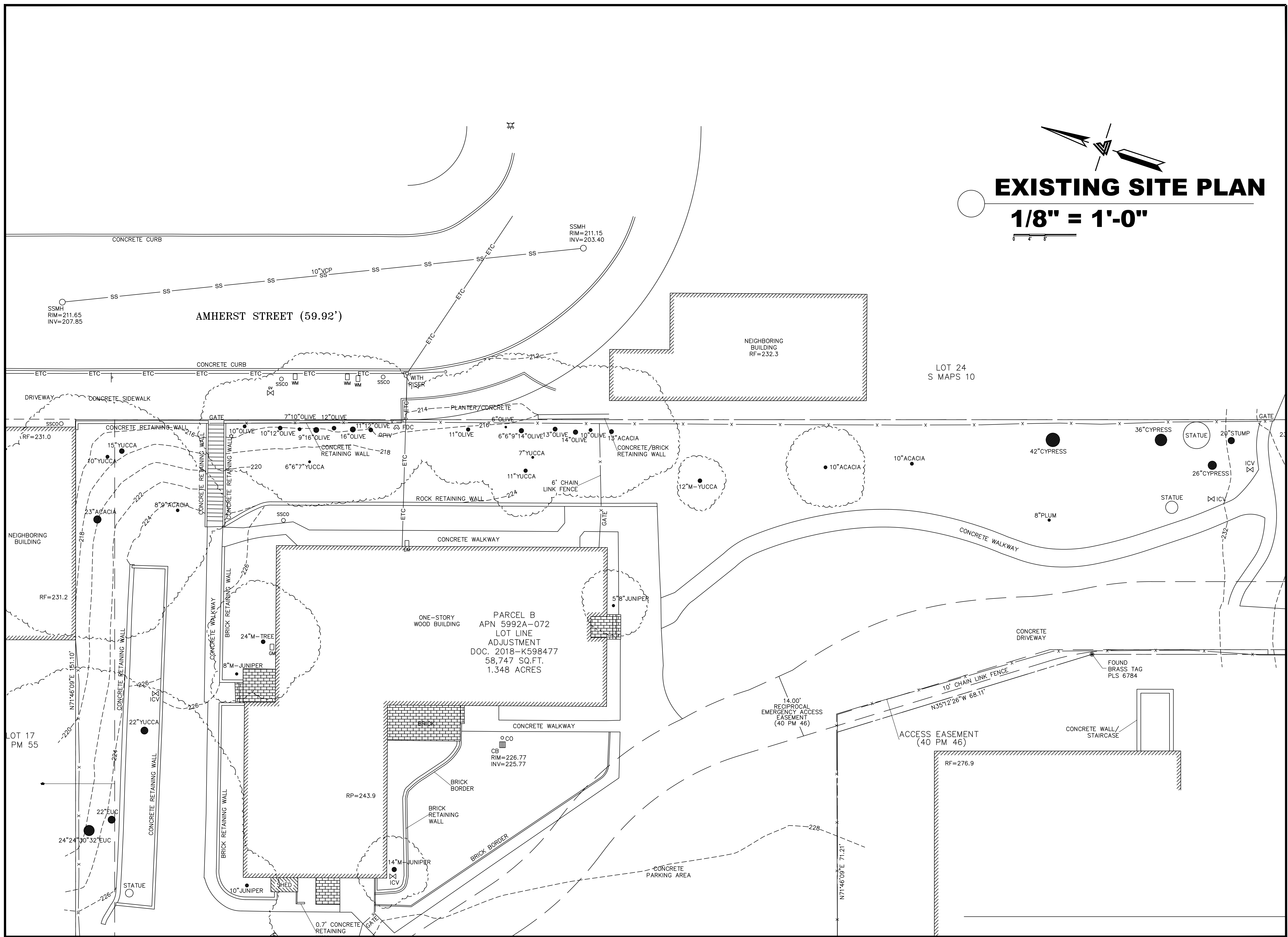
DATE	DRAWN BY
03/07/2019	RS
SCALE	PROJECT NO.
1/8"=1'-0"	000

SHEET NO. **A2.1**

REVISIONS

1	07/07/2020	RS

  
**EXISTING SITE PLAN**  
**1/8" = 1'-0"**  




**PROPOSED SITE PLAN**  
  
**PLANNED UNIT DEVELOPMENT (PUD)**  
**NO. 1310**  
**STREET Bacon St.**  
**CITY San Francisco, CA**  
**ZIPCODE 94134**

**Kanler, Inc**  
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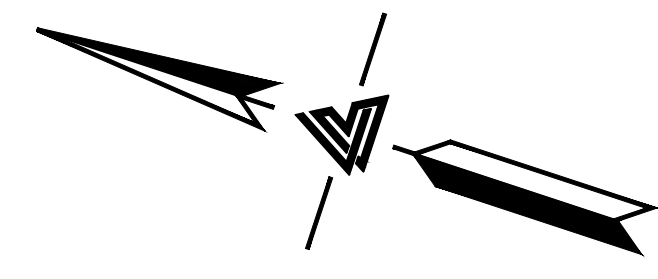
DATE	DRAWN BY
03/07/2019	RS
SCALE	PROJECT NO.
1/8"=1'-0"	000

SHEET NO.  
**A2.2**



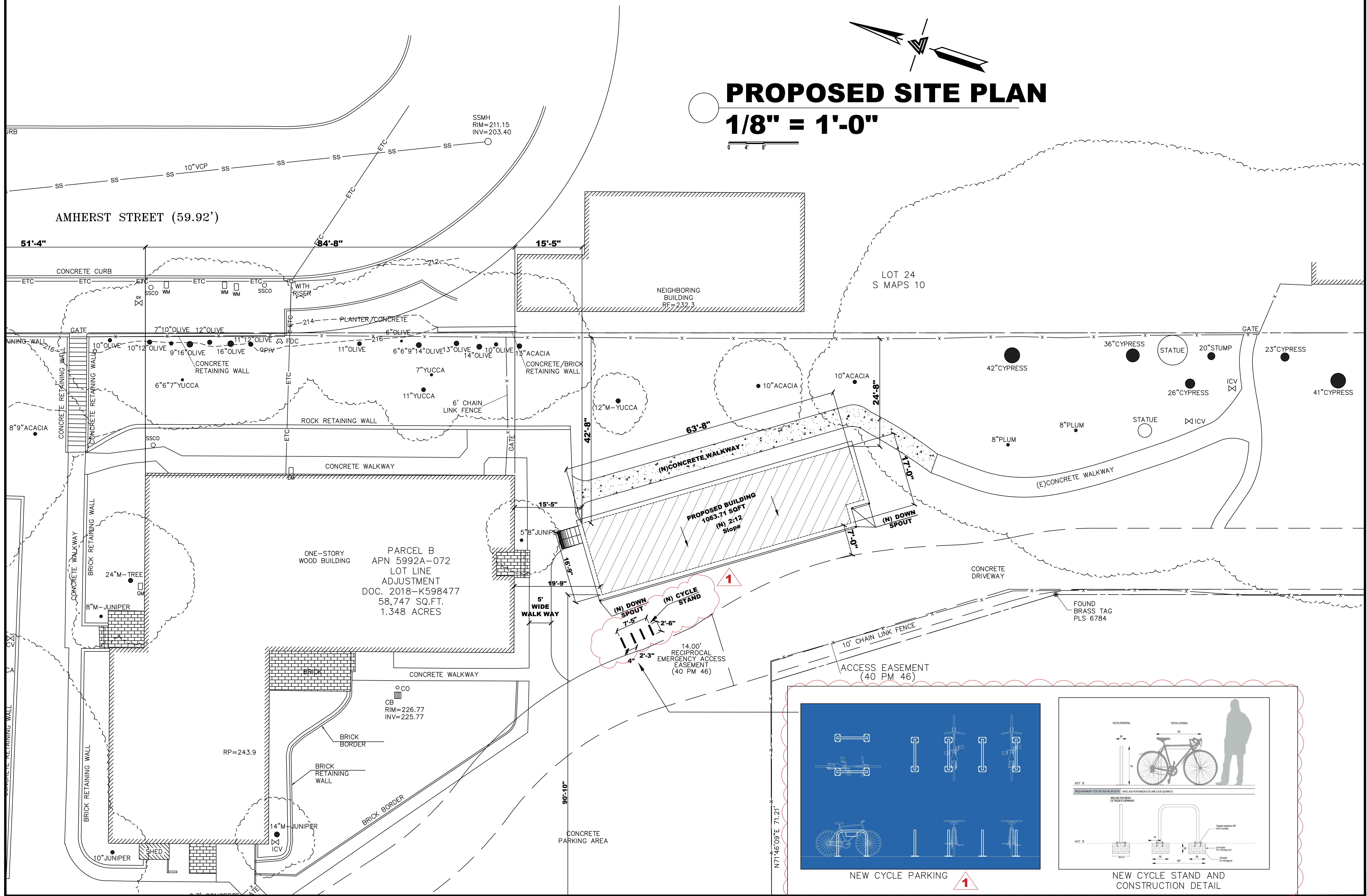
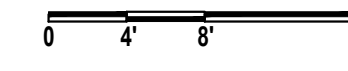
REVISIONS

1	07/07/2020	RS



# PROPOSED SITE PLAN

1/8" = 1'-0"

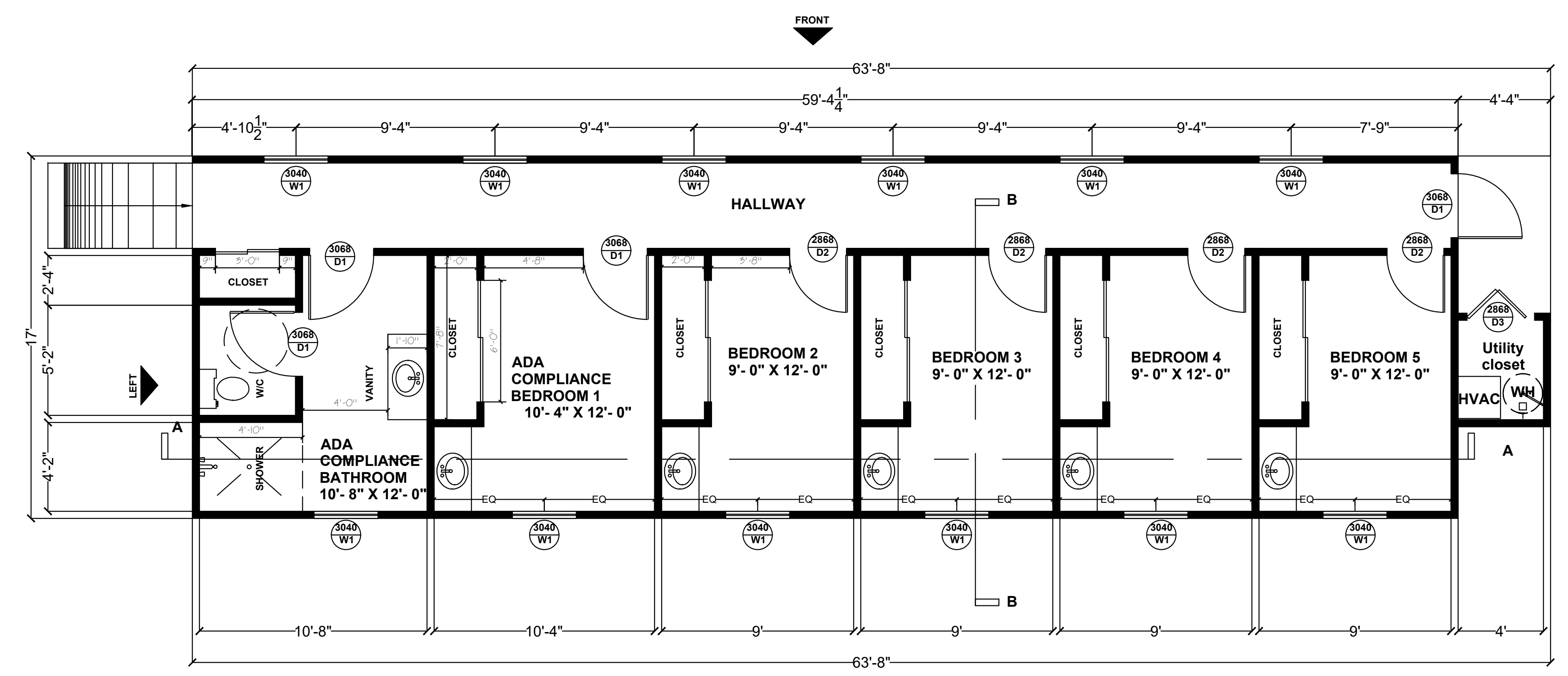


**PROPOSED SITE PLAN**  
**PLANNED UNIT DEVELOPMENT (PUD)**  
**NO. 1310**  
**STREET Bacon St.**  
**CITY San Francisco, CA**  
**ZIPCODE 94134**

**Kanler, Inc**  
 Rucha Shah  
 995 Marsh Rd, Suite 102,  
 Redwood City, CA 94063  
 email: rucha@kanler.com

DATE 03/07/2019	DRAWN BY RS
SCALE 1/8"=1'-0"	PROJECT NO. 000
SHEET NO. <b>A3.2</b>	

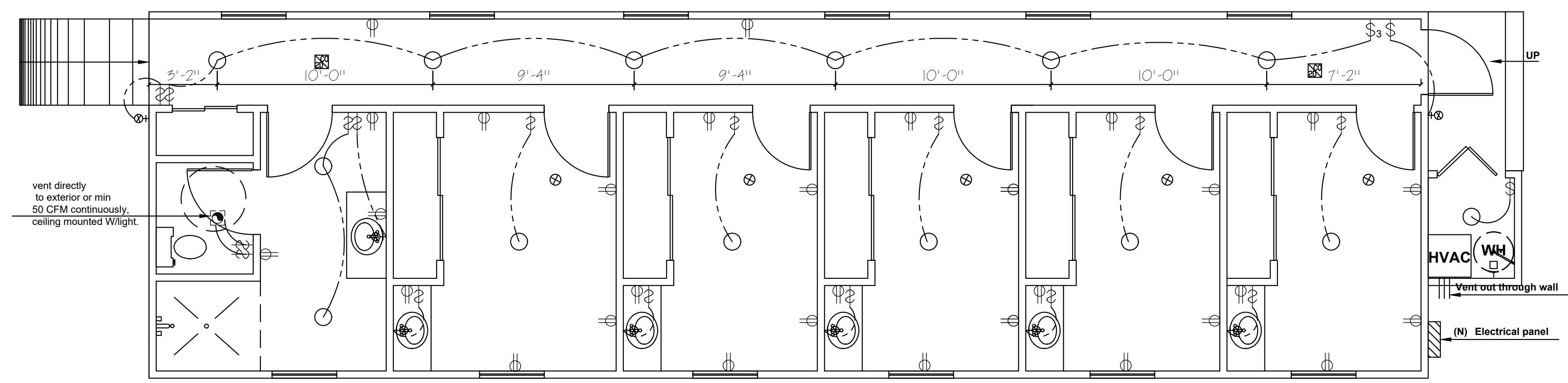
REVISIONS	



**PROPOSED FLOOR PLAN**  
1/4" = 1'-0"

WINDOW SCHEDULE				
Number	Width x Height	Qty	Description	U-FACTOR
W1	3'-0" x 4'-0"	11	(N) SINGLE HUNG	0.34

DOOR SCHEDULE					
Number	Label	Width"x Height"	Quantity	Location	Description
D01	3068	3'-0" x 6'-8"	4	<ul style="list-style-type: none"> <li>BATHROOM ENTRY</li> <li>TOILET DOOR</li> <li>BACK EXIT DOOR</li> <li>ADA COMPLIANCE BEDROOM</li> </ul>	(N) 20 MIN FIRE RATED HINGED DOOR 1 3/4" SOLID DOOR.
D02	2868	2'-8" x 6'-8"	3	BEDROOMS	(N) 20 MIN FIRE RATED HINGED DOOR 1 3/4" SOLID DOOR.
D03	2868	2'-8" x 6'-8"	1	UTILITY CLOSET	(N) CLOSET DOOR



**PROPOSED ELECTRICAL LAYOUT**  
1/4" = 1'-0"

ELECTRICAL LEGEND	
⊕	REGULAR SWITCH
⊕ 3	NEW 3 WAY SWITCH
⊕	220 VOLTS/30AMP DUPLEX RECEPTICAL OUTLET W/ARC FAULT INTERRUPTER
⊙	NEW SMOKE DETECTOR
⊕	NEW SMOKE & CARBON MONOXIDE DETECTOR
○	SURFACE MOUNTED LIGHTS
⊕	WALL MOUNTED LIGHTS
⊕	Exhaust fan

**PROPOSED FLOOR PLAN & ELECTRICAL LAYOUT**

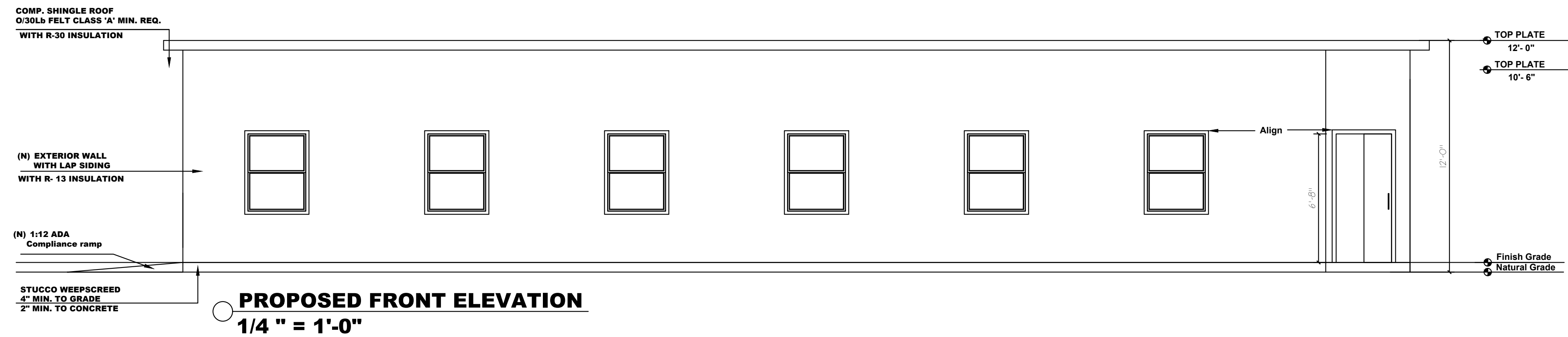
**PLANNED UNIT DEVELOPMENT (PUD)**  
 NO. 1310  
 STREET Bacon St.  
 CITY San Francisco, CA  
 ZIPCODE 94134

**Kanler, Inc**  
 Rucha Shah  
 995 Marsh Rd, Suite 102,  
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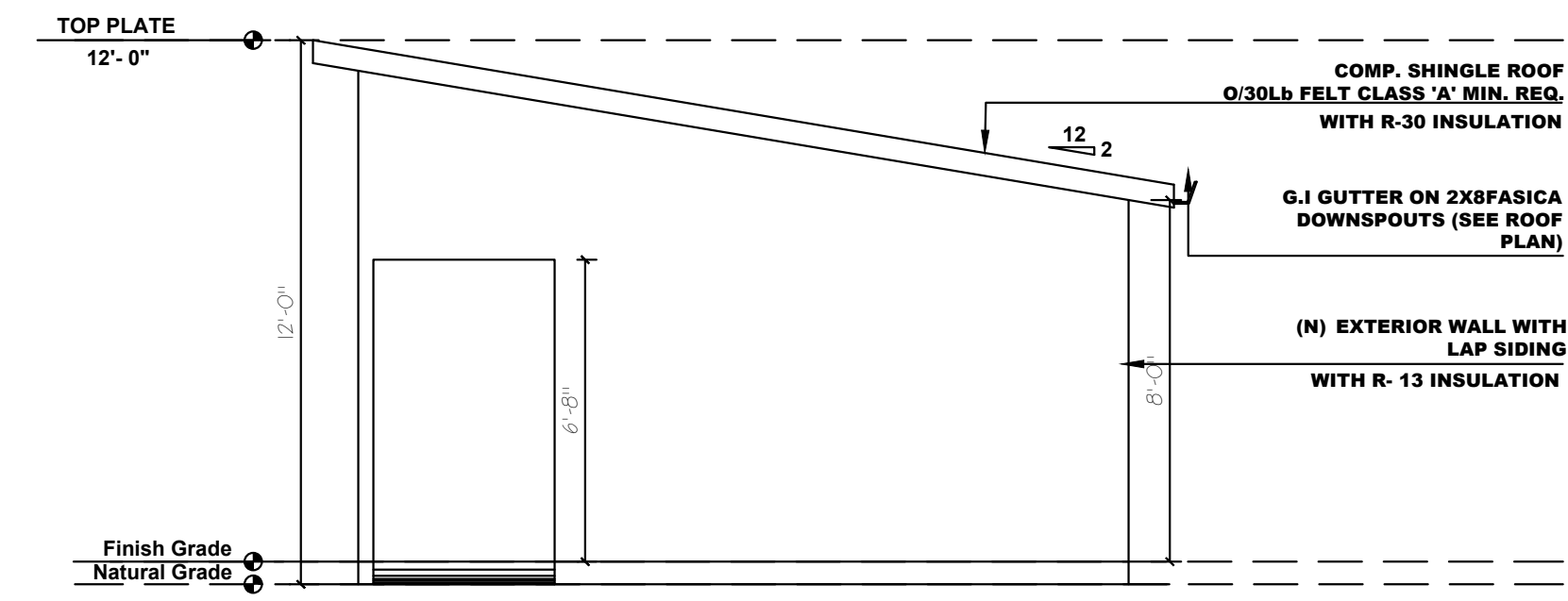
DATE 03/07/2019	DRAWN BY RS
SCALE 1/4"=1'-0"	PROJECT NO. 000

SHEET NO.  
**A4**

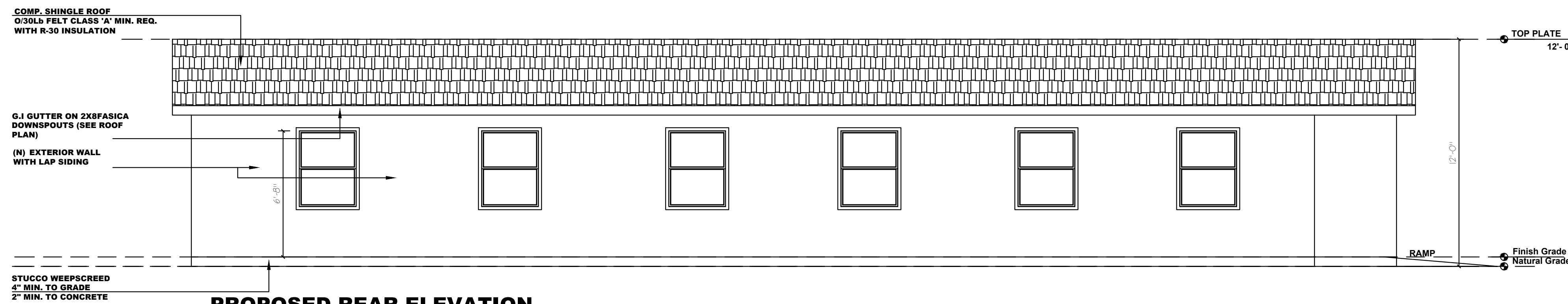


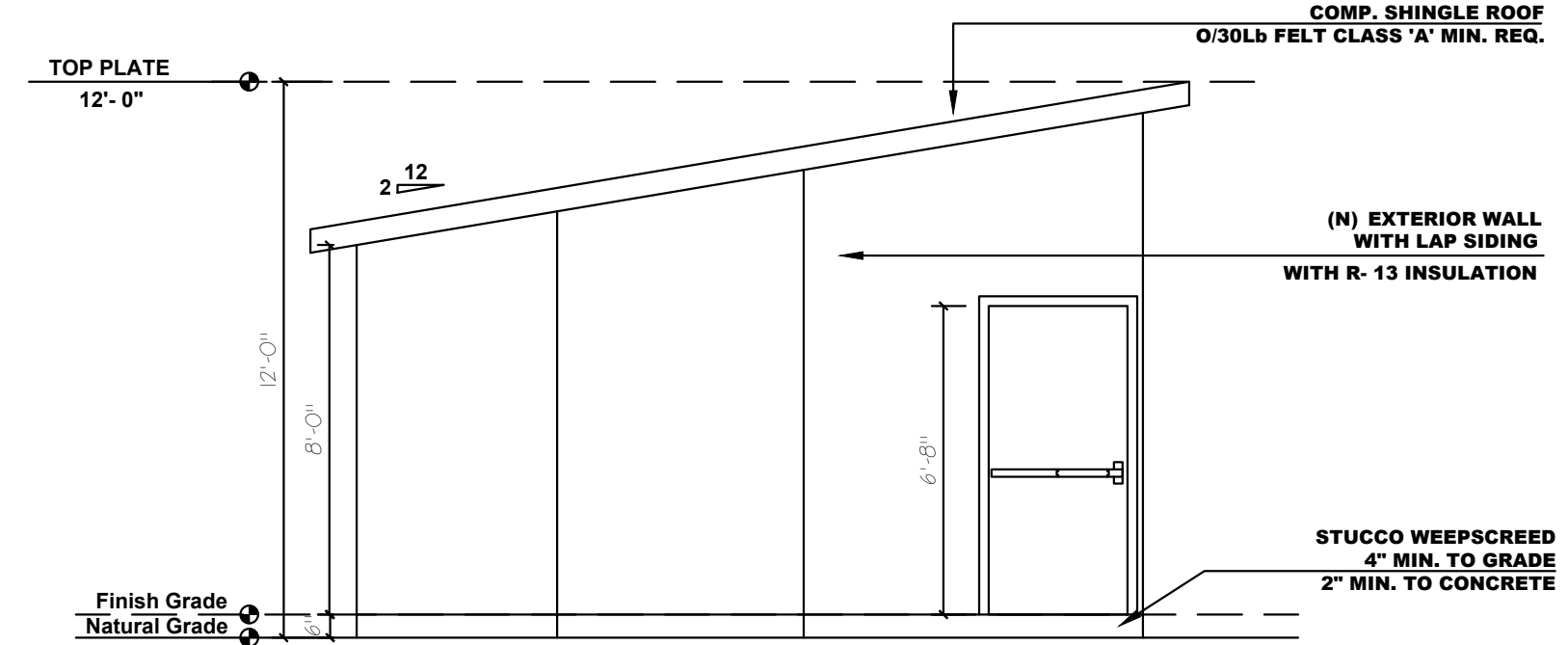
**PROPOSED FRONT ELEVATION**  
1/4" = 1'-0"



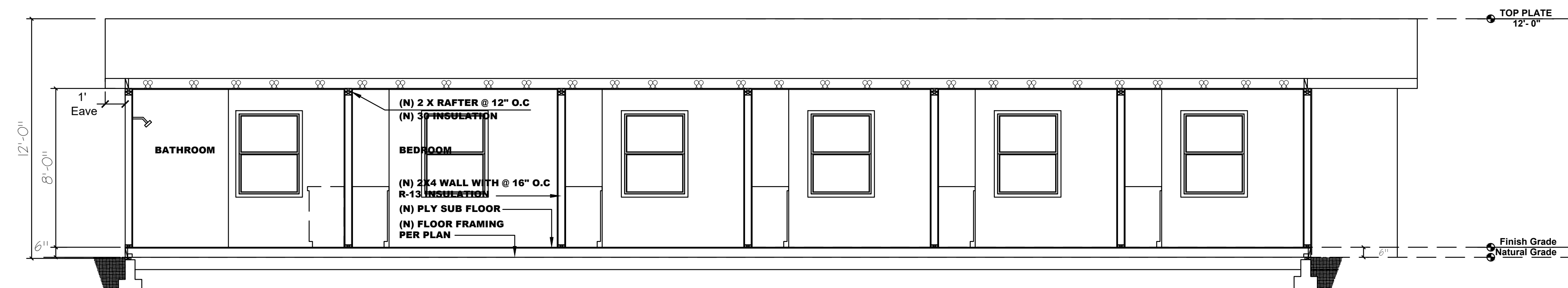
**PROPOSED LEFT SIDE ELEVATION**  
1/4" = 1'-0"



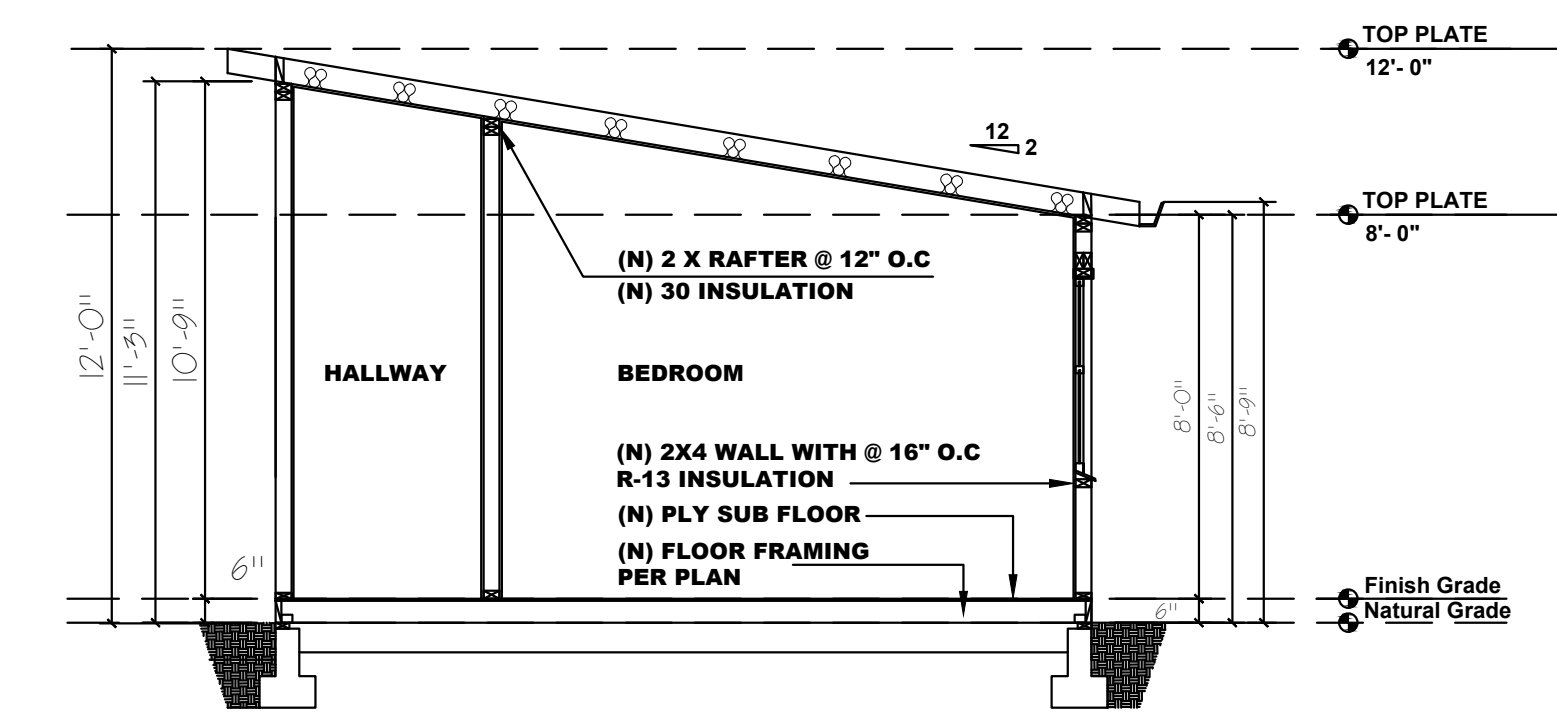
**PROPOSED REAR ELEVATION**  
1/4" = 1'-0"



**PROPOSED RIGHT SIDE ELEVATION**  
1/4" = 1'-0"



**PROPOSED SECTION AA**  
1/4" = 1'-0"



**PROPOSED SECTION BB**  
1/4" = 1'-0"

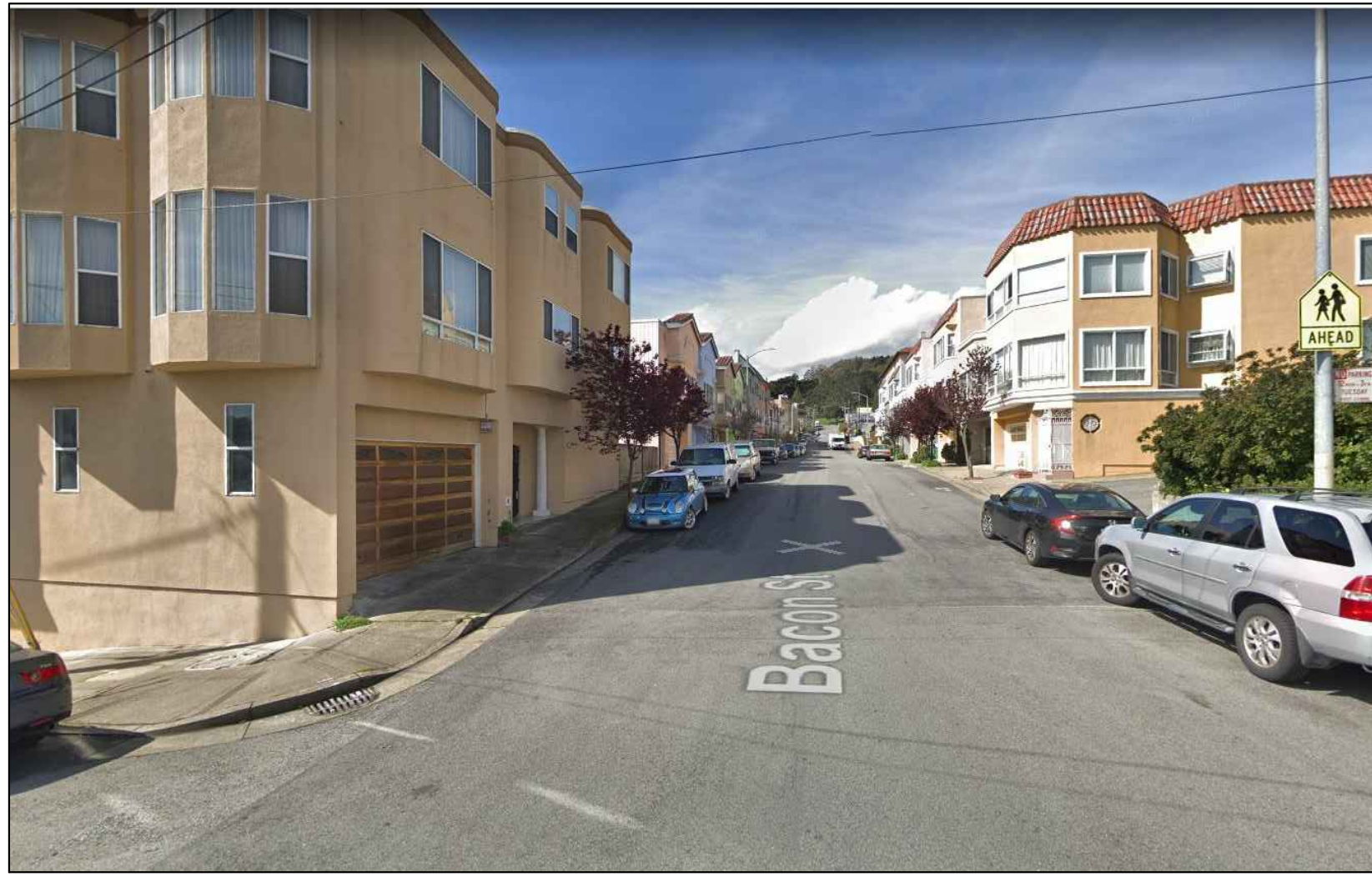
**PROPOSED ELEVATIONS & SECTIONS**

**PLANNED UNIT DEVELOPMENT (PUD)**  
**NO. 1310**  
**STREET Bacon St.**  
**CITY San Francisco, CA**  
**ZIPCODE 94134**

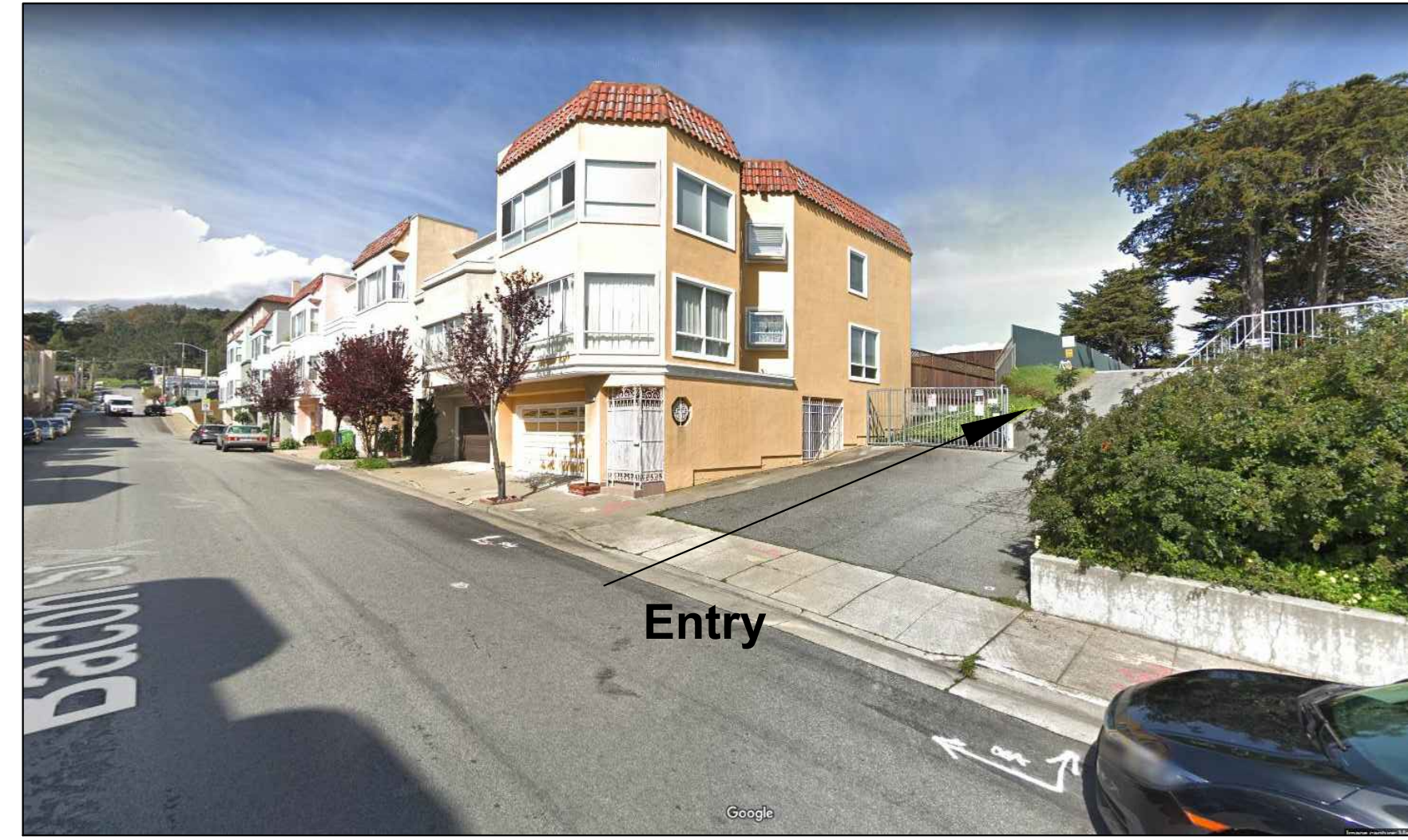
**Kanler, Inc**  
 Rucha Shah  
 995 Marsh Rd, Suite 102,  
 Redwood City, CA 94063  
 email: rucha@kanler.com

DATE 03/07/2019	DRAWN BY RS
SCALE 1/4"=1'-0"	PROJECT NO. 000

SHEET NO.  
**A5**

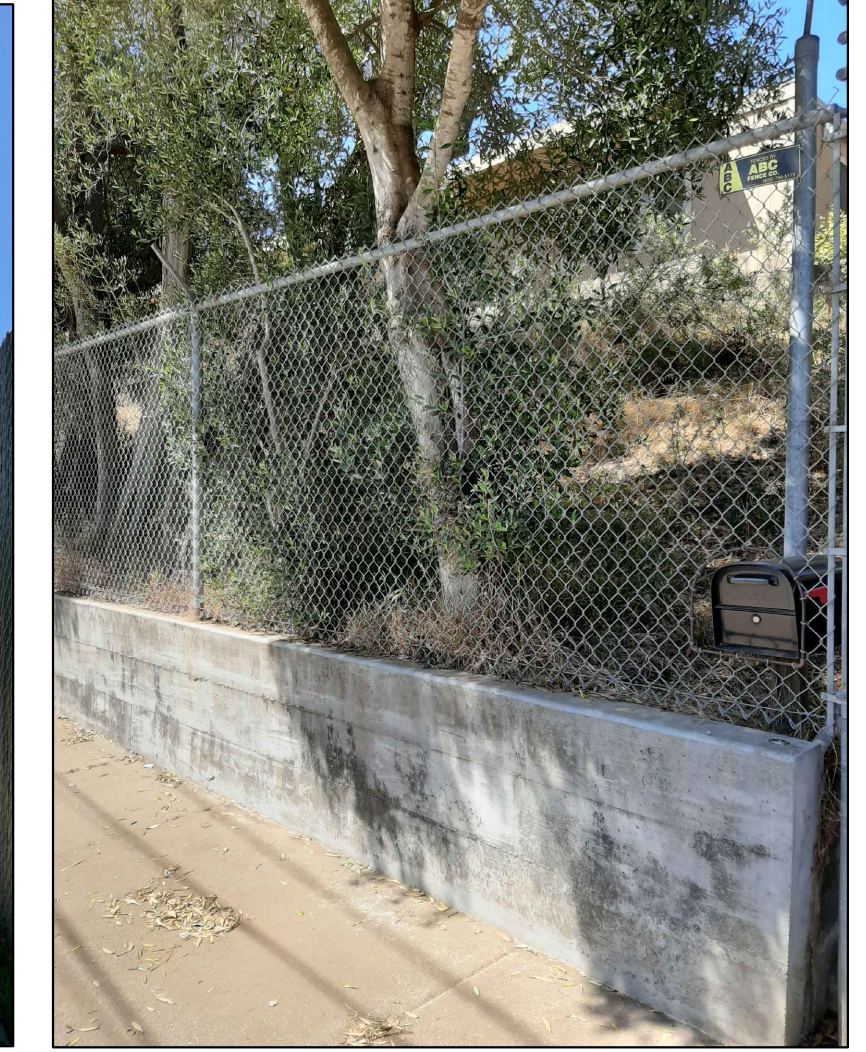
THE PROPERTY LINE TOWARDS BACON ST



THE DRIVEWAY FROM BACON ST



THE SITE FACING THE BACON ST



THE PROPERTY LINE ALONG AMHERST ST



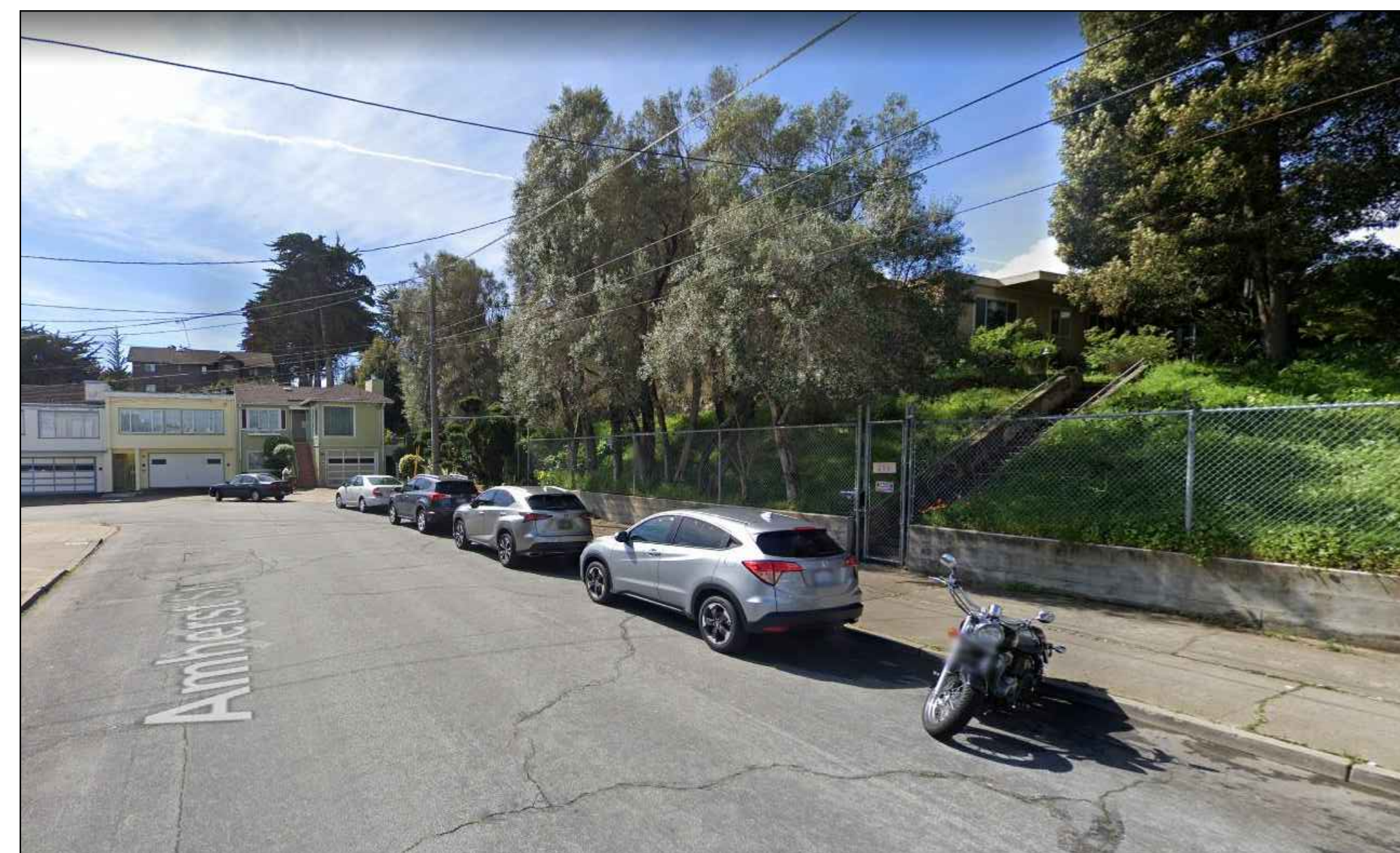
THE PROPOSED ADDITION SITE



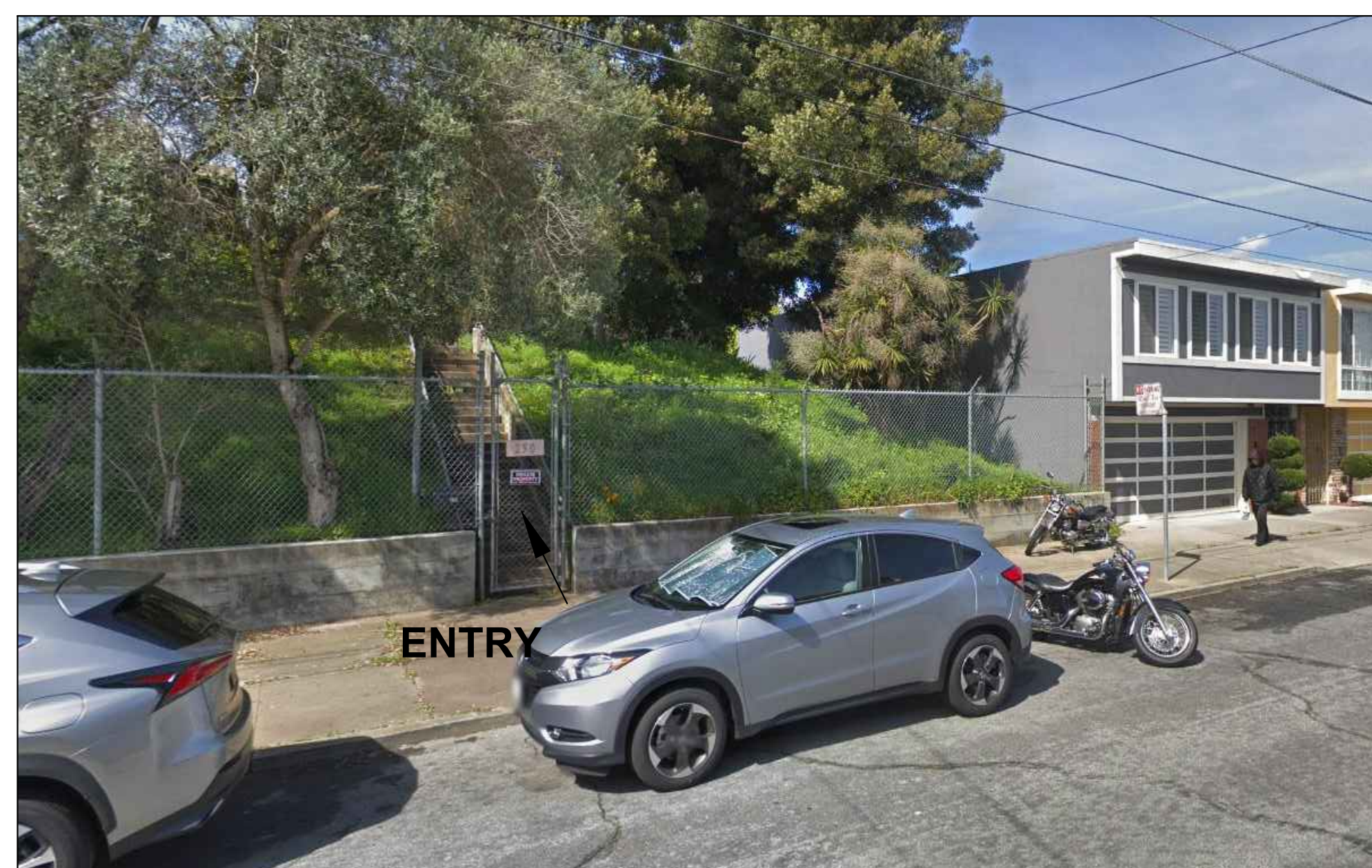
EXISTING BUILDING FRONT ELEVATION 1



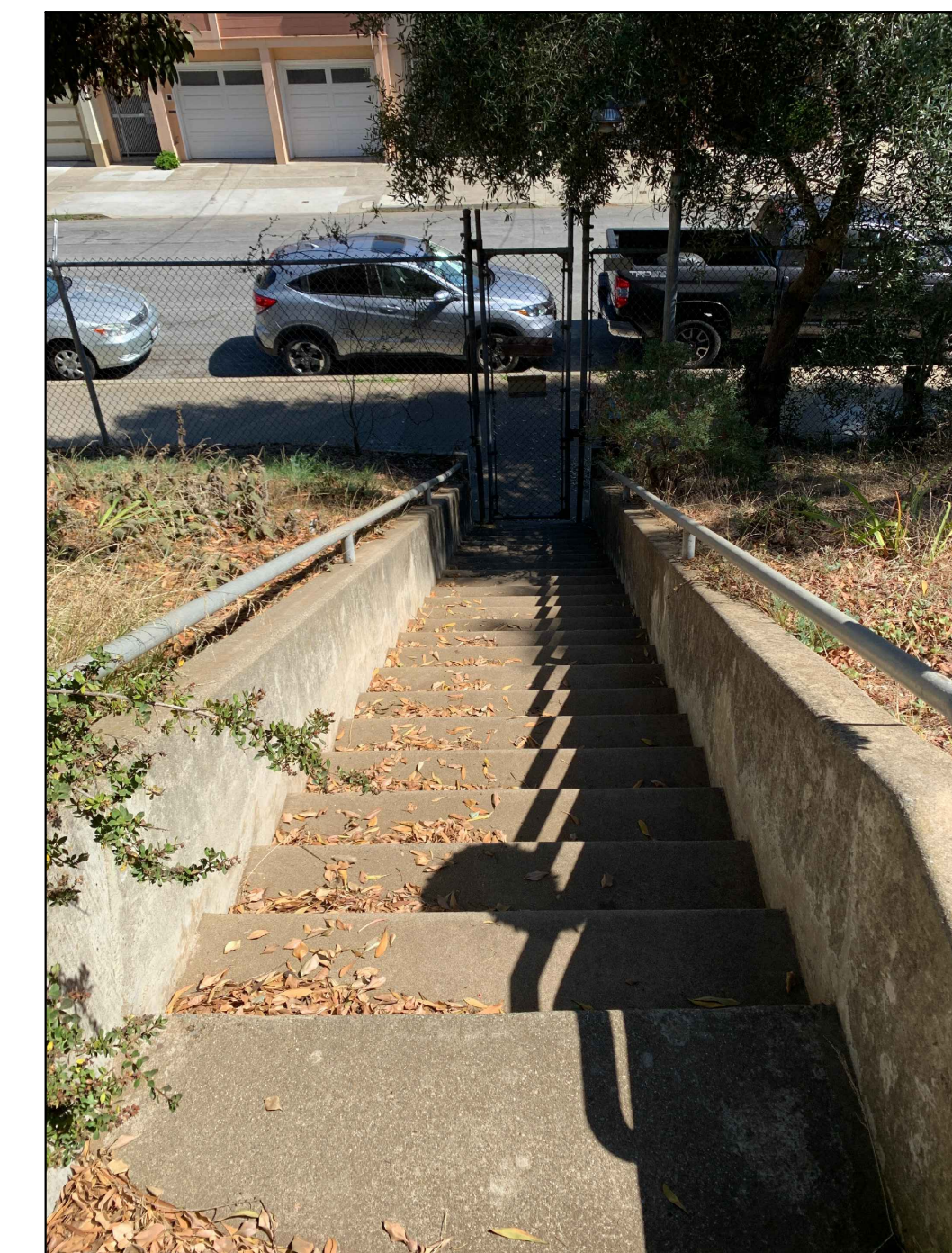
EXISTING BUILDING FRONT ELEVATION 2



THE PROPERTY LINE FENCE TOWARDS AMHERST STREET



THE PROPERTY LINE AND ENTRY ALONG AMHERST AND BURROWS STREET



VIEW FROM INSIDE THE SITE TOWARDS AMHERST ST

PHOTOGRAPHS

PLANNED UNIT DEVELOPMENT (PUD)  
**NO.** 1310  
**STREET** Bacon St  
**CITY** San Francisco, CA  
**ZIPCODE** 94134

**Kanler, Inc**  
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 email: rucha@kanler.com

DATE	DRAWN BY
03/07/2019	RS
SCALE	PROJECT NO.
1/4"=1'-0"	000

SHEET NO. **A6**



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1310 BACON ST		5993022
<b>Case No.</b>		<b>Permit No.</b>
2019-022627PRJ		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input checked="" type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Expansion to an existing Residential Care Facility.		

### STEP 1: EXEMPTION CLASS

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

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Claire Feeney</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER or PTR dated  b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C  (attach HRER or PTR) </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Claire Feeney
		07/14/2020
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.  In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.  Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

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

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 1310 BACON STREET  
RECORD NO.: 2019-022627CUA

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking (accessory) GSF	0	0	0
Residential GSF	7,088	0	7,088
Laboratory GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	5,045	1,064	6,109
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other (Retail Sales and Services)	0	0	0
<b>TOTAL GSF</b>	<b>12,133</b>	<b>1,064</b>	<b>13,197</b>
	<b>EXISTING</b>	<b>NET NEW</b>	<b>TOTALS</b>
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	1	2
Number of Stories	1	0	1
Parking Spaces	10	4	14
Loading Spaces	0	0	0
Bicycle Spaces	0	2	2
Car Share Spaces	0	0	0
Other ( )	0		0



# Parcel Map

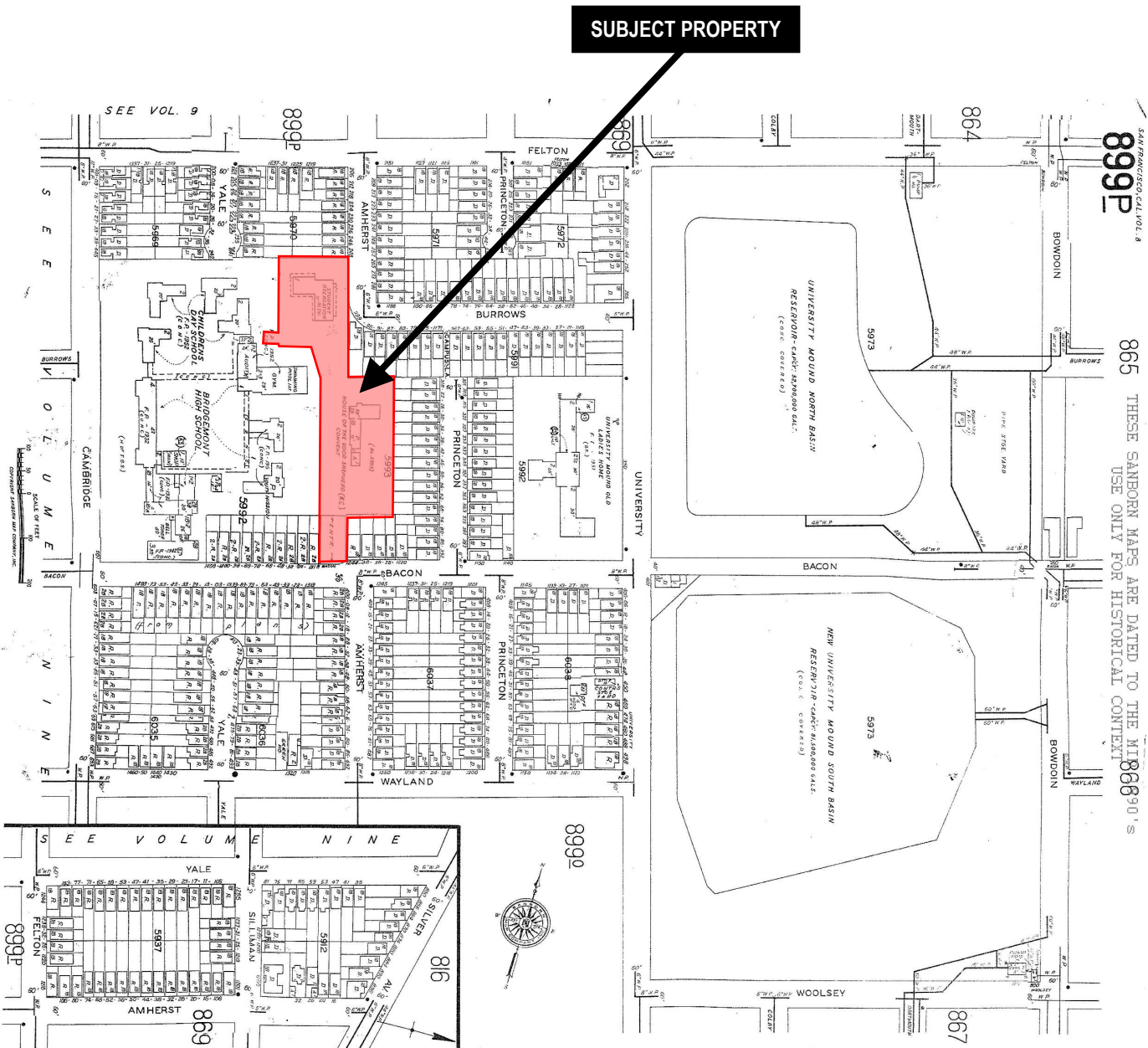


**SUBJECT PROPERTY**



Conditional Use Authorization – Planned  
Unit Development  
Case Number 2019-022627CUA  
Gracenter Residential Care Facility  
1310 Bacon Street

# Sanborn Map\*

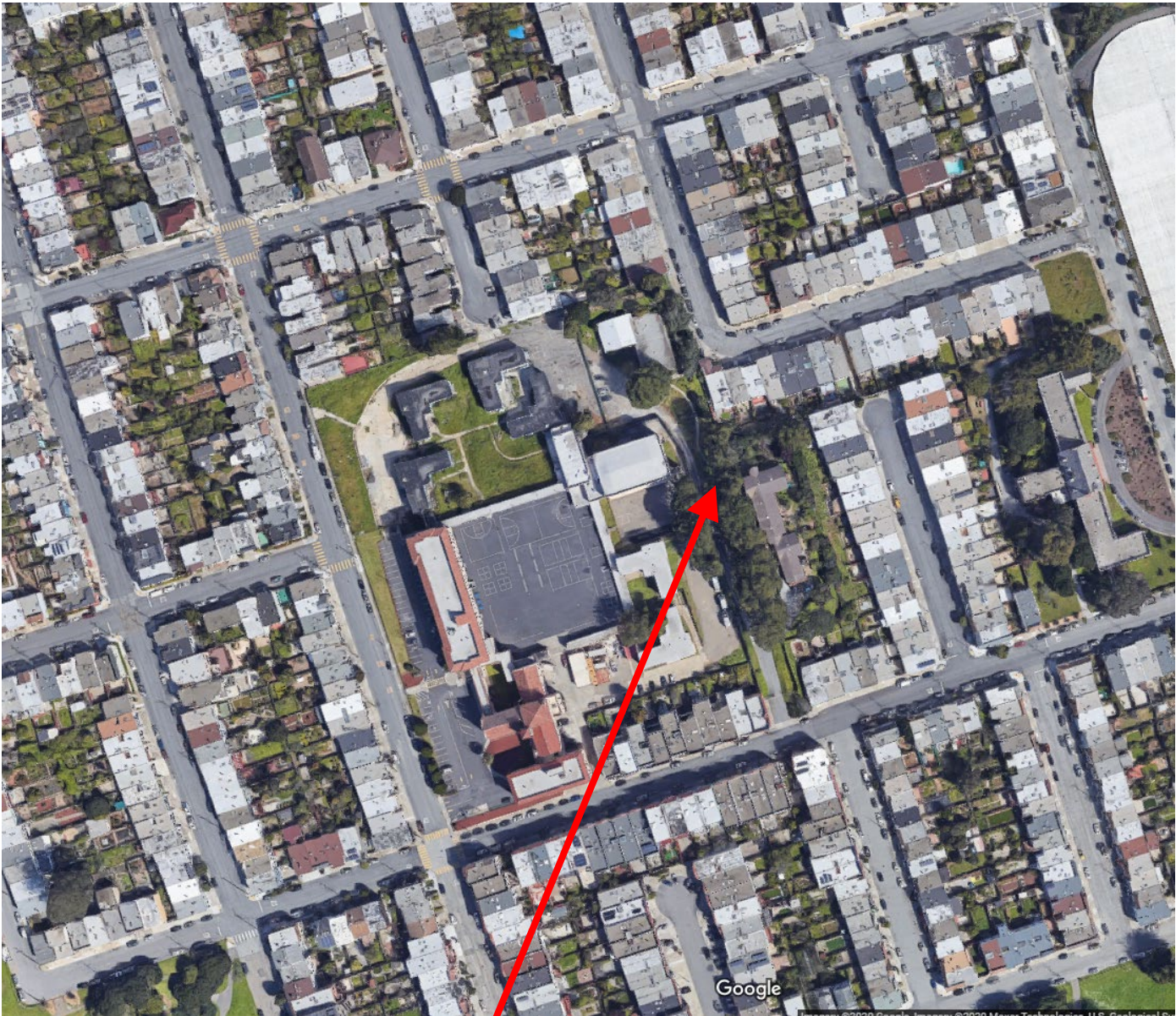


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization – Planned  
 Unit Development  
 Case Number 2019-022627CUA  
 Gracenter Residential Care Facility  
 1310 Bacon Street



# Aerial Photo – View 1



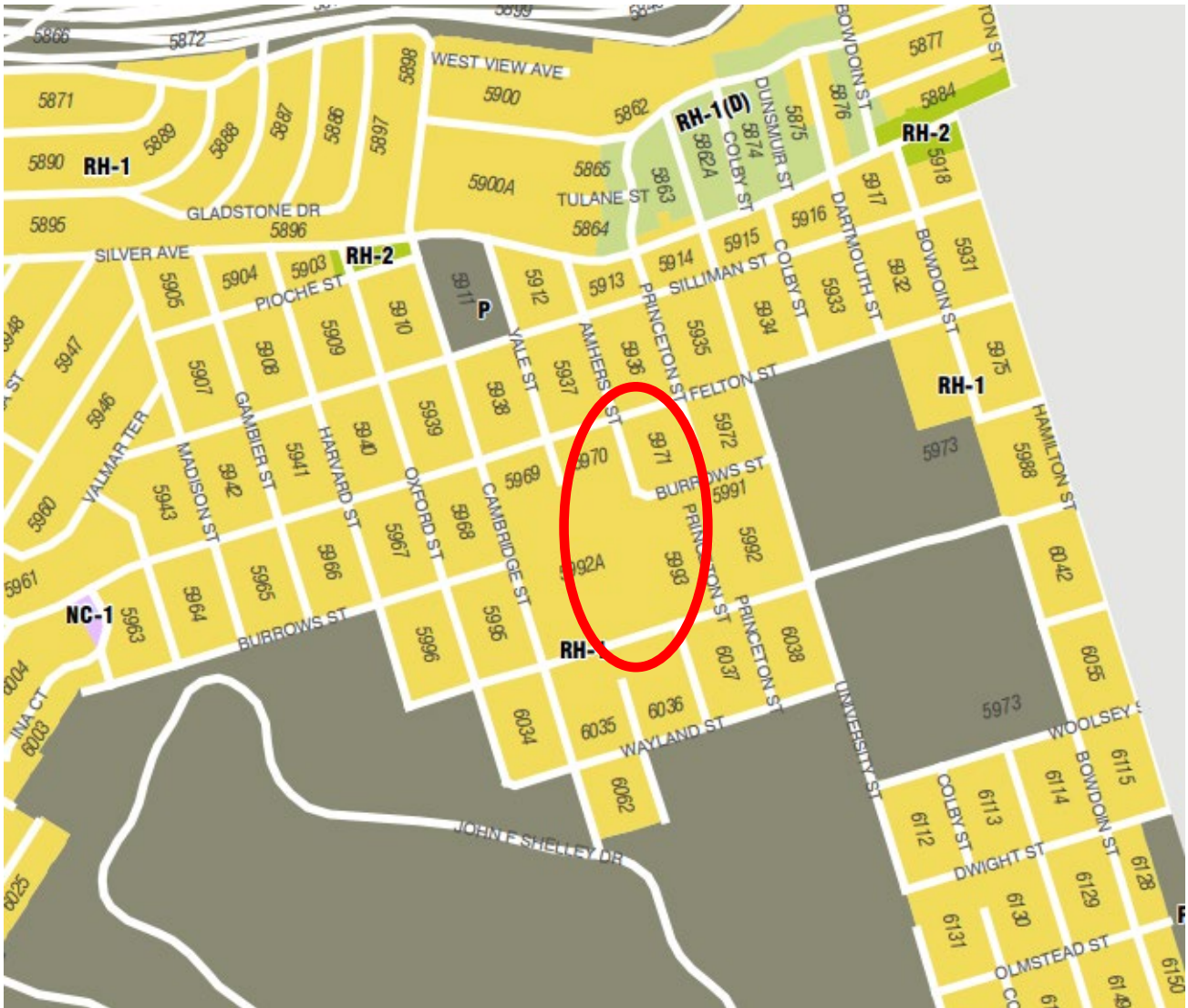
**SUBJECT PROPERTY**

Conditional Use Authorization – Planned Unit Development

**Case Number 2019-022627CUA**  
Gracenter Residential Care Facility  
1310 Bacon Street



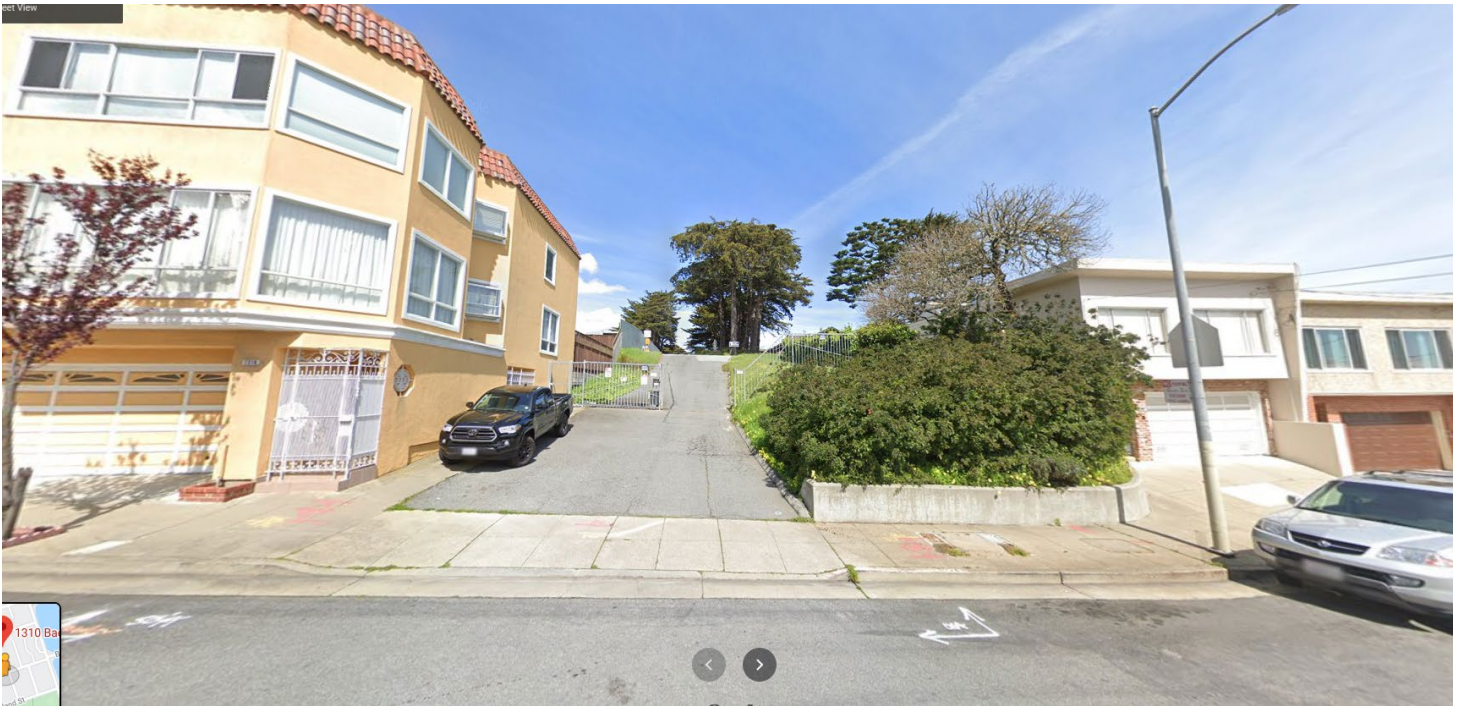
# Zoning Map



Conditional Use Authorization – Planned  
Unit Development  
Case Number 2019-022627CUA  
Gracenter Residential Care Facility  
1310 Bacon Street



# Site Photo – Bacon Street



Conditional Use Authorization – Planned  
Unit Development

**Case Number 2019-022627CUA**  
Gracenter Residential Care Facility  
1310 Bacon Street

# Site Photo – Amherst Street



Conditional Use Authorization – Planned  
Unit Development

**Case Number 2019-022627CUA**  
Gracenter Residential Care Facility  
1310 Bacon Street

# Site Photo – Area of Construction



Conditional Use Authorization – Planned  
Unit Development

**Case Number 2019-022627CUA**  
Gracenter Residential Care Facility  
1310 Bacon Street



1310 Bacon Street, San Francisco, CA 94134

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July 7, 2020

**Claire Feeney, AICP, Planner**

Southeast Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Ms. Feeney,

Thanks so much for your Plan Check #1 letter, dated June 15, 2020, and the opportunity to give you more details on our project as well as to correct some misinformation. Thank you also for your telephone conversation with Rucha Shah and myself in which we discussed these discrepancies.

~~To begin with, the block/lot number which was in your letter is incorrect. It states that the block/lot number is 5993 022. This block lot, however, is for the lot in which the convent where the Sisters live is located. The block/lot number for the lot in which Good Shepherd Gracenter is located is 599A 048~~

1. **Please provide a written statement describing the uses, organizations, and operations that currently are on site, and how the proposed building will be incorporated. This will help inform the CUA findings and Planning Commission staff report. Please include information like:**
  - a. **Who lives on site and for how long;**
  - b. **The medical and/or supportive status of participants;**
  - c. **What services, treatments, and activities are provided;**
  - d. **Who staffs the facility, their professional qualifications, and their job responsibilities; and**
  - e. **How the proposed building will function in relation to existing facilities.**



**1. Written Statement describing the uses, organizations and operations that currently are on site:**

Good Shepherd Gracenter of San Francisco is Licensed by the State of California, Department of Health Care Services to operate and maintain a non-medical adult residential alcohol and/or drug program for females only. The license extends to the following services: Recovery and Treatment Services with a total current occupancy capacity of 13.

**Mission Statement:**

*The mission of Good Shepherd Gracenter is to help women without resources break free from drug and alcohol addiction and create a hopeful future for themselves and others.*

We do this by offering:

- \* Transitional housing for women that provides a safe, supportive community incorporating the 12-Steps of Alcoholics Anonymous in order to promote peace and harmony in their lives.
- \* Recovery mentoring and the promotion of whole-person wellness.
- \* Paths to higher education, skill-building, and sustainable employment.
- \* Opportunities to practice the principles of Restorative Justice by taking responsibility for one's actions and making amends that can lead to a transformation of people, relationships and community.

*Over the past 30 years, **at no cost to the City**, we have helped more than 750 formerly homeless women break free from addiction and go on to lead healthy and meaningful lives.*

**a. Who lives on site and for how long?**

Good Shepherd Gracenter provides transitional housing and support services for homeless women to recover from chronic drug and alcohol addiction and go on to lead healthy and self-sufficient lives. Participants make a six-month commitment to the program and may receive extensions to stay up to two years to complete their recovery goals.

*Even after 3 years, over 94% of women served by Gracenter remain drug and alcohol free, have stable incomes, stable housing, and healthcare. We credit this to our holistic approach: providing a caring and supportive residence with three*

*healthy meals per day; one-to-one case management and mentoring; onsite financial literacy classes, wellness education, and building the self-sufficiency of each women to obtain higher education and employment and to transition to stable, long-term housing.*

**b. The medical and/or supportive status of participants:**

Good Shepherd Gracenter serves homeless women who are seeking long-term recovery from drug and alcohol addiction. Most of the residents are between the ages of 18 to 35 and 100% and have no or extremely low income. Without adequate support, these women face homelessness, lack of education and job skills, unemployment, exposure to abuse, and fragile sobriety. We receive referrals from primary drug and alcohol treatment centers, detox centers and word of mouth.

According to the 2019 San Francisco Homeless Count and Survey Comprehensive Report, there are 8,011 homeless individuals, a 17% increase from the previous year. Of these individuals: **35% are women, 42% reported substance addiction, and 18% reported their addiction as the main cause of being homeless.**

The San Francisco Mayor's Office of Housing and Community Development's 2020-2025 Five-Year Consolidated Plan, lists transitional housing and access to supportive services - the core of Good Shepherd Gracenter's program - within its number one objective. Good Shepherd Gracenter's program and is one of an extremely limited number of service providers dedicated to providing women with long-term transitional housing and services.

Good Shepherd Gracenter provides daily support to each women, including case management, addiction recovery monitoring and mentoring, guidance in setting budgeting and savings goals, linkages to community resources, and support finding employment, educational opportunities and long-term housing.

**c. What services, treatments, and activities are provided;**

Gracenter utilizes best practices in the recovery field which include: a) The 12-Step Program, which is practical and effective, b) Restorative Justice practices of accepting responsibility for one's actions, repairing the harm through apology, restitution, changing one's behavior from negative acts to positive ones and giving back to the community, and c) Motivational Interviewing, which helps the women explore their

reluctance to change specific behaviors and includes empathy, support of self-efficacy and autonomy.

In addition, Gracenter adheres to the Substance Abuse and Mental Health Services Administration's (SAMHSA) guidelines to effectively support a life in recovery through "a process of change through which individuals improve their health and wellness, live a self-directed life and strive to reach their full potential." SAMHSA outlines four major dimensions: health, home, purpose and community.

All four dimensions are integral parts of Gracenter:

1) Health: "Overcoming or managing one's disease(s) as well as living in a physically and emotionally healthy way." (SAMHSA) Gracenter links women to primary healthcare and mental health services; they are provided with healthy meals each day, and are supported in making healthy decisions including daily exercise routines and enrolling in smoking cessation classes.

2) Home: "Stable and safe place to live." (SAMHSA) Gracenter provides women with safe, drug and alcohol-free transitional housing for up to two years and a positive peer community to support their recovery.

3) Purpose: "Meaningful daily activities, such as a job, school, volunteerism, family caretaking or creative endeavors, income and resources to participate in society." (SAMHSA) Gracenter uses Motivational Interviewing in one-to-one recovery mentoring, encouraging each woman to design her individualized recovery plan, and links her to higher education, internships and employment opportunities. Gracenter also provides onsite skill-building classes and workshops, including financial literacy and opportunities for budgeting and saving.

4) Community: "Relationships and social networks that provide support, friendship, love and hope." (SAMHSA) Women at Gracenter are supported in rebuilding important relationships with their families and loved ones and participating in social and cultural activities. They give back to the wider community through volunteering and engage in peer mentoring and sponsoring other women in the 12-Step program.

The following steps encompass Gracenter's Service Delivery Plan:

**Step 1. Needs Assessment:** With the support of the Program Manager, each resident has the opportunity to review, identify and assess her needs in the area

of substance abuse, securing future stable housing, mental and physical health, employment or steady income, education, criminal justice, continuing education and creating a network of support. The resident may also identify unique needs such as re-unification efforts with her children or handling financial issues such as bad credit or debt.

**Step 2.** An Individual Recovery Plan: Also with the support of the Program Manager, each resident creates an Individual Recovery Plan that addresses how she will meet the six objectives (long-term recovery, stable housing, stable income, crime-free living, higher education and healthcare), and her unique personal goals.

**Step 3.** Weekly Mentoring/Case Management: To support the resident in her Individual Recovery Plan, the Program Manager meets with each resident every week for recovery mentoring and case management. She connects residents with GED classes at 5 Keys Charter School, community colleges, paid internship programs, employment networking, primary medical care and mental health agencies and helps them identify and apply for permanent housing. She coaches the residents to practice the principles of Restorative Justice, which includes taking responsibility for their actions, working to repair damage done in the past, and moving forward in a positive way.

**Step 4.** Participating in a Positive Peer Recovery Community: Each resident contributes to Gracenter's recovery community by: taking a leadership role at the weekly on-site AA meetings, obtaining an AA sponsor, coming together for daily evening meal times, taking turns to cook on Sundays and attending monthly in-house classes on financial literacy.

Gracenter's approach is both comprehensive and preventative, helping each woman with the support she needs to live a healthy, meaningful and self-sufficient life.

**d. Who staffs the facility, their professional qualifications, and their job responsibilities:**

The program is run by a highly trained team, including our Executive Director, who has an MSW and is a Licensed Advanced Alcohol & Drug Counselor-CA (LAADC-CA) and a Substance Use Disorder Certified Counselor (SUDCC IV). The Executive Director is the chief professional of the organization and all management and

program responsibilities are delegated to her by the Board of Directors and for which she is accountable to the Board. In this regard, she ensures that all activities are in line with Good Shepherd Gracenter's Mission and Core Values. She hires, organizes and supervises all other staff, directly or through selected managers.

Our Program Manager who is a Certified Alcohol & Drug Counselor-Certified Addiction Specialist (CADA-CAS) and a Substance Use Disorder Certified Counselor III – Clinical Supervisor (SUDCC III-CS) and a Registered Addiction Specialist RAS II, CSC, FAC. The Program Manager ensures that all the activities of Good Shepherd Gracenter are in line with its Mission and Core Values. She oversees the development of effective programming in compliance with program expectations and licensing requirements. She is the direct supervisor of the staff and is the Recovery Mentor, supporting the residents in their Individual Recovery Plan that includes education, employment and future stable housing.

Our Wellness Coordinator has a B.A. from S.F. State in Black Studies and the Prison System and successfully managed a caseload of 35-40 participants in CAL-Works along with years of experience in drug & alcohol recovery treatment and human services. She promotes a positive recovery community and provides clinical support and evidence-based interventions. She also leads weekly workshops on the 8 Dimensions of Health and Wellness and supports the residents in their personal wellness plan. Four evenings a week, she prepares dinner for the residents using healthy cooking techniques and ensuring that all meals are well balanced.

**e. How the proposed building will function in relation to existing facilities.**

The proposed building will provide five more bedrooms and one bathroom to increase the total population of Good Shepherd Gracenter from 13 to 18 residents. The five residents occupying the proposed building will participate fully in the services, treatments and activities stated above. Since much of Gracenter's program is based on participating in a Positive Peer Recovery Community, the five additional residents will participate with the other residents in communal meals, meetings, workshops, classes and weekly meal preparation. Gracenter has a recently remodeled, fully equipped kitchen designed for communal meal preparation and instruction. For this reason, no kitchenette is needed as it would be disruptive to the goals of the program.