



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: October 8, 2020

Date: October 1, 2020
Record No.: **2019-023428CUAVAR**
Project Address: 123-127 Collingwood Street
Zoning: Residential-House, Three-Family (RH-3) Zoning District
40-X Height and Bulk District
Block/Lot: 2695/030
Project Sponsor: Brett Gladstone
1388 Sutter Street, Suite 100
San Francisco, CA 94109-5494
Property Owner: LYRIC
San Francisco, CA 94114
Staff Contact: Gabriela Pantoja – (628) 652-7380
Gabriela.Pantoja@sfgov.org

Recommendation: Approval with Conditions

Project Description

The proposal is for the amendment of Conditions of Approval listed under Motion Nos. 13536 and 15038 for a request to expand an existing community facility (D.B.A. “LYRIC”) into a rear detached structure to be demolished and rebuilt, expand the hours of operation, eliminate organized meal programs and neighborhood advisory council meetings, increase the number of clients served to 75, eliminate the age restriction of clients served, increase the number of organized activities held at the subject property to 10 per year, and expand utilization of the rear yard as an outdoor activity area. The proposal will also construct a one-story, horizontal addition at the ground floor of the subject main building to accommodate the community facility.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization pursuant to Planning Code Sections 178 and 303 to expand an existing community facility at the ground floor of an existing three-story, building and to amend Conditions of Approval listed under Motion Nos. 13536 and 15038 for a request to expand an existing community facility into a rear detached structure to be demolished and rebuilt, expand the hours of operation, eliminate organized meal programs and neighborhood advisory council meetings, increase the number of clients served to 75, eliminate the age restriction of clients served, increase the number of organized

activities held at the subject property to 10 per year, and expand utilization of the rear yard as an outdoor activity area.

Issues and Other Considerations

- **LYRIC Timeline:** Founded in 1988, LYRIC (Lavender Youth Recreation and Information Center) is a community facility with the mission to build community and inspire positive social change through education enhancement, career trainings, health promotion, and leadership development with lesbian, gay, bisexual, transgender, queer, and questioning (LGBTQQ) youth, their families, and allies of all races, classes, genders, and abilities. Prior to 1993, the community facility held a location at the Operation Concern and thereafter Women’s Building in the City. In 1993, the facility was relocated from the Women’s Building to the subject project site with the issuance of Conditional Use Authorization No. 1993.213C and Motion No. 13536 (attached). In 2000, a second Conditional Use Authorization No. 99.624C and Motion No. 15038 (attached) was issued for the conversion of an existing rear detached, garage into storage space for the community facility’s utilization.
- **Amendments to Motion Nos. 13536 and 15038.** The Project proposes to amend Conditions of Approval listed in Motion Nos. 13536 and 15038. In particular, the Project will amend Conditions of Approval Nos. 1, 2, 6, 9, and 17 in Motion No. 13536 and Conditions of Approval No. 3 in Motion No. 15038.
 - As stated, Condition No. 1 in Motion No. 13536 states, *“This authorization is to convert an existing residential building to a community facility to serve no more than an average of twelve (12) clients per floor in community facility use for a maximum number of thirty-six (36) clients at any one time. The use of this facility is limited to administrative functions counseling, educational programming and related activities.”* Said Condition is requested to be amended to increase the maximum number of clients served at subject property at any one time to 75. See Condition No. 15 in “Exhibit A.”
 - As stated, Condition No. 2 in Motion No. 13536 states, *“This authorization is for a non-profit and primarily government-funded gay, lesbian, bisexual and transgender youth center to serve youth ages 23 years old or younger.”* Said Condition is requested to be amended to eliminate the imposed age range limit. The Department recommends increasing the age range to 24 years of age or younger and to afford the community facility the opportunity to also provided services to the parents and guardians of the youth clients. See Condition No. 16 in “Exhibit A”
 - As stated, Condition No. 6 in Motion No. 13536 states, *“Except for up to five organized activities per year, for which at least two weeks prior notice is given to residents of abutting properties, no organized activities for more than five persons shall be conducted within the rear yard area on weekdays, Saturdays and Sundays. On Sundays, no activities shall be conducted in the rear yard before 12:00 p.m. and after 6:00 p.m. Between the hours of 6:00 p.m. and 9:00 p.m. weekdays and weekends, no more than three people shall use the rear yard area. Any indoor and/or outdoor activity allowed as a principal or conditional use and located within 100 feet of a residential unit shall, during the period from 9:00 p.m. to 9:00 a.m., insure that sound levels emanating from such activities do not exceed acceptable noise levels established for residential uses by the San Francisco Noise Ordinance.”* Said Condition is requested to be amended to permit no more than 10 organized activities per year, increase the number of occupants of the rear yard to 30 and the available timeframes for utilization of the rear yard to 10 A.M. to 9 P.M., Monday through Sunday.

The Department recommends increasing the number of organized activities to 10 per year, limiting

the number of maximum occupants in the rear yard to 19 people as indicated by the occupant load, two of which will be staff members, and limiting the hours in which the rear yard may be utilized to 10 A.M. to 6 P.M. on Sunday through Wednesday and 10 A.M. to 9 P.M. on Thursday through Saturday. See Condition No. 17 in “Exhibit A.”

- As stated, Condition No. 9 in Motion No. 13536 states, “*The Applicant shall appoint a community liaison officer to address such issues as parking, noise and inconsiderate behavior and other matters of concern to nearby residents as such concerns may relate to staff members and/or clients of this facility. The Project Sponsor shall report the name and telephone number of said officer to the Zoning Administrator for reference. The community liaison officer will convene on a regular basis a Neighborhood Advisory Council (NAC) consisting of neighbors, neighborhood community groups, local merchants and associations and LYRIC staff and youth and any individual interested in participation. Council members shall serve on a voluntary basis. NAC will assist LYRIC to integrate into the neighborhood, offer neighbors a venue for feedback and comply with LYRIC’s obligations as stipulated in Condition No. 10.*” Said Condition is requested to be amended to be removed and superseded by Condition No. 13 in Exhibit “A.”
- As stated, Condition No. 17 in Motion No. 13536 states, “*Existing plumbing, gas and/or electrical connections of kitchens and bathrooms at the Subject Property shall be maintained in order to facilitate restoration of residential use should the Subject Property no longer be used as an authorized youth center. Organized meal programs are not permitted by this authorization.*” Said Condition is requested to be amended to omit sentence number two, “*Organized meal programs are not permitted by this authorization.*” See Condition No. 18 in “Exhibit A.”
- As stated, Condition No. 3 in Motion No. 13536 states, “*Condition No. 12 of Motion No. 13536 is changed to the following: No staff meetings or meetings with clients shall occur on site after 9:00 p.m. Primary client services shall be provided between the hours of 9:00 a.m. and 6:00 p.m. with the exception of hotline services.*” Said Condition is requested to be amended to increase the hours of operation of the community facility to Monday through Sunday, 10 A.M. to 9 P.M. See Condition No. 19 in “Exhibit A.”
- **Public Comment & Outreach.** The Project Sponsor completed a Pre-Application Meeting on November 15, 2019 prior to the submittal of the listed Conditional Use Authorization Application. Nine members of the public attended the Pre-Application Meeting. To date, the Department has not received any correspondences in opposition of the Project. To date, the Department has received 17 correspondence in support of the Project including letters from the Eureka Valley Neighborhood Association, Castro Merchants, Senator Scott Wiener, Castro/Upper Market Community Benefit District, and GLBT Historical Society. Members of the public indicating support of the Project state the Project’s ability to continue serving the City’s LGBTQ+ youth population, to expand the amount of services available to the LGBTQ+ youth population, and to reinforce LYRIC’s positive presence in the immediate and larger community as reasons for their support.
- **Front Setback Variance:** The Project will seek a Variance from the rear yard requirement pursuant to Planning Code Section 132. Planning Code Section 132 requires the subject lot to maintain a front setback equal to a line representing the average front setback of the adjacent properties. Based on the front setback of the respective adjacent properties’ front setbacks, the required front setback for the subject property is 12 feet. The proposed horizontal addition at the ground floor of the subject building will encroach 4 feet 9 inches into the front setback. Therefore, a front setback Variance is required. The Project is seeking a front setback Variance under Case No. 2019-023428VAR.

- **Rear Yard Variance:** The Project will seek a Variance from the rear yard requirement pursuant to Planning Code Section 134. Planning Code Section 134 requires the subject lot to maintain a minimum rear yard equal to 45 percent of the total lot depth. The required rear yard for the subject property is 56 feet 3 inches. The proposed rear detached structure to be demolished and rebuilt will encroach 34 feet 9 inches into the required rear yard. Therefore, a rear yard Variance is required. The Project is seeking a rear yard Variance under Case No. 2019-023428VAR.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Categorical Exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will maintain and expand an existing community facility(D.B.A. “LYRIC”) to accommodate the growing needs of the facility which has served the LGBTQQ youth of the City for more than 30 years. The Project will afford the community facility the ability to continue serving the immediate neighborhood, which includes a long and rich LGBTQQ history, in good faith and the ability to continue strengthening the facility’s network within the larger LGBTQQ community. 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
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Public Correspondence
Exhibit G – Project Sponsor Brief
Motion No. 13536
Motion No. 15038



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 178 AND 303 TO AMEND CONDITIONS OF APPROVAL NOS. 1, 2, 6, 9, AND 17 IN MOTION NO. 13536 AND CONDITION OF APPROVAL NO. 3 IN MOTION NO. 15038, TO CONSTRUCT A ONE-STORY, HORIZONTAL ADDITION AT GROUND FLOOR OF AN EXISTING THREE-STORY, BUILDING, AND TO DEMOLISH AND RECONSTRUCT AN EXISTING ONE-STORY, DETACHED STRUCTURE FOR THE UTILIZATION OF AN EXISTING COMMUNITY FACILITY (D.B.A. “LYRIC”) LOCATED AT 123-127 COLLINGWOOD STREET, LOT 030 IN ASSESSOR’S BLOCK 2695, WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 14, 2020, Brett Gladstone of Goldstein, Gellman, Melbostad, Harris, and McSparran, LLP (hereinafter "Project Sponsor") filed Application No. 2019-023428CUA (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for a Conditional Use Authorization to expand an existing community facility within an existing three-story, building and a one-story, detached structure and to amend Conditions of Approval listed in Motion Nos. 13536 and 15038 (hereinafter “Project”) at 123-127 Collingwood Street, Block 2695 and Lot 030 (hereinafter “Project Site”).

On January 14, 2020, the Project Sponsor filed Application No. 2019-023428VAR with the Planning Department for a Variance from the Front Setback (Planning Code Section 132) and Rear Yard (Planning Code Section 134).

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Categorical Exemption.

On October 8, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-023428CUAVAR.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-023428CUAVAR is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-023428CUAVAR, 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 is for the amendment of Conditions of Approval listed under Motion Nos. 13536 and 15038 for a request to expand an existing community facility (D.B.A. “LYRIC”) into a rear detached structure to be demolished and rebuilt, expand the hours of operation, eliminate organized meal programs and neighborhood advisory council meetings, increase the number of clients served to 75, eliminate the age restriction of clients served, increase the number of organized activities held at the subject property to 10 per year, and expand utilization of the rear yard as an outdoor activity area. Additionally, the Project will construct a one-story, horizontal addition at ground floor of an existing three-story, building and alter the front façade of the subject building to accommodate the community facility.
- 3. Site Description and Present Use.** The 3,000 square foot lot is located on the east side of Collingwood Street, between 18th and 19th Streets; Lot 030 of Assessor’s Block 2695. The subject property is developed with a three-story, building which measures approximately 45.33 feet in length and 24 feet in width and a one-story, detached structure located at the rear of the property which measures approximately 34.75 feet in length and 24 feet in width. Since 1993, the subject property has been occupied by a community facility (D.B.A. “LYRIC”). Prior to 1993, the subject main building was utilized as a three-unit residential building. The subject main building, constructed in 1900, is considered a potential Historical Resource, Class “B,” pursuant to the California Environmental Quality Act (CEQA).
- 4. Surrounding Properties and Neighborhood.** The subject property is located within the RH-3 (Residential-House, Three-Family) Zoning District, the 40-X Height and Bulk District, and the Castro/Upper Market neighborhood, adjacent to the Twin Peaks, Mission, and Noe Valley neighborhoods. The RH-3 (Residential-House, Three-Family) Zoning District is located immediately to the north and south, the Castor Street NCD (Neighborhood Commercial)

Zoning District is located immediately to the east, and the P (Public) Zoning District is located immediately to the west of the subject property. The immediate neighborhood includes one-to-three story mixed-use, residential, and community facility buildings. Directly to the south is a multi-unit building, directly to the north of the subject property is a single-family residence, directly to the west is the Eureka Valley Recreation Center, and directly to east of the subject property is a mixed-use building.

5. Public Outreach and Comments. The Project Sponsor completed a Pre-Application Meeting on November 15, 2019 prior to the submittal of the listed Conditional Use Authorization Application. Nine members of the public attended the Pre-Application Meeting. To date, the Department has not received any correspondences in opposition of the Project. To date, the Department has received 17 correspondence in support of the Project including letters from the Eureka Valley Neighborhood Association, Castro Merchants, Senator Scott Wiener, Castro/Upper Market Community Benefit District, and GLBT Historical Society. Members of the public indicating support of the Project state the Project's ability to continue serving the City's LGBTQQ youth population, to expand the amount of services available to the LGBTQQ youth population, and to reinforce LYRIC's positive presence in the immediate and larger community as reasons for their support.

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 209.1 states that properties within the RH-3 Zoning District are permitted to contain a community facility with the issuance of a Conditional Use Authorization.

The Project will comply with this requirement. The Project will maintain an existing community facility (D.B.A. "LYRIC") at the subject property. The existing community facility was established under Conditional Use Authorization No. 1993.213C and Motion No. 13536.

B. Enlargement of Conditionally Permitted Use. Planning Code Section 178 states that a permitted conditional use may not be significantly altered, enlarged, or intensified, except upon approval of a new conditional use application pursuant to the provisions of Article 3 of the Planning Code.

The Project includes the expansion of an existing community facility (D.B.A. "LYRIC") via the construction of one-story, horizontal addition to an existing three-story, building and the demolition and reconstruction of an existing one-story, detached storage building. Therefore, the Project requires the issuance of the listed Conditional Use Authorization pursuant to Planning Code Sections 178 and 303.

C. Floor Area Ratio (FAR). Pursuant to Planning Code Sections 124 and 209.1, properties within the RH-3 Zoning District are required to maintain a Floor Area Ratio (FAR) no greater than 1.8 to 1.

The Project complies with this requirement. The subject property is approximately 3,000 square feet in lot area. The Project will maintain and expand an existing community facility (D.B.A. "LYRIC") to approximately 3,900 square feet in total area. Thus, the Project's proposed FAR is 1.3.

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

The subject property is required to maintain a rear yard equal to 56 feet 3 inches, 45 percent of the lot's depth. The Project will demolish, reconstruct, and repurpose a one-story, storage building into program space for the community facility. The proposed new detached one-story, building will encroach 34 feet 9 inches into the rear yard, thus a rear yard Variance is required. The Project is seeking a rear yard Variance under Case No. 2019-023428VAR.

- E. **Front Setback.** Planning Code Section 132 requires that properties within the RH-3 Zoning District maintain a front setback equal to the average of adjacent properties' front setbacks, but in no case shall the required setback be greater than 15 feet. Furthermore, Section 132 requires that at minimum 20 percent of such required front setback remain unpaved and devoted to plan material and at minimum 50 percent of such required front setback be composed of a permeable surface so as to increase the stormwater infiltration.

Based on the adjacent properties' front setback, the subject property is required to maintain a front setback equal to 12 feet. The Project will construct a one-story, horizontal addition at the ground floor of the existing three-story, building and install a total of 37 square feet of landscaping and a total of 113 square feet of permeable surface within the subject property's front setback. The proposed horizontal addition will encroach 4 feet 9 inches into the front setback, thus a front setback Variance is required. The Project is seeking a front setback Variance under Case No. 2019-023428VAR.

- F. **Modification of Conditions of Approval.** Planning Code Section 303 (e) states that authorization of a change in any condition previously imposed in the authorization of a Conditional Use shall be subject to the same procedures as a new Conditional Use.

The Project proposes to amend Conditions of Approval listed in Motion Nos. 13536 and 15038. In particular, the Project will amend Conditions of Approval Nos. 1, 2, 6, 9, and 17 in Motion No. 13536 and Conditions of Approval No. 3 in Motion No. 15038. Therefore, the Project requires the issuance of the listed Conditional Use Authorization pursuant to Planning Code Section 303.

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

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

The Project will provide a development that is necessary, desirable, and compatible with the immediate

neighborhood. The Project will maintain and expand a compatible use within the RH-3 Zoning District and construct a horizontal addition and new detached structure that is compatible with the size, height, and architectural characteristics of the immediate neighborhood.

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

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

The Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. The proposed horizontal addition and new detached structure will be compatible with the size, height, and architectural characteristics of the immediate neighborhood. Additionally, the proposed new structure and addition will have features similar to that of other residential buildings within the immediate neighborhood.

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

The Project is not expected to affect the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of off-street parking spaces and loading spaces. The Project will maintain and expand an existing Community Facility (D.B.A. "LYRIC") that has occupied the subject property since 1993. The number of available on-street parking spaces is not expected to be altered significantly, rather one additional on-street parking space will be added to the immediate neighborhood. Additionally, the Project site is well served by public transit. The subject property is located approximately quarter of a mile from the Castro Street Muni station and less than one block from 18th Street which is served by the 24-bus line.

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

The Project will comply with the City's requirements to minimize noise, glare, dust, odors, or other harmful emissions. Additionally, the Project will remain subject to all remaining Condition of Approvals listed in Motion 13536 and 15038 and those listed in "Exhibit A."

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

The Project will provide additional landscaping and permeable surfaces along the front setback of the subject property. However, no new off-street parking spaces, loading spaces, open spaces, service areas, or signage are proposed at the subject property.

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

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

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

The Project is consistent with the stated purpose of the Residential-House, Three-Family (RH-3) Zoning District in that the maintained and expanded use will be a non-residential use, community facility, that serves the neighborhood. Non-residential uses are more common in the RH-3 Zoning District than in other RH Zoning Districts.

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

COMMUNITY FACILITIES

Objectives and Policies

OBJECTIVE 3

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

POLICY 3.1

Provide neighborhood centers in areas lacking adequate community facilities.

POLICY 3.2

Assure that neighborhood centers complement and do not duplicate existing public and private facilities.

POLICY 3.3

Develop centers to serve an identifiable neighborhood.

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.

OBJECTIVE 4

PROVIDE NEIGHBORHOOD CENTERS THAT ARE RESPONSIVE TO THE COMMUNITY SERVED.

POLICY 4.2

Provide an effective and responsible management structure for each neighborhood center.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.2

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

POLICY 1.3

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

The Project will maintain and expand an existing community facility (D.B.A. "LYRIC") to accommodate the growing needs of the facility which has served the LGBTQ youth of the City for more than 30 years. LYRIC's mission is to build community and inspire positive social change through education enhancement, career trainings, health promotion, and leadership development with lesbian, gay, bisexual, transgender, queer, and questioning (LGBTQQ) youth, their families, and allies of all races, classes, genders, and abilities. Centrally located within the Castro/Upper Market Street neighborhood, the Project will afford the community facility the ability to continue serving the immediate neighborhood, which includes a long and rich LGBTQ history, in good faith and the ability to continue strengthening the facility's network within the larger LGBTQ community. The subject community facility (D.B.A. "LYRIC") is identified in the City's Citywide Historic Context Statement for LGBTQ History which was adopted in November of 2015 by the Historic Preservation Commission.

Located within close proximity to public transportation, the Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street parking availability. The number of available on-street parking spaces is not expected to be altered significantly, rather one additional on-street parking space will be added to the immediate neighborhood. The Project site is well served by public transit. The subject property is located approximately a quarter of a mile from the Castro Street Muni station and less than one block from 18th Street which is served by the 24-bus line. Additionally, the Project will construct a one-story, detached structure and a one-story, horizontal addition to an existing three-story, building that are designed to enhance the existing pedestrian environment of the immediate neighborhood and reinforce the existing residential character of the subject property and of the neighborhood.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project 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 will not remove or displace an existing neighborhood serving retail uses nor will it impact employment and ownership opportunities of such businesses. The Project site does not contain a neighborhood serving retail use and is currently occupied by a community facility and a storage structure. Nonetheless, the Project will introduce new patrons to the area, and therefore, strengthen the customer base of existing retail uses and contribute to the demand for new retail uses serving the area.

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

The Project will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The Project will amend previously imposed Conditions of Approvals under Motion Nos. 13536 and 15038 and maintain and expand an existing community facility to accommodate the growing needs of the facility. Furthermore, the proposed building addition and new detached structure will be designed in a compatible manner with the existing residential character of the immediate neighborhood.

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

The Project will not negatively affect the City's supply of affordable housing; no affordable housing units will be removed. The subject project site is currently occupied by a community facility.

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

The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street parking availability; the Project site is well served by public transportation. The Project will maintain and expand an existing community facility (D.B.A. "LYRIC") that has occupied the subject property since 1993. The number of available on-street parking spaces is not expected to be altered significantly, rather one additional on-street parking space will be added to the immediate neighborhood. Additionally, the Project site is well served by public transit. The subject property is located approximately a quarter of a mile from the Castro Street Muni station and less than one block from 18th Street which is served by the 24-bus line.

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

The Project will not displace any service or industry sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector. The Project will maintain and expand an existing community facility (D.B.A. "LYRIC") to accommodate the facility's growing needs.

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

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

- G. That landmarks and historic buildings be preserved.

Currently, the project site does 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 not have impacts on existing parks and opens spaces and their access to sunlight and vistas.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-023428CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated September 24, 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 October 8, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 8, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to allow the amendment of Motion Nos. 13536 and 15038, the construction of a one-story, horizontal addition to an existing three-story, building, and the demolition and reconstruction of one-story, detached structure for the expansion of an existing community facility (D.B.A. “LYRIC”) located at 123-127 Collingwood Street, Block 2695, Lot 030, pursuant to Planning Code Sections 178 and 303 within the RH-3 District and a 40-X Height and Bulk District; in general conformance with plans, dated **September 24, 2020**, and stamped “EXHIBIT B” included in the docket for Record No. **2019-023428CUA** and subject to conditions of approval reviewed and approved by the Commission on October 8, 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 **October 8, 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 628.652.7463,
www.sfplanning.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 628.652.7463,
www.sfplanning.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 628.652.7463,
www.sfplanning.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 628.652.7463,
www.sfplanning.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 628.652.7463,
www.sfplanning.org*

Entertainment Commission – Noise Attenuation Conditions

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 628.652.7380, www.sfplanning.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 628.652.7380, www.sfplanning.org

- 8. Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, www.sfplanning.org

Parking and Traffic

- 9. 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 628.652.7463,
www.sfplanning.org*

Monitoring - After Entitlement

- 10. 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 628.652.7463, www.sfplanning.org

11. 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 628.652.7463, www.sfplanning.org

Operation

12. 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, 628.271.2000, www.sfpublishworks.org

13. Community Liaison. Condition No. 9 of Motion No. 13536 is to be removed and superseded by this Condition. 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 628.652.7463, www.sfplanning.org

14. Lighting. All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

15. Maximum Number of Clients. Condition No. 1 of Motion No. 13536 is changed to the following, the community facility is limited to serve no more than 75 clients at any one given time at the subject project site. The use of the facility is limited to administrative functions counseling, educational programming, and related activities.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

16. Client Age Range. Condition No. 2 of Motion No. 13536 is changed to the following, this authorization is for a non-profit community facility for the LGBTQ youth, 24 years old or younger, and the parents and guardians of the youth clients.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

17. Organized Events and Outdoor Activity Area. Condition No. 6 of Motion No. 13536 is changed to the following, except for up to ten organized activities per year for which at least two weeks prior notice is given to residents of abutting properties, the rear yard may be utilized as an outdoor activity area by no more than 19 people, two of which will be staff members, between the hours of 10 A.M. to 6 P.M., Sunday through Wednesday and 10 A.M. to 9 P.M., Thursday through Saturday. Any indoor and/or outdoor activity allowed as a principal or conditional use and located within 100 feet of a residential unit shall, during the period from 9:00 P.M. to 9:00 A.M., insure that sound levels emanating from such activities do not exceed acceptable noise levels established for residential uses by the San Francisco Noise Ordinance.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

18. Main Building's Configuration and Utilities. Condition No. 17 of Motion No. 13536 is changed to the following, existing plumbing, gas and/or electrical connections of kitchens and bathrooms at the subject property shall be maintained in order to facilitate restoration of residential use should the subject property no longer be used as an authorized youth center.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

19. Hours of Operation. Condition No. 3 of Motion No. 15038 is changed to the following, the subject community facility is limited to the hours of operation of Monday through Sunday, 10 A.M. to 9 P.M. No staff meetings or program events shall take place after 9 P.M. at the project site.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 20.** The Conditions contained in this “**Exhibit A**” do not supersede the prior Conditions of Approval of Motion No. 13536 with the exception of Conditions Nos. 1, 2, 6, 9, 17 and of Motion No. 15038 Condition No. 3. The remaining Conditions of Approval of Motions Nos. 13536 and 15038 remain in effect.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, www.sfplanning.org

- 21. Report Back.** Within one year from the date of this approval, the Project Sponsor will provide an update to the Commission in the form of an informational hearing on the community facility’s compliance with the listed Conditions of Approval, “Exhibit A”, and those listed in Motion Nos. 13536 and 15038.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7380, www.sfplanning.org

Exhibit B

ABBREVIATIONS

Ø	DIAMETER OR ROUND AND	KO	KNOCKOUT
AB	ANCHOR BOLT	L	ANGLE
ABV	ABOVE	LAM	LAMINATE
ACT	ACOUSTICAL CEILING TILE	LAV	LAVATORY
A/C	AIR CONDITIONED	LBL	LABEL
AD	AREA DRAIN	LBS	POUNDS
ADJ	ADJUSTABLE	L.P.	LOW POINT
AFF	ABOVE FINISHED FLOOR	LT	LIGHT
AGGR	AGGREGATE	MAX	MAXIMUM
ALUM	ALUMINUM	MB	MACHINE BOLT
ALT	ALTERNATIVE	MECH	MECHANICAL
ANCH	ANCHOR	MFR	MANUFACTURER
APPRO	APPROXIMATE	MIN	MINIMUM
ARCH	ARCHITECTURAL	MIR	MIRROR
ASPH	ASPHALT	MISC	MISCELLANEOUS
ATT	ATTACHMENT	MR	MOP RACK
AUTO	AUTOMATIC	MTD	MOUNTED
		MTL	METAL
		MUL	MULLION
BD	BOARD	N	NORTH
BITUM	BITUMINOUS	(N)	NEW
BLDG	BUILDING	NIC	NOT IN CONTRACT
BLKG	BLOCKING	NO. OR #	NUMBER
BM	BEAM	NOM	NOMINAL
B.O.	BOTTOM OF	NR	NON-RATED
BOT	BOTTOM	NTS	NOT TO SCALE
BU	BUILT-UP		
C	CHANNEL	O/	OVER
CAB	CABINET	OA	OVERALL
CB	CATCH BASIN	OC	ON CENTER
CC	CENTER TO CENTER	OD	OUTSIDE DIMENSION
CEM	CEMENT	OH	OVAH HEAD
CH	COAT HOOK	OPER	OPERABLE
CJT	CONTROL JOINT	OPNG	OPENING
CL	CENTERLINE	OPP	OPPOSITE
CLG	CEILING	OZ	OUNCE
CLR	CLEAR	PH	PAN HEAD
CNTR	COUNTER	PL	PLATE
COL	COLUMN	P.L	PROPERTY LINE
COMB	COMBINATION	PLAS	PLASTER
CONC	CONCRETE	PLUMB	PLUMBING
CONN	CONNECTION	PLY	PLYWOOD
CONSTR	CONSTRUCTION	PR	PAIR
CONT	CONTINUOUS	PT	POINT
CRPT	CARPET	PT	PRESSURE TREATED
CT	CERAMIC TILE	PTD	PAPER TOWEL DISPENSER
CTR	CENTER	QTY	QUANTITY
CTSK	COUNTERSUNK		
CW	COLD WATER	R	RISER
		RAD	RADIUS
DBL	DOUBLE	RD	ROOF DRAIN
DEPT	DEPARTMENT	REC	RECESSED
DF	DRINKING FOUNTAIN	REF	REFERENCE
DIA	DIAMETER	REFRIG	REFRIGERATOR
DIAG	DIAGONAL	REQ	REQUIRED
DIM	DIMENSION	RES	RESILIENT
DISP	DISPOSAL	RET	RETAINING
DN	DOWN	RH	ROUND HEAD
DSA	DIVISION OF THE STATE ARCHITECT	RM	ROOM
DSP	DRY STANDPIPE	RND	ROUND
DTL	DETAIL	RWL	RAINWATER LEADER
DW	DISHWASHER		
DWG	DRAWING	S	SOUTH
		SAD	SEE ARCHITECTURAL DRAWINGS
E	EAST	SB	SPLASH BLOCK
(E)	EXISTING	SCD	SEE CIVIL DRAWINGS
EA	EACH	SCD	SEAT COVER DISPENSER
EB	EXPANSION BOLT	SCHED	SCHEDULE
EJ	EXPANSION JOINT	SCR	SHOWER CURTAIN ROD
ELEC	ELECTRIC	SD	SOAP DISPENSER
ELEV	ELEVATION	SED	SEE ELECTRICAL DRAWINGS
EMER	EMERGENCY	SH	SHELF
EQ	EQUAL	SHT	SHEET
EQUIPT	EQUIPMENT	SHTG	SHEATHING
EW	EACH WAY	SIMIL	SIMILAR
EXH	EXHAUST	SLD	SEE LANDSCAPE DRAWINGS
EXP	EXPANSION	SMD	SEE MECHANICAL DRAWINGS
EXT	EXTERIOR	SMS	SHEET METAL SCREW
		SND	SANITARY NAPKIN DISPOSAL
FA	FIRE ALARM	SNV	SANITARY NAPKIN VENDOR
FD	FLOOR DRAIN	SPD	SEE PLUMBING DRAWINGS
FDN	FOUNDATION	SPEC	SPECIFICATION
FEC	FIRE EXTINGUISHER CABINET	SQ	SQUARE
FHC	FIRE HOSE CABINET	SSD	SEE STRUCTURAL DRAWINGS
FHMS	FLAT HEAD METAL SCREW	SST	STAINLESS STEEL
FHWS	FLAT HEAD WOOD SCREW	ST	STREET
FIN	FINISH	STD	STANDARD
FG	FINISH GRADE	STL	STEEL
FIXT	FIXTURE	STRUC	STRUCTURAL
FL	FLUSH	SYM	SYMMETRICAL
FLR	FLOOR (ING)		
FLASH	FLASHING	T	TREAD
FLUOR	FLUORESCENT	T&G	TEMPERED TONGUE AND GROOVE
F.O.	FACE OF	THK	THICKNESS
FOC	FACE OF CONCRETE	THRESH	THRESHOLD
FOF	FACE OF FINISH	T.O.	TOP OF
FPRF	FIREPROOF	TOC	TOP OF CURB
FR	FIRE RESISTIVE	TOP	TOP OF PAVEMENT
FS	FULL SIZE	TOS	TOP OF SLAB
FSS	FOLDING SHOWER SEAT	TOSTL	TOP OF STEEL
FT	FIRE TREATED	TOW	TOP OF WALL
FT	FOOT OR FEET	TPD	TOILET PAPER DISPENSER
FTG	FOOTING	TYP	TYPICAL
FURR	FURRING		
FUT	FUTURE	UL	UNDERWRITERS LABORATORY
FXD	FIXED	UON	UNLESS OTHERWISE NOTED
		VERT	VERTICAL
G	GAS	VIF	VERIFY IN FIELD
GA	GAUGE	W	WEST
GALV	GALVANIZED	WC	WATER CLOSET
GB	GRAB BAR	WD	WOOD
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	WH	WIDE FLANGE
		WH	WATER HEATER
GL	GLASS	W/O	WITHOUT
GSM	GALVANIZED SHEET METAL	WSC	WAINSCOT
GYP	GYPSONIUM	WR	WASTE RECEPTACLE
GWB	GYPSONIUM WALLBOARD	WT	WEIGHT
		Z	ZEE SECTION
HB	HOSE BIBB		
HDR	HEADER		
HDWD	HARDWOOD		
HDWR	HARDWARE		
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
H.P.	HIGH POINT		
HR	HOUR		
HSS	HOLLOW STRUCTURAL SECTION		
HT	HEIGHT		
HW	HOT WATER		
ID	INSIDE DIAMETER		
INFO	INFORMATION		
INSUL	INSULATION		
INT	INTERIOR		
JAN	JANITOR		
JT	JOINT		

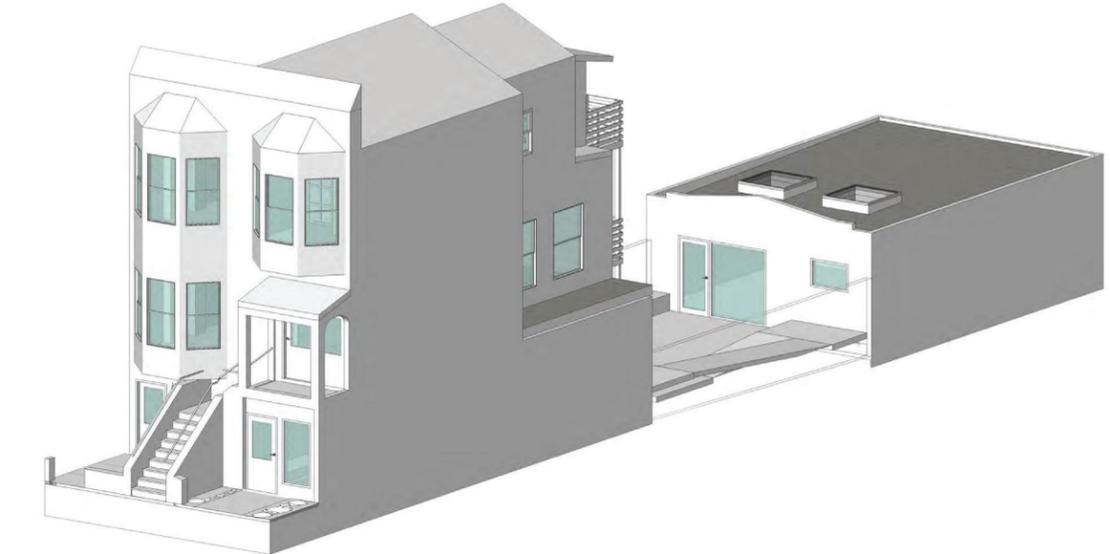
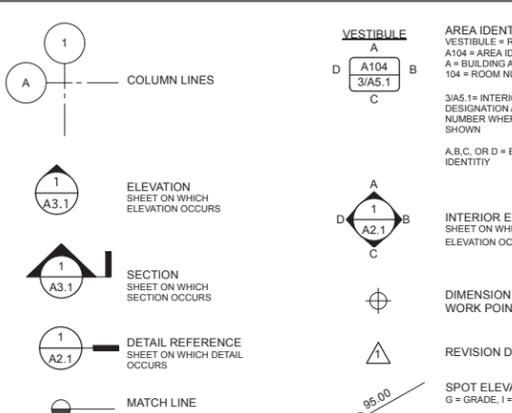
GENERAL NOTES

1. THE CONTRACT DOCUMENTS INCLUDE THESE DRAWINGS AND THE SPECIFICATIONS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH AIA DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," IN THESE CONTRACT DOCUMENTS. THE TERM "CONTRACTOR" SHALL APPLY TO THAT PERSON EMPLOYED BY THE OWNER TO TAKE CHARGE OF AND PERFORM THIS WORK.
3. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND COUNTY CODES AND WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHALL, TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE, OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION REGULATIONS, N.F.P.A. (LIFE SAFETY CODE) AND OTHER APPLICABLE STATE LAWS AND REGULATIONS. NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. WHERE CONFLICT OCCURS, THE DIRECTIVES SHALL GOVERN, EXCEPT WHERE SUPERIOR WORK IS SPECIFIED OR INDICATED. SUCH CONFLICTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION, PRIOR TO PROCEEDING WITH THE WORK.
4. ALL ITEMS INDICATED ARE NEW WORK UNLESS NOTED AS EXISTING.
5. VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. EXISTING DIMENSIONS GIVEN ARE TAKEN FROM INFORMATION PROVIDED BY THE OWNER'S SURVEY. REVIEW ALL DRAWINGS AND DIMENSIONS BEFORE COMMENCING WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT PROCEED WITH WORK UNTIL DISCREPANCIES ARE RESOLVED. DO NOT SCALE DRAWINGS.
6. DIMENSIONS GIVEN AS NOMINAL ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MUST BE VERIFIED THROUGH FIELD LAYOUT.
7. ALL PLAN DIMENSIONS GIVEN TO FACE OF FINISH AND CENTERLINE OF WINDOWS UNLESS OTHERWISE NOTED. VERTICAL DIMENSIONS GIVEN TO TOP OF SLAB AND TOP OF PLYWOOD FLOOR OR ROOF SHEATHING UNLESS OTHERWISE NOTED.
8. ALL DOORS ARE DIMENSIONED FROM ADJACENT WALL TO HINGE SIDE OF FRAME ACCORDING TO TYPICAL DOOR FRAME DETAIL, UNLESS OTHERWISE NOTED.
9. SEE DOOR AND WINDOW SCHEDULES FOR UNIT DIMENSIONS.
10. ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE UNLESS NOTED OTHERWISE. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
11. AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY. THE ARCHITECT'S JOBSITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
12. PERFORM ALL WORK IN AN ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE BUILDING OR ADJACENT PROPERTIES. ANY RESULTING DAMAGE OR LOSS SHALL BE REPAIRED OR CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
13. MAINTAIN WORK AREAS CLEAN AND FREE FROM DEBRIS AT ALL TIMES. REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.
14. AT THE END OF EACH WORK DAY THE CONTRACTOR SHALL BARRICADE THE WORK AREA TO PREVENT ACCESS BY UNAUTHORIZED PERSONS.

DEMOLITION GENERAL NOTES

1. THE DEMOLITION PLAN SHOWS MAJOR BUILDING ELEMENTS TO BE DEMOLISHED. ADDITIONAL DEMOLITION WORK IS REQUIRED TO INSTALL PARTS OF THE WORK. REVIEW THE FINISH SCHEDULE, DETAILS, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND OTHER DOCUMENTS AND PROVIDE DEMOLITION, CUTTING AND PATCHING REQUIRED TO PERFORM THE WORK.
2. PROVIDE LABOR AND EQUIPMENT FOR ALL DEMOLITION AND RELATED WORK. DEMOLISH AND REMOVE FROM THE PREMISES ALL PARTS OF THE EXISTING BUILDING INDICATED FOR DEMOLITION OR REQUIRED TO BE DEMOLISHED FOR THE INSTALLATION OF NEW WORK.
3. NOTES INDICATE EXISTING ELEMENTS TO BE DEMOLISHED, WHICH IS TO INCLUDE THE ENTIRE SYSTEM RELATED TO THE ELEMENT, INCLUDING MISCELLANEOUS FASTENERS, SUBSTRATES, AND OTHER MISCELLANEOUS ITEMS THAT ARE PART OF THE ELEMENT INDICATED.
4. DEMOLITION DRAWINGS SHOW MAJOR ELEMENTS OF WORK TO BE DEMOLISHED. DUE TO THE COMPLEXITY OF CONSTRUCTION, ALL WORK TO BE DEMOLISHED IS NOT SHOWN. CAREFULLY REVIEW DRAWINGS SHOWING WORK TO BE INSTALLED AND PROVIDE DEMOLITION OF EXISTING ELEMENTS AND ALL CUTTING AND PATCHING REQUIRED TO ACCOMMODATE THE NEW WORK.
5. DEBRIS RESULTING FROM THE DEMOLITION WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER OFF OF THE OWNERS PROPERTY. LOCATION OF DISPOSAL SITE AND LENGTH OF HAUL SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. REVIEW THE PROJECT DOCUMENTS AND INSPECT THE PREMISES PRIOR TO BEGINNING WORK TO ASCERTAIN ANY CIRCUMSTANCES THAT MAY ADVERSELY AFFECT DEMOLITION WORK. BRING ANY SUCH CIRCUMSTANCES TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
7. PROVIDE ALL SHORING NECESSARY TO STABILIZE THE STRUCTURE BEFORE PERFORMING ANY DEMOLITION. DETERMINATION OF SHORING REQUIREMENTS AND PROVIDING SHORING SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. IF REQUIRED, THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO DESIGN AND VERIFY THE ADEQUACY OF SHORING PROVIDED.
8. PROTECT EXISTING FINISHES AND WORK TO REMAIN FROM DAMAGE.
9. REFER TO STRUCTURAL DRAWINGS, CUT AND PATCH OR PROVIDE DEMOLITION AS REQUIRED TO PERFORM STRUCTURAL WORK INDICATED.
10. REFER TO FINISH SCHEDULE FOR NEW FINISHES. DEMOLISH EXISTING FINISHES DOWN TO WALL OR FLOOR FRAMING WHERE INDICATED TO RECEIVE NEW FINISH, UNLESS NEW FINISH IS INDICATED AS AN OVERLAY OF THE EXISTING FINISH.
11. ALL AREAS WHERE FINISH MATERIALS ARE TO BE REMOVED SHALL BE STRIPPED, CLEANED AND PREPARED TO RECEIVE FUTURE FINISH AS INDICATED ON THE FINISH SCHEDULE.

LEGEND



AXONOMETRIC

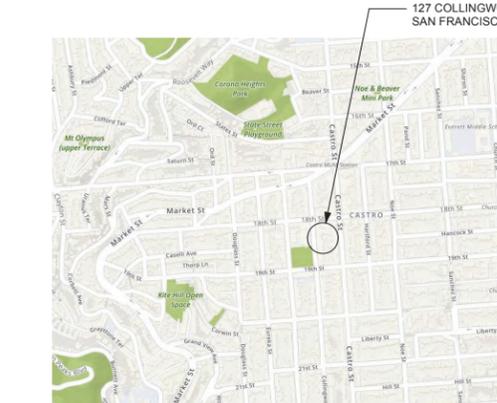
GOVERNING CODES

- LIST OF APPLICABLE CODES - CALIFORNIA CODE OF REGULATIONS**
- 1.1 SAN FRANCISCO PLANNING CODE
 - 1.2 SAN FRANCISCO BUILDING CODE
 - 2.1 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
 - 2.2 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
 - 2.3 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
 - 2.4 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
 - 2.5 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
 - 2.6 2016 CALIFORNIA ENERGY CODE (CEC) PART 6, TITLE 24 C.C.R.
 - 2.7 2016 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE PART 7, TITLE 24 C.C.R.
 - 2.8 2016 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
 - 2.9 2016 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24 C.C.R.
 - 2.10 2016 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
 - 2.11 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PROJECT DATA

123 COLLINGWOOD STREET		PROJECT DESCRIPTION	
PROJECT SUMMARY TABLE		ENCLOSING (E) DRIVEWAY AREA AS GROUND FLOOR RECEPTION AND HALLWAY, CONVERTING UNUSED GARAGE INTO PROGRAM SPACE WITH ACCESSIBLE ROUTE THROUGH REAR YARD	
NO. FLOORS	EXISTING 3 PROPOSED 3	OWNER	LYRIC CENTER FOR LGBTQQ YOUTH
USABLE FLOOR AREA		127 COLLINGWOOD STREET	
1ST FLOOR	1555 SF 1959 SF	SAN FRANCISCO, CA 94114	
2ND FLOOR	988 SF 988 SF		
3RD FLOOR	953 SF 953 SF		
TOTAL:	3496 SF 3900 SF		
PROPOSED ADD'L AREA	404 SF		
HEIGHT DISTRICT	EXISTING 40X PROPOSED 40X	BLOCK	2695 LOT 030
HEIGHT	33'1" 40'0" 33'1"	LOT WIDTH	24'0"
OFF-STREET PARK'G	N/A N/A N/A	LOT DEPTH	125'0"
FRONT SETBACK	12'0" 12'0" 7'4"	SITE AREA	3,600 SF
REQUIRED YARDS	N/A N/A N/A	ZONING	RH-3
FRONT	N/A N/A N/A	(E) USE	OFFICE/SOCIAL CENTER
SIDE	NONE NONE NONE	PROPOSED USE	OFFICE/SOCIAL CENTER
REAR	0' 57'6" 0'	OCCUPANCY	B
	SEE ZONING NOTES	CONSTRUCTION TYPE	TYPE V- NOT RATED
		AREA SOIL DISTURBANCE	1624 SF
		AREA OF EXCAVATION	20 CU. YARDS

VICINITY MAP



SHEET INDEX 22 SHEETS

A0.1	DRAWING INDEX, PROJECT INFO & VICINITY MAP
A0.2	SITE PHOTOS
A0.3	GREEN BUILDING SUBMITTAL FORM
A0.4	EXIT PATHS
A1.0	SITE PLANS
A2.1	GROUND FLOOR PLANS
A2.2	2ND & 3RD FLOOR PLANS
A2.3	ROOF PLANS
A2.4	ANNEX PLANS
A2.5	ANNEX ROOF PLANS
A3.1E	(E) WEST ELEVATION
A3.1	PROPOSED WEST ELEVATIONS
A3.2	SOUTH ELEVATIONS
A3.3E	(E) EAST ELEVATION
A3.3	PROPOSED EAST ELEVATIONS
A3.4	NORTH ELEVATIONS
A3.5	ANNEX ELEVATIONS
A3.6	ANNEX ELEVATIONS
A3.7	LONGITUDINAL SECTIONS
A3.8	CROSS SECTIONS
A3.9	ANNEX SECTIONS
A8.1	DOOR & WINDOW SCHEDULES

LYRIC CENTER FOR LGBTQQ YOUTH

LYRIC ANNEX
127 Collingwood Street
San Francisco, CA 94114

LYRIC CENTER FOR LGBTQQ YOUTH

127 Collingwood Street
San Francisco, CA 94114



ZONING NOTES

NO.	ISSUED FOR	DATE
1	SITE PERMIT	12/12/19
2	REV 1 - PLANNING COMMENTS	9/4/20
3	REV 2 - PLANNING COMMENTS	9/25/20

THIS PROJECT HAS APPLIED FOR VARIANCES FOR THE FOLLOWING FEATURES:

1. RECONSTRUCTION OF (E) NON-COMPLYING STRUCTURE WITHIN REAR YARD.
2. ENCLOSURE OF (E) STRUCTURE IN FRONT SETBACK.

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AREA OF SOIL DISTURBANCE 1624 SF
AREA OF EXCAVATION - 10 CUBIC YARDS

REGULATORY APPROVALS

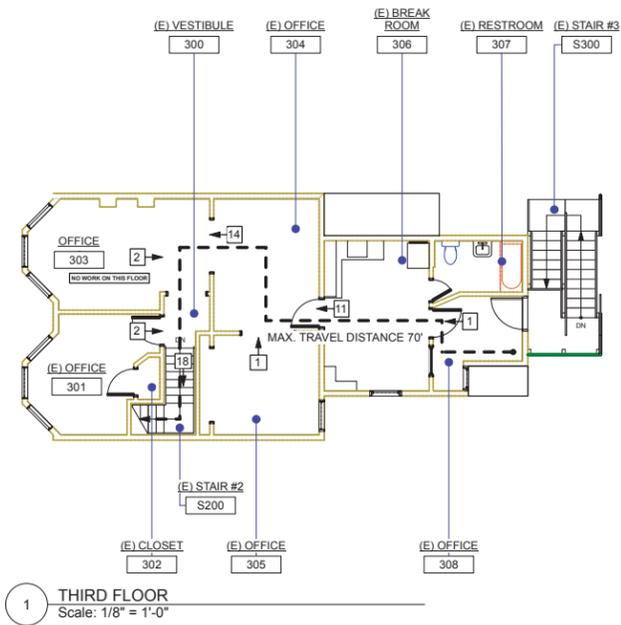
DRAWING INDEX, PROJECT INFO, & VICINITY MAP

SHEET NUMBER

A0.1

CAD FILE: 18040_TTL.vwx
DATE: 12/12/19 PROJECT NO.: 2018.040

FOR REVIEW - NOT FOR CONSTRUCTION



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

ROOM NUMBER	ROOM NAME	OCCUPANCY S.F. TYPE	AREA (S.F.)	S.F. PER PERSON	GROSS/NET	OCCUPANT LOAD
100	RECEPTION	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	85	15	NET	6
101	MULTI-USE SPACE	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	318	15	NET	22
103	PANTRY	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	24	300	GROSS	1
106	BREAK ROOM	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	99	15	NET	7
FIRST FLOOR OCCUPANT LOAD - FRONT						36
107	PATIO	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	285	15	NET	19
111	OFFICE	BUSINESS AREAS	50	100	GROSS	1
112	OFFICE	BUSINESS AREAS	52	100	GROSS	1
115	OFFICE	BUSINESS AREAS	70	100	GROSS	1
116	MULTI-USE SPACE	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	404	15	NET	27
FIRST FLOOR OCCUPANT LOAD - ANNEX AND PATIO						49
FIRST FLOOR OCCUPANT LOAD - TOTAL						85
202	(E) MULTI-USE SPACE	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	317	15	NET	22
203	(E) OFFICE	BUSINESS AREAS	220	100	GROSS	3
204	(E) COUNSELING	BUSINESS AREAS	114	100	GROSS	2
SECOND FLOOR OCCUPANT LOAD TOTAL						27
301	(E) OFFICE	BUSINESS AREAS	110	100	GROSS	2
303	OFFICE	BUSINESS AREAS	162	100	GROSS	2
304	(E) OFFICE	BUSINESS AREAS	127	100	GROSS	2
305	(E) OFFICE	BUSINESS AREAS	96	100	GROSS	1
306	BREAK ROOM	ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES & CHAIRS)	143	15	NET	10
308	(E) OFFICE	BUSINESS AREAS	59	100	GROSS	1
THIRD FLOOR OCCUPANT LOAD TOTAL						18
GRAND TOTAL OCCUPANT LOAD						130

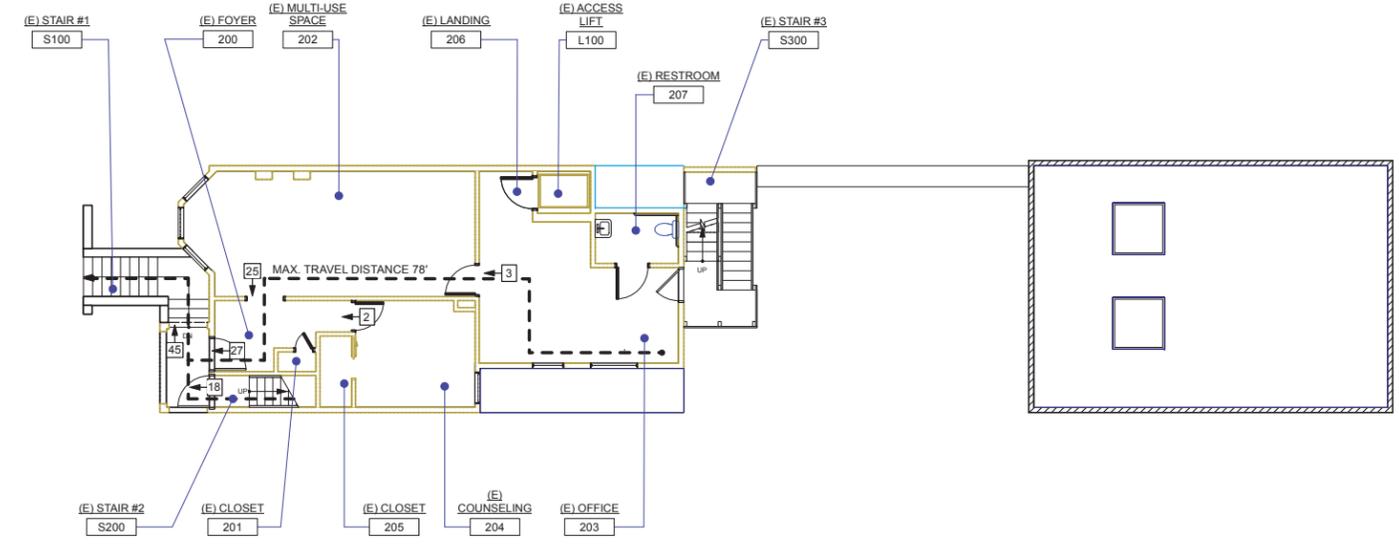
KEYNOTES

LYRIC CENTER FOR LGBTQQ YOUTH

LYRIC ANNEX
127 Collingwood Street
San Francisco, CA 94114

LYRIC CENTER FOR LGBTQQ YOUTH

127 Collingwood Street
San Francisco, CA 94114



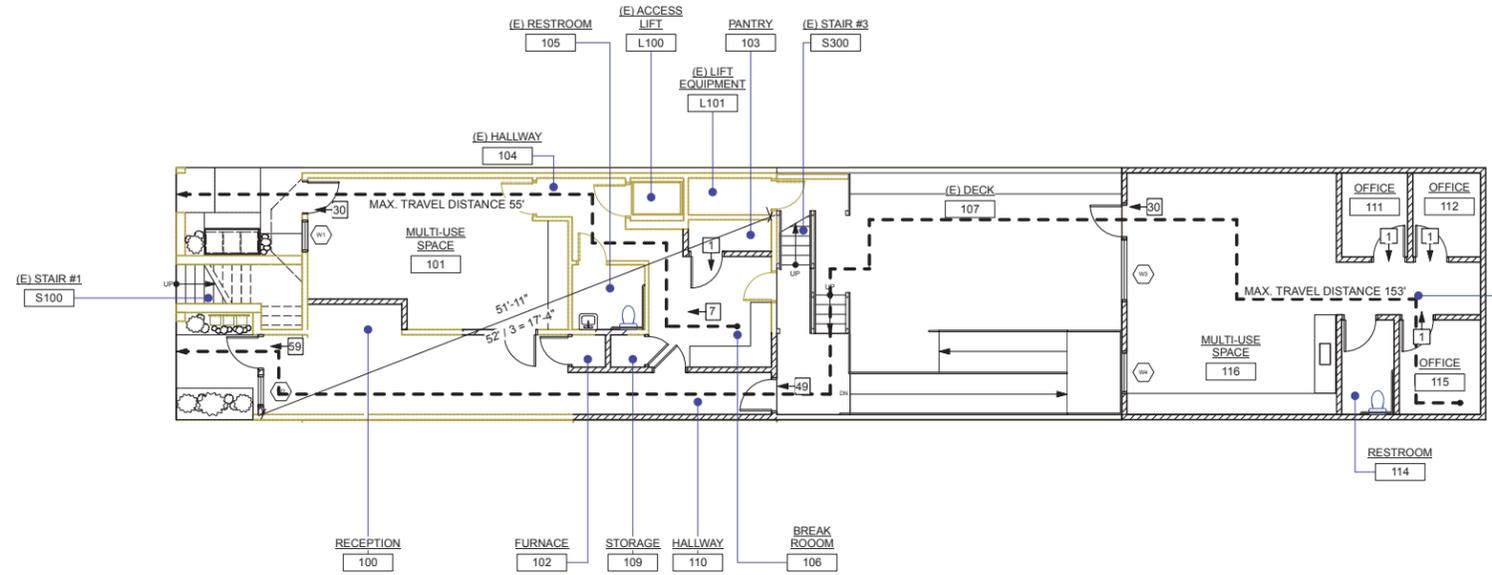
2 SECOND FLOOR
Scale: 1/8" = 1'-0"

MAXIMUM TRAVEL DISTANCES		
	MAX. COMM. PATH OF EGRESS TRAVEL DISTANCE - TABLE 1006.2.1	MAX. EXIT ACCESS TRAVEL DISTANCE - TABLE 1017.2
OCCUPANCY GROUP B SPRINKLERED	100 FT	300 FT

SHEET NOTES

NO.	ISSUED FOR	DATE
1	SITE PERMIT	12/12/19
2	REV 1 - PLANNING COMMENTS	9/4/20
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3 GROUND FLOOR
Scale: 1/8" = 1'-0"

LEGEND

- (E) WALL/PARTITION
- (E) ARCHITECTURAL ELEMENT
- INFILL
- WALL/PARTITION
- EXTERIOR WALL
- ARCHITECTURAL ELEMENT
- MAX. EXIT ACCESS TRAVEL DISTANCE
- DIRECTION OF TRAVEL & OCCUPANT LOAD

DRAWING TITLE

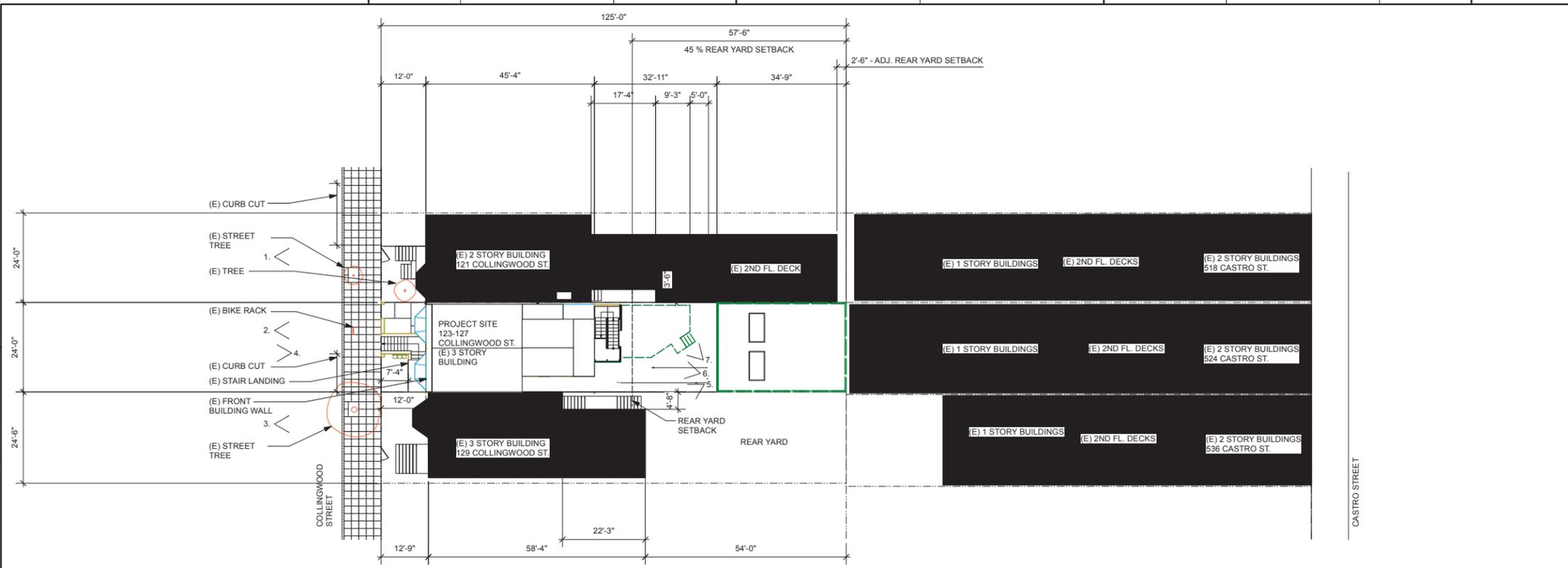
EXIT PATHS

SHEET NUMBER

A0.4

CAD FILE: 18040_TTL.vwx
DATE: 12/12/19 PROJECT NO.: 2018.040

FOR REVIEW - NOT FOR CONSTRUCTION



1 (E) SITE PLAN
Scale: 1/16" = 1'-0"

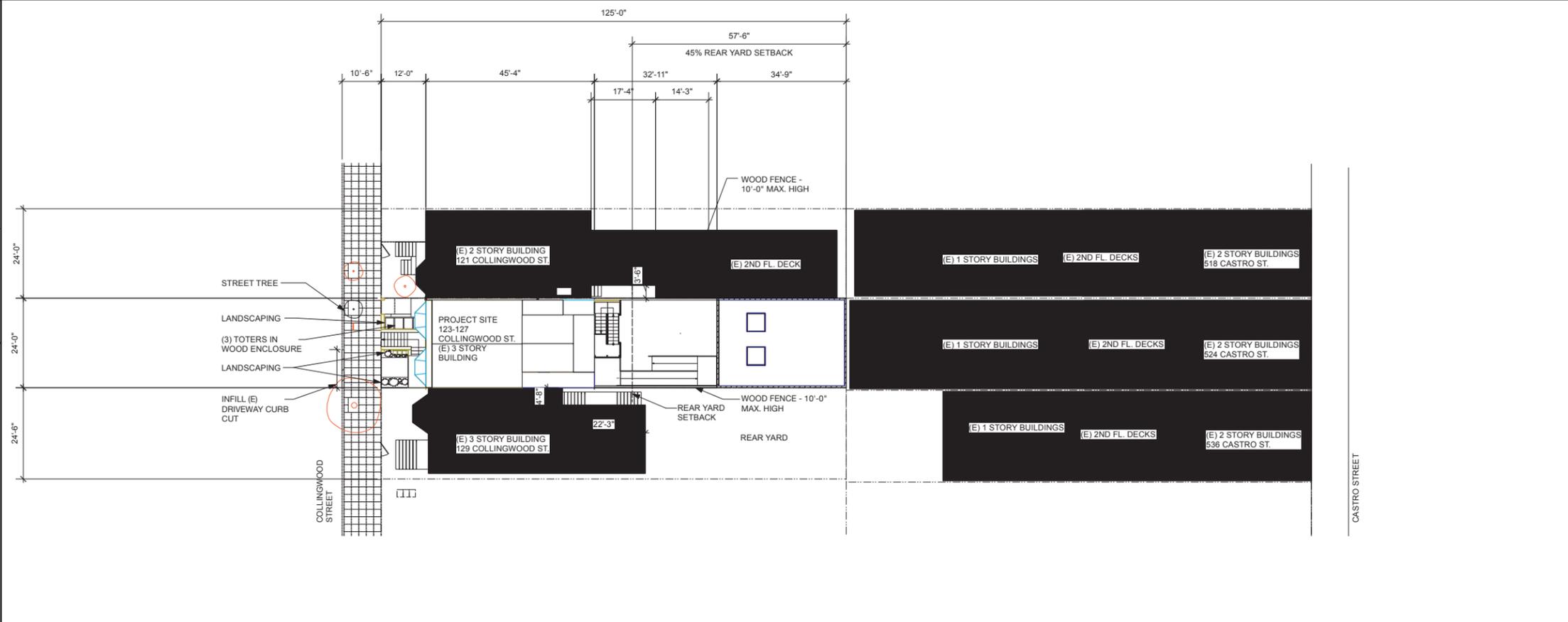


KEYNOTES

LYRIC CENTER FOR LGBTQ YOUTH
LYRIC ANNEX
127 Collingwood Street
San Francisco, CA 94114

LYRIC CENTER FOR LGBTQ YOUTH
127 Collingwood Street
San Francisco, CA 94114

HAMILTON + AITKEN ARCHITECTS
525 BRANNAN STREET STE 400
SAN FRANCISCO, CA 94107
T 415 974 5030
www.HAarch.com



2 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"



SHEET NOTES

NO.	ISSUED FOR	DATE
1	SITE PERMIT	12/12/19
2	REV 1 - PLANNING COMMENTS	9/4/20
3	REV 2 - PLANNING COMMENTS	9/25/20

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LEGEND

- x < LOCATION OF SITE PHOTO TAKEN SEE A0.2
- (E) WALL/PARTITION
- (E) BUILDING ELEMENT
- DEMO (E) WALL
- DEMO (E) BUILDING ELEMENT
- /// NEW WALL/PARTITION
- NEW BUILDING ELEMENT
- (E) DOOR
- DEMO (E) DOOR
- NEW DOOR
- (E) WINDOW

DRAWING TITLE

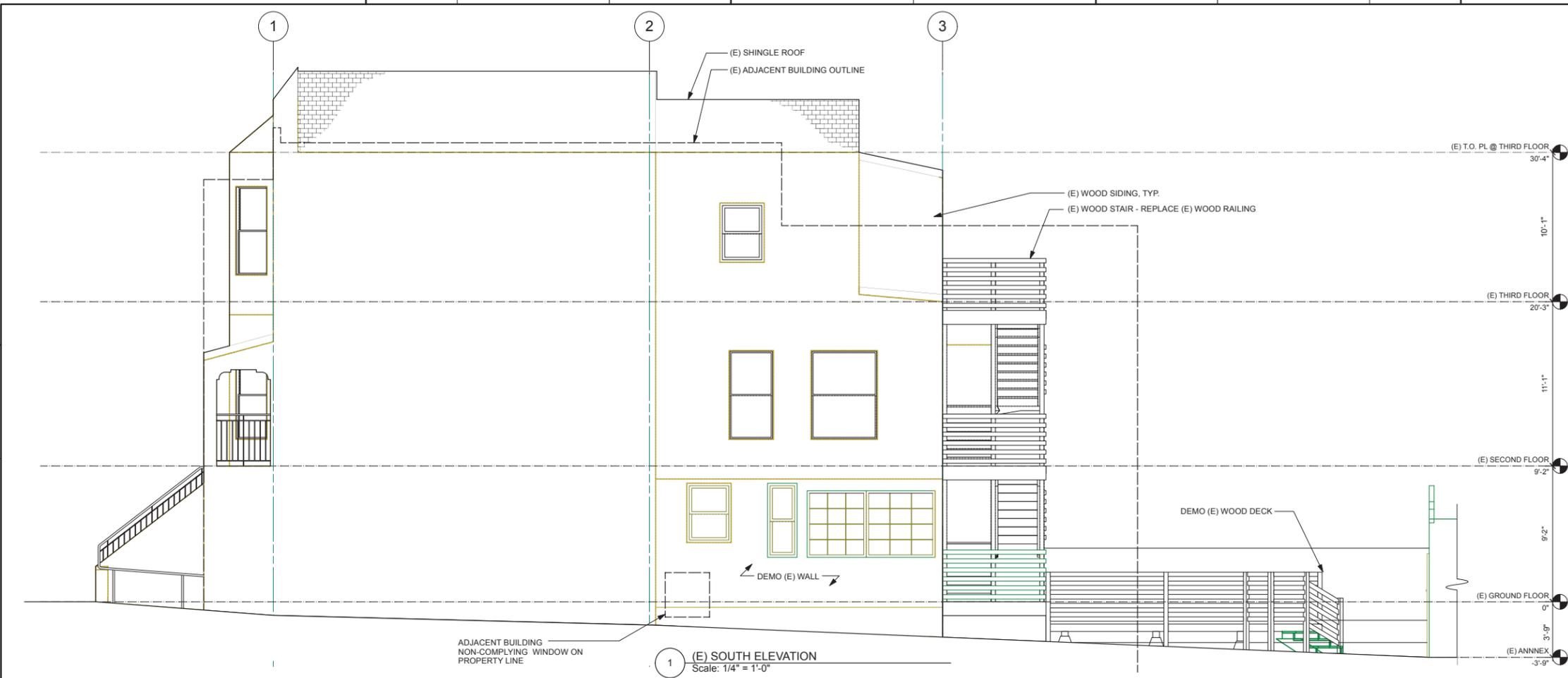
SITE PLANS

SHEET NUMBER

A1.0

CAD FILE: 18040_TTL.vwx
DATE: 12/12/19 PROJECT NO.: 2018.040

FOR REVIEW - NOT FOR CONSTRUCTION



KEYNOTES

LYRIC CENTER FOR LGBTQQ YOUTH

LYRIC ANNEX
127 Collingwood Street
San Francisco, CA 94114

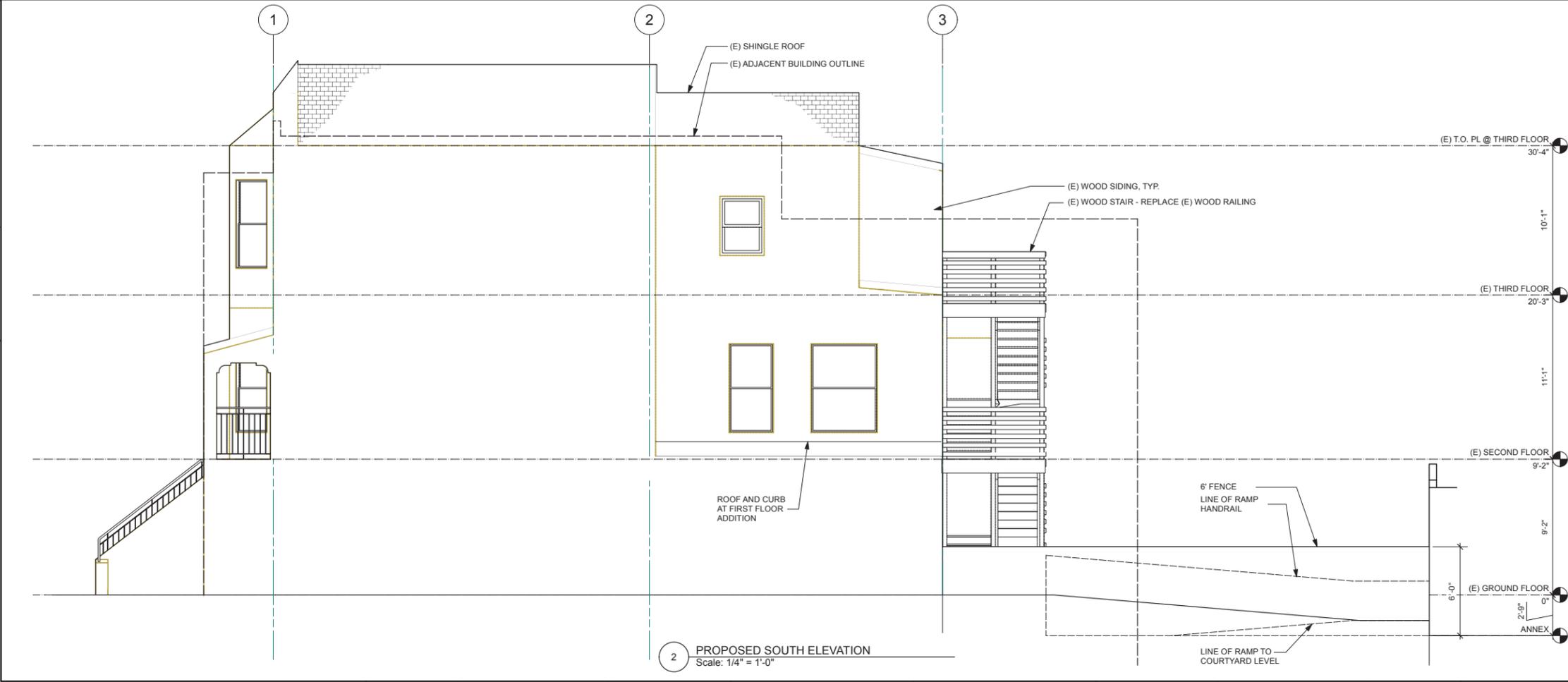
LYRIC CENTER FOR LGBTQQ YOUTH

127 Collingwood Street
San Francisco, CA 94114

HAMILTON + AITKEN ARCHITECTS
525 BRANNAN STREET STE 400
SAN FRANCISCO, CA 94107
T 415 974 5030
www.HAarchs.com

REGISTERED ARCHITECT
LEO HAMILTON
C 15992
Ren. 12/30/21
STATE OF CALIFORNIA

SHEET NOTES



LEGEND

NO.	ISSUED FOR	DATE
1	SITE PERMIT	12/12/19
2	REV 1 - PLANNING COMMENTS	9/4/20
3	REV 2 - PLANNING COMMENTS	9/25/20

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DRAWING TITLE

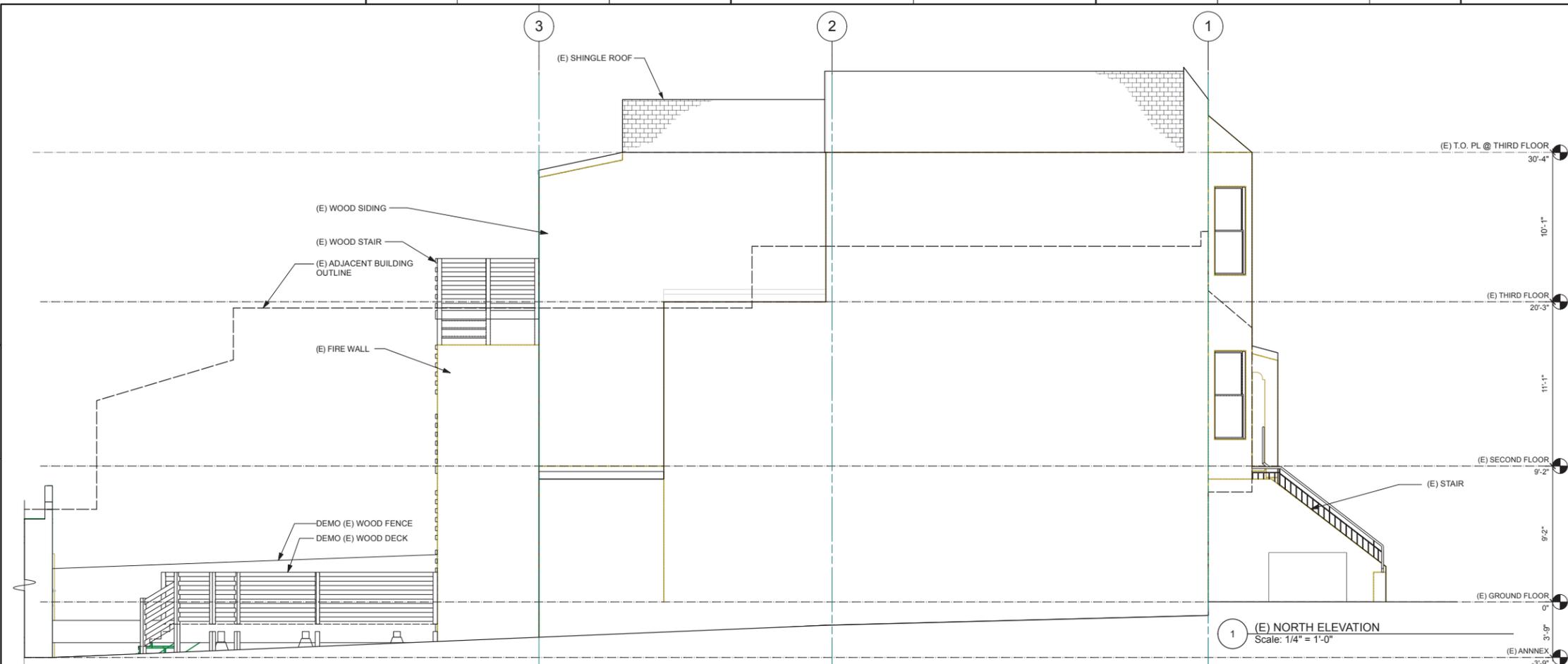
SOUTH ELEVATIONS

SHEET NUMBER

A3.2

CAD FILE: 18040_TTL.vwx
DATE: 12/12/19 PROJECT NO.: 2018.040

FOR REVIEW - NOT FOR CONSTRUCTION



1 (E) NORTH ELEVATION
Scale: 1/4" = 1'-0"

KEYNOTES

LYRIC CENTER FOR LGBTQQ YOUTH

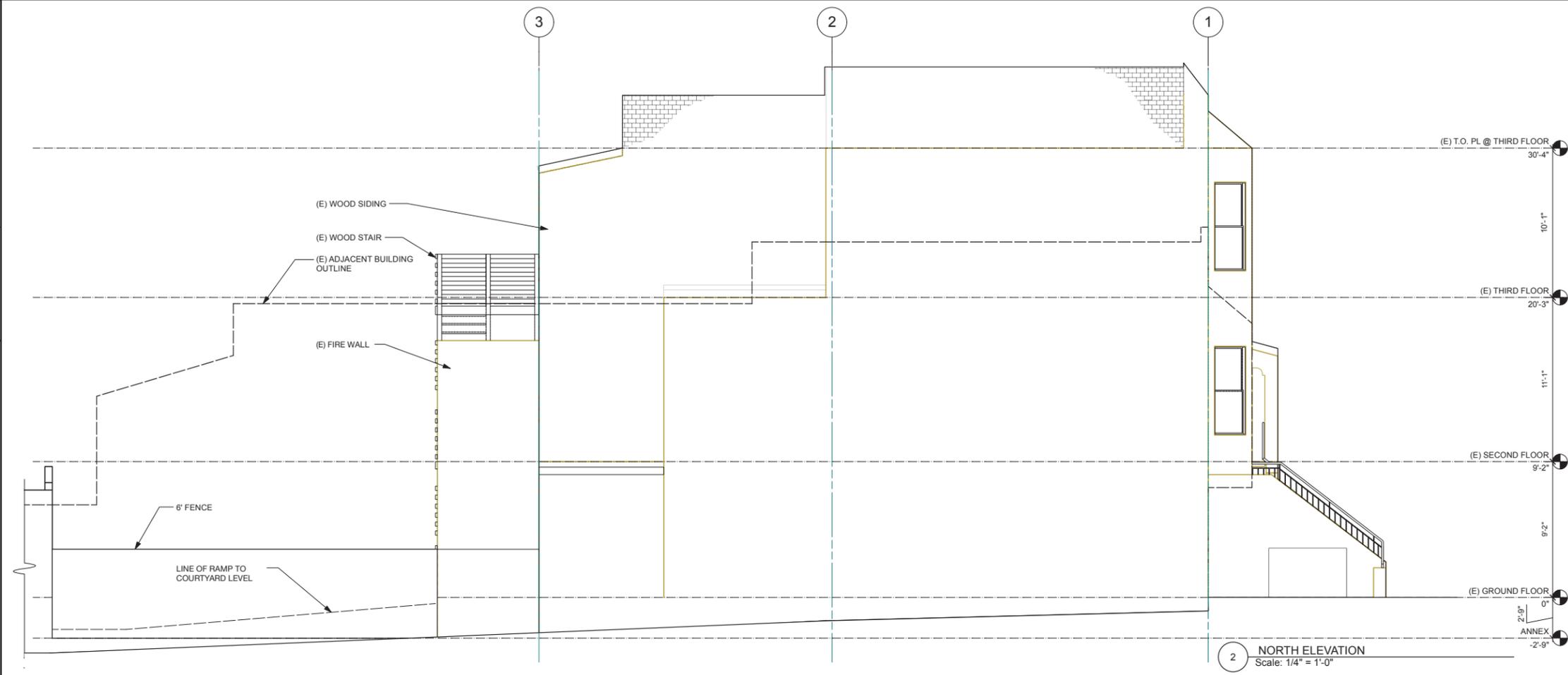
LYRIC ANNEX
127 Collingwood Street
San Francisco, CA 94114

LYRIC CENTER FOR LGBTQQ YOUTH

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San Francisco, CA 94114

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525 BRANNAN STREET STE 400
SAN FRANCISCO, CA 94107
T 415 974 5030
www.HAarchs.com

LICENSED ARCHITECT
CALIFORNIA
151992
Ren. 12/30/21
STATE OF CALIFORNIA



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

SHEET NOTES

NO.	ISSUED FOR	DATE
1	SITE PERMIT	12/12/19
2	REV 1 - PLANNING COMMENTS	9/4/20
3	REV 2 - PLANNING COMMENTS	9/25/20

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LEGEND

DRAWING TITLE

NORTH ELEVATIONS

SHEET NUMBER

A3.4

CAD FILE: 18040_TTL.vwx
DATE: 12/12/19 PROJECT NO.: 2018.040

FOR REVIEW - NOT FOR CONSTRUCTION



Exhibit C

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

628.652.7600

www.sfplanning.org

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
123-27 COLLINGWOOD ST		2695030
Case No.		Permit No.
2019-023428PRJ		201912189884
<input checked="" type="checkbox"/> Addition/ Alteration	<input checked="" type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Conditional Use Authorization request to amend the existing conditions as set forth in Planning Commission Motion No. 15038 and Planning Commission Motion No. 13536. The proposed project will renovate the existing facade, demolish and re-construct the rear yard structure for programming use, and change the use of the outdoor space in the rear yard to an "Outdoor Activity Area".</p>		

STEP 1: EXEMPTION CLASS

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

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input checked="" type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. 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. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) 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.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , 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 checked="" type="checkbox"/>	<p>8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):</p> <p>Project includes replacement of existing front doors with compatible wood doors with minimal glazing. New windows added to ground floor commercial space. Infill of garage opening up to 6 inches within the arched opening. No other changes to the building.</p>
<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation</p> <p> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p> a. Per HRER or PTR dated _____ (attach HRER or PTR) </p> <p> b. Other (specify): _____ </p>
<p align="center">Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</p>	
<input checked="" type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: Stephanie Cisneros</p>	

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

<input checked="" type="checkbox"/>	<p>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.</p>	
<p>Project Approval Action: Planning Commission Hearing</p>		<p>Signature: Gabriela Pantoja 09/29/2020</p>
<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? |

If at least one of the above boxes is checked, further environmental review is required.

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.

Planner Name:

Date:



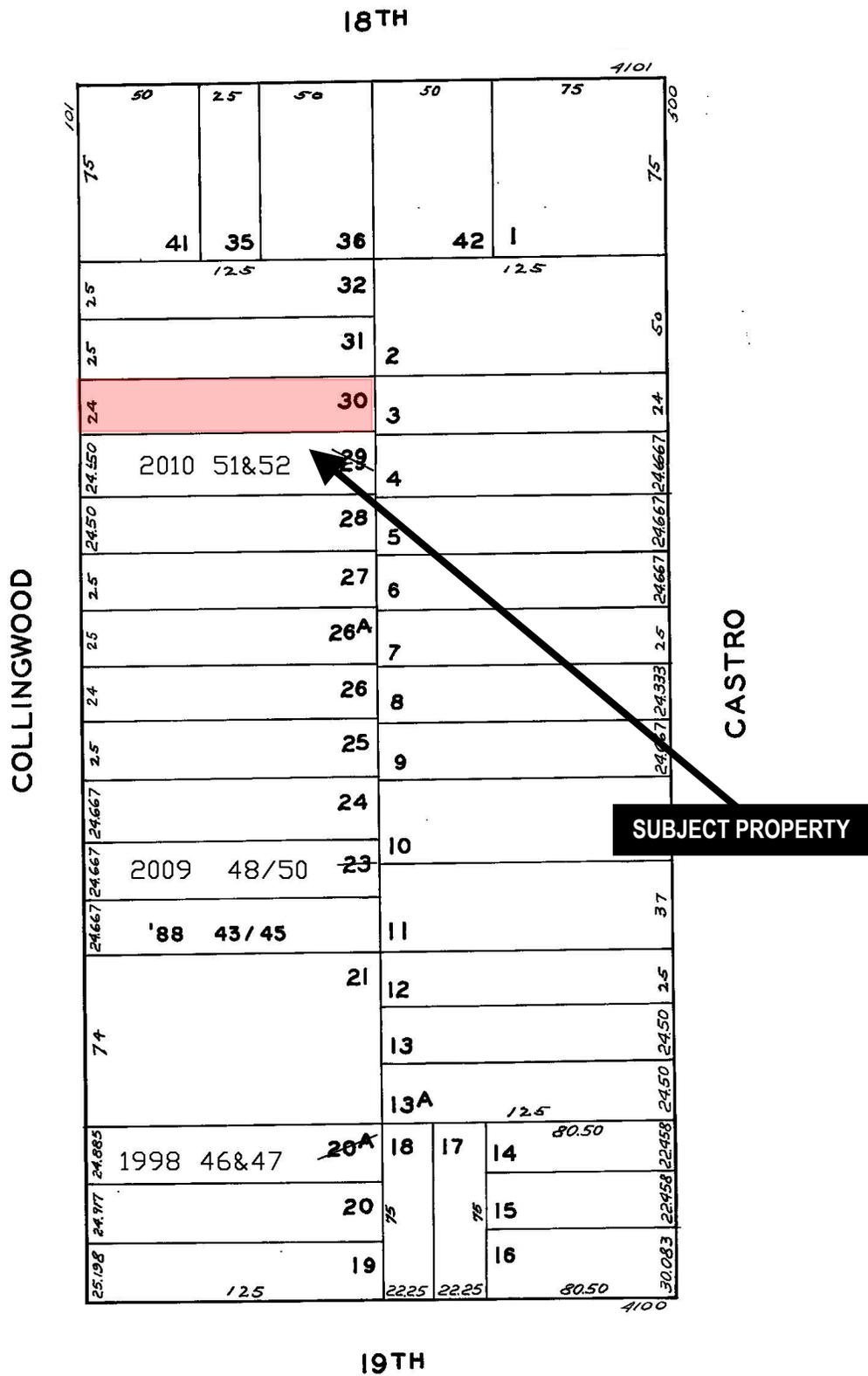
LAND USE INFORMATION

PROJECT ADDRESS: 123- 127 COLLINGWOOD STREET
 RECORD NO.: 2019-023428CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	0	0	0
CIE GSF	3,496	3,900	404
TOTAL GSF	3,496	3,900	404
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Number of Buildings	2	2	0
Number of Stories	3 (front) 1 (rear)	3 (front) 1 (rear)	0
Parking Spaces	0	0	0
Other ()			

Exhibit E

Parcel Map



SUBJECT PROPERTY



Conditional Use Authorization
 Record No. 2019-023428CUA
 123-127 Collingwood St.

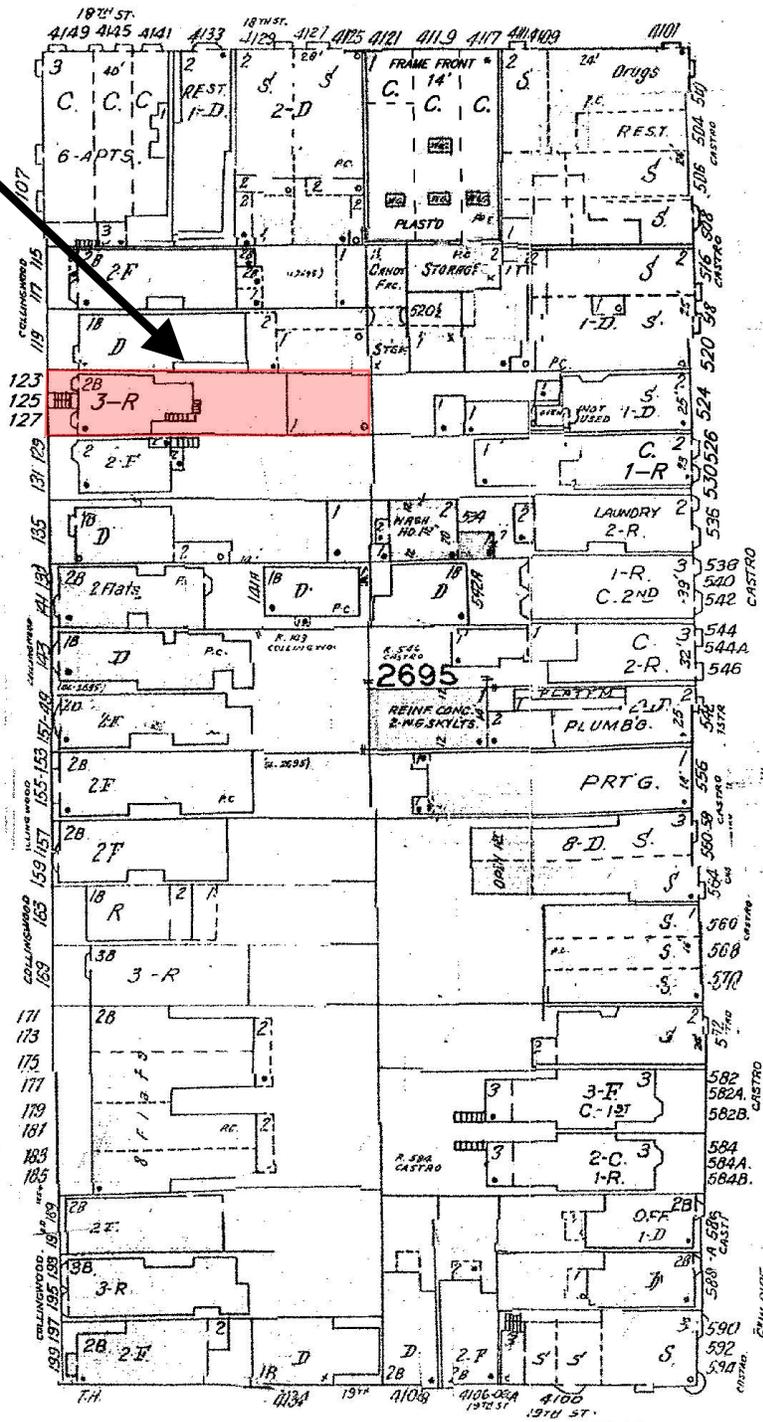
Sanborn Map*

18TH ST.

SUBJECT PROPERTY

COLLINGWOOD

CASTRO



19TH ST.

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



Conditional Use Authorization
 Record No. 2019-023428CUA
 123-127 Collingwood St.

Aerial Photo

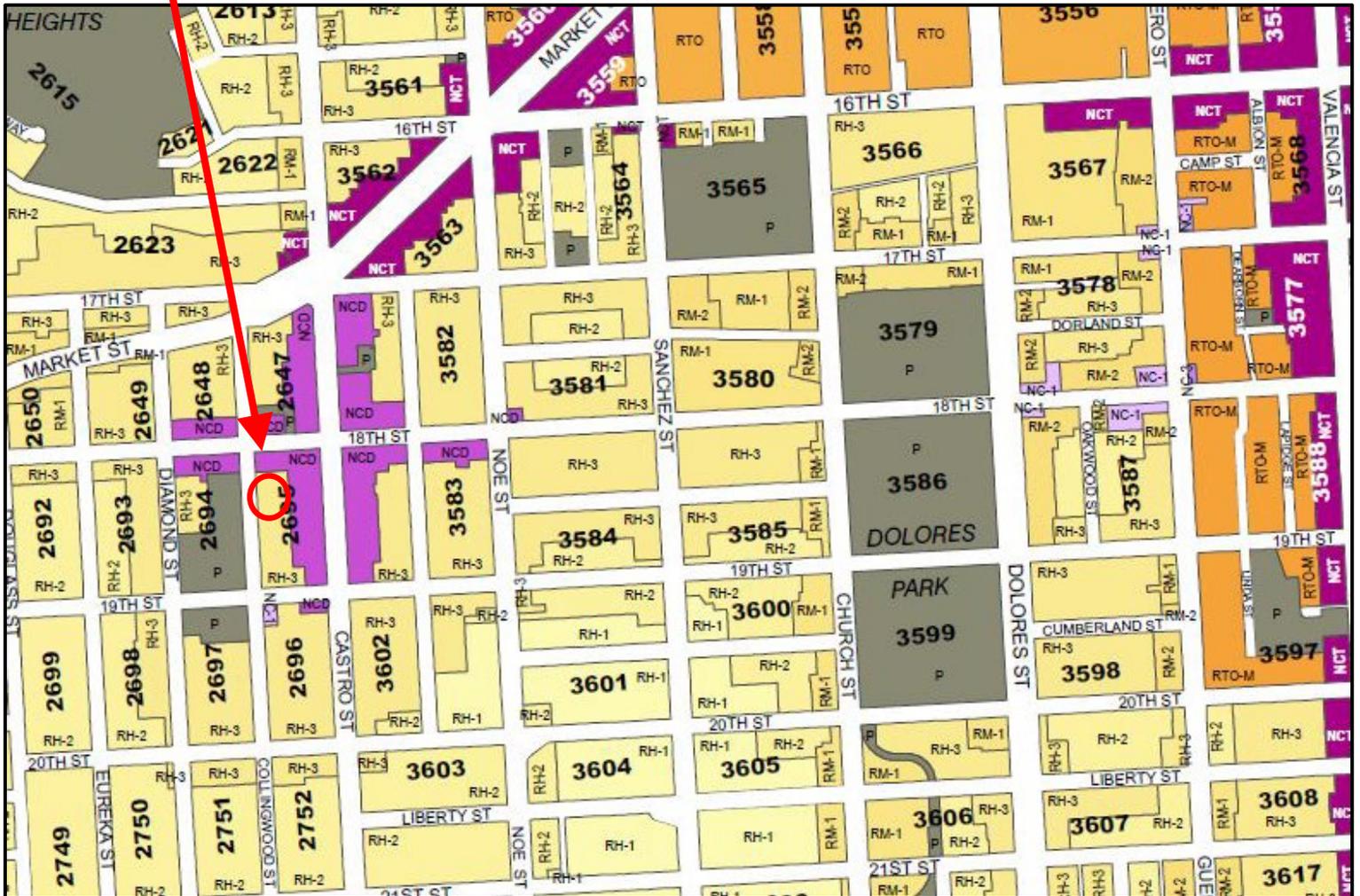
SUBJECT PROPERTY



Conditional Use Authorization
Record No. 2019-023428CUA
123-127 Collingwood St.

Zoning Map

SUBJECT PROPERTY



Conditional Use Authorization
Record No. 2019-023428CUA
123-127 Collingwood St.

Site Photo



Conditional Use Authorization
Record No. 2019-023428CUA
123-127 Collingwood St.

Exhibit F



584 Castro Street #333
San Francisco CA 94114-2512

415/431-2359

formerly "Merchants of Upper Market & Castro – MUMC"

Info@CastroMerchants.com
www.CastroMerchants.com

Masood Samereie, President

May 15, 2020

By Email and USPS Hardcopy

✓ Gabriela Pantoja, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

Re: CUA & Variance Case No. 2019-023428
LYRIC (Lavender Youth Recreation and Information Center, Inc.)
123-127 Collingwood Street, San Francisco

Dear Ms. Pantoja

This confirms that Castro Merchants (formerly "Merchants of Upper Market & Castro – MUMC") **SUPPORTS** the Application of Lyric for remodeling and other improvements at its Castro neighborhood offices, to provide additional necessary space for LYRIC's programs and services for the youth of San Francisco.

Our SUPPORT includes for other, related applications to other San Francisco Departments including Building Inspection, Public Health, Fire and to other City and State jurisdictions at the location and for the Project described above.

Castro Merchants' support is based on information provided by LYRIC's representatives at our December 5, 2019 Castro Merchants Members Meeting. The support communicated in this letter remains in effect until withdrawn in writing. We have asked LYRIC to continue to update us promptly, if there is/are any substantial change(s) in information or Conditions of Approval as LYRIC nears its City entitlement Hearing date(s) and other approval milestones. We have been advised recently that there are no unreported, substantial changes thru this date.

Castro Merchants represents business owners and managers in San Francisco's Castro-Upper Market area, generally along Upper Market Street from Castro Street to Octavia Blvd.; Castro from Market to 19th Streets; and commercially zoned portions of cross streets throughout that area. Castro Merchants has about 300 currently paid Members. LYRIC's location at 123-127 Collingwood Street is within Castro Merchants' primary service area, and LYRIC is a current Castro Merchants Member.



CASTRO MERCHANTS

May 15, 2020

Re: San Francisco Planning Department, Re: File No. 2019-023428
LYRIC (Lavender Youth Recreation and Information Center, Inc.)
123-127 Collingwood Street, San Francisco

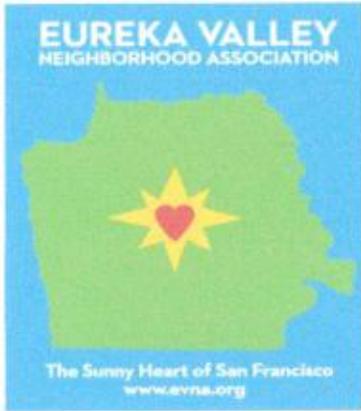
A hardcopy of this letter is being mailed to you. Please let us know if you have any questions regarding Castro Merchants support for this Application. Please include this letter in the matter's permanent file and any successor files and assure that our support is communicated to all applicable Staff in your Department and to all Commissioners prior to any Hearing on this matter, and to any Appeal panel(s) at the time that this matter is considered by them.

Respectfully,

A handwritten signature in cursive script that reads "Masood Samereie".

Masood Samereie, CASTRO MERCHANTS President

email cc: S.F. District 8 Supervisor Rafael Mandelman, Staff Tom Temprano
SFPD Mission Station Captain Gaetano Caltagirone
Ashton Hamm for Lyric
cc: Jodi Schwartz, Lyric



EVNA
PO Box 14137
San Francisco, CA 94114
www.evna.org
board@evna.org
Individual Emails:
frst.last@evna.org

EVNA, a non-profit organization,
Tax ID: 51-0141022

EXECUTIVE COMMITTEE

Alex Lemberg, President

Dan Schulman, Interim VP

Griffin Gaffney, Secretary

Kevin Cureton, Treasurer

DIRECTORS AT LARGE

Desmond Morgan

Mary Edna Harrell

Loïc Olichon

Rob LeVan

Andrew Gabel

PAST PRESIDENT

Mark D McHale

WEBMASTER

Steve Clark Hall

EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1881

May 3, 2020

Gabriela Pantoja
San Francisco Planning Department
1650 Mission St., Ste. 400
San Francisco, CA 94103
via: USPS and Email: gabriela.pantoja@sfgov.org

Dear San Francisco Planning Commissioners,

The Eureka Valley Neighborhood Association (“EVNA”) has represented the interests of the residents of the Castro/Eureka Valley neighborhood since 1881. Our goals include protecting and enhancing the character of the neighborhood, its historic resources, vibrant culture, and open space; and ensuring that growth, development, and public access are compatible with and meet the needs of residents and the business community.

At our meeting of the Board of Directors on April 14, 2020, the EVNA voted unanimously to support the Lavender Youth Recreation and Information Center’s (“LYRIC”) proposed project at 127 Collingwood Street, expanding their space to better suit the needs of the important population it serves. The EVNA enthusiastically supports LYRIC’s capital project and mission.

LGBTQ+ youth in San Francisco deserve a bigger, better space for this nonprofit that has affected countless lives during its nearly 30 years of existence. We urge you to support this project.

Sincerely,

Alex Lemberg
President, Eureka Valley Neighborhood Association

cc: Jodi Schwartz, LYRIC

Gabriela Pantoja | SF Planning Department | 1650 Mission St., #400 | SF, Ca. 94103-4279
415-575-8741 | gabriela.pantoja@sfgov.org

Dear San Francisco Planning Commissioners,

I am writing to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993. Their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

Youth in our community deserve access to the services LYRIC provides. LYRIC's current capacity is strained as it strives to keep pace with the growing demand for supports greatly needed by the predominantly low-income LGBTQQ+ youth it serves. The proposed changes will address this challenge. I strongly encourage you to approve the proposed project for LYRIC's facility.

Sincerely,

Amy Lukima-Pivovarnik
129 Collingwood, San Francisco CA 94114



Date 9/10/2020

Fill Out Only If Applicable:

I live within 300 feet of LYRIC's facility. X

I have been part of the Castro Community for 1 year.

I care about this issue because supporting one of our most vulnerable populations is what makes San Francisco a community, not just a city. Generations of LGBTQQ+ youth have come to San Francisco looking for acceptance and it's essential that they find support services.

April 10, 2020

Gabriela Pantoja | SF Planning Department | 1650 Mission St., #400 | SF, Ca. 94103-4279

415-575-8741 | gabriela.pantoja@sfgov.org

Dear San Francisco Planning Commissioners,

I am writing to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993. Their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

Youth in our community deserve access to the services LYRIC provides. LYRIC's current capacity is strained as it strives to keep pace with the growing demand for supports greatly needed by the predominantly low-income LGBTQQ+ youth it serves. The proposed changes will address this challenge. I strongly encourage you to approve the proposed project for LYRIC's facility.

Sincerely,

Mark Sanchez
President
San Francisco Board of Education
555 Franklin
San Francisco, CA 94102

Gabriela Pantoja | SF Planning Department | 1650 Mission St., #400 | SF, Ca. 94103-4279
415-575-8741 | gabriela.pantoja@sfgov.org

Dear San Francisco Planning Commissioners,

I am writing to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993. Their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

Youth in our community deserve access to the services LYRIC provides. LYRIC's current capacity is strained as it strives to keep pace with the growing demand for supports greatly needed by the predominantly low-income LGBTQQ+ youth it serves. The proposed changes will address this challenge. I strongly encourage you to approve the proposed project for LYRIC's facility.

Sincerely,

Name (First & Last) _____ Jeff Picket _____

Full Address (Letters without addresses will be ignored) 741 Ellis Street, Apartment 7, San Francisco CA, 94109

Signature J. P.

Date _____ 5/14/20 _____

Fill Out Only If Applicable:

I live within 300 feet of LYRIC's facility. ____

I have been part of the Castro Community for ____ years.

I care about this issue because (Elaborate in 1-2 sentences on why this is important to your organization or you.)

Our group, the Rotary Club of San Francisco – Castro, is a community service organization with the mission of uplifting communities both locally and globally. We are particularly committed to ending youth homelessness, and have been consistently impressed by LYRIC and their work.



April 2, 2020

Dear Planning Commission President Koppel,

This letter is written to express the strong support of the Castro/Upper Market Community Benefit District's (Castro CBD) Board of Directors for the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993. Their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. LYRIC provides services that are essential to the youth in our community.

LYRIC's current capacity is strained as it strives to keep pace with the growing demand for supports greatly needed by the predominantly low-income LGBTQQ+ youth it serves. The proposed changes will address this challenge and enable LYRIC to provide services in a more efficient and client centered manner.

If you have any questions about the Castro CBD's support, please contact me at 415-500-1181 or andrea@castrocbd.org

Sincerely,

Andrea Aiello
Executive Director

cc: Gabriela Pantoja, Planner SF Planning Department
Jodi Schwartz, Executive Director LYRIC
Rafael Mandelman, Supervisor District 8
Tom Temprano, Legislative Aide, Supervisor Mandelman
Castro CBD Board of Directors

Castro/Upper Market Community Benefit District
693 14th Street
San Francisco, CA 94114

Gabriela Pantoja | SF Planning Department | 1650 Mission St., #400 | SF, Ca. 94103-4279
415-575-8741 | gabriela.pantoja@sfgov.org

Dear San Francisco Planning Commissioners,

I am writing to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993. Their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

Youth in our community deserve access to the services LYRIC provides. LYRIC's current capacity is strained as it strives to keep pace with the growing demand for supports greatly needed by the predominantly low-income LGBTQQ+ youth it serves. The proposed changes will address this challenge. I strongly encourage you to approve the proposed project for LYRIC's facility.

Sincerely,

Name - Charles Zukow

Full Address - 267 Diamond St., SF CA 94114



Signature

Date September 10, 2020

Fill Out Only If Applicable:

I live within 300 feet of LYRIC's facility. ____

I have been part of the Castro Community for 44 years.

I care about this issue because I wish I'd had a place like LYRIC when I was younger. Our youth need all the support they can get...they are tomorrow's leaders.



15 years serving/protecting the neighborhood.

RE: 127 Collingwood Street Development Proposal

Dear San Francisco Planning Commissioners:

On behalf of Corbett Height Neighbors (CHN) we support Lyric's mission and its expansion plans.

Although Collingwood Street is outside the geographic boundaries of CHN, we feel the good works extends well into our community.

After consulting with other community associations in greater Castro, it's clear that Lyric receives very strong support and we are happy to add our voice.

When asked about street-level support, Lyric mentioned a neighbor's concern about a new, shared wall. We don't know the specifics, but we ask that all considerations be given to this matter.

We believe Lyric has the ability, good will and design resources to make this a win/win.

Sincerely,

William Holtzman
President
Corbett Heights Neighbors (CHN)



YOUTH SERVICES

Larkin Street Youth Services
134 Golden Gate Ave.
San Francisco, CA 94102
Tel (415) 673-0911
Fax (415) 749-3838
larkinstreetyouth.org

Board of Directors

Susan K. Alexander, Chair
Allison Wysocki, Vice-Chair
Adam Moise, Secretary
Willis Newton, Treasurer
Daniel A. Cody, At-Large
Sally Shapiro, At-Large
Blake Grossman, At-Large
Sherilyn Adams, Executive Director

Jeremy Avenier
Fiona Barnett
Siri Berg
Jennifer Brahm
Cecily Cameron
Matthew Davis
Conor Farnulener
Jeff Garelick
John W. Hicks
Anne Hoecker
Eric Johnson
Adamar Kassahun
Richard Kerzic
Patrick Kiss
Natalie Hatvany Kitchen
Eric Roos
Aaron C. Schwartz
D. Kemp Valentine
John Viola

Gabriela Pantoja
San Francisco Planning Department
1650 Mission St., #400
SF, Ca. 94103-4279

Dear Members of the San Francisco Planning Commissioners,

I am writing on behalf of Larkin Street Youth Services to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street.

Larkin Street has a decades-long relationship with LYRIC, with whom we have worked in partnership with the shared goal of supporting young people who identify as LGBTQQ+ to achieve their full potential. LYRIC has been a cornerstone for youth services in the Castro since 1993, and their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

Youth in our community deserve access to the services LYRIC provides. LYRIC's current capacity is strained as it strives to keep pace with the growing demand for supports greatly needed by the predominantly low-income LGBTQQ+ youth it serves. The proposed changes will address this challenge. I strongly encourage you to approve the proposed project for LYRIC's facility.

Sincerely,

Sherilyn Adams
Executive Director
Larkin Street Youth Services
134 Golden Gate Avenue
San Francisco, CA 94102

Dear San Francisco Planning Commissioners,

I am writing to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993. Their mission to build community and inspire positive social change with LGBTQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

Youth in our community deserve access to the services LYRIC provides. LYRIC's current capacity is strained as it strives to keep pace with the growing demand for supports greatly needed by the predominantly low-income LGBTQ+ youth it serves. The proposed changes will address this challenge. I strongly encourage you to approve the proposed project for LYRIC's facility.

Sincerely,

Name (First & Last) Rebecca Prozan

Full Address (Letters without addresses will be ignored) 660 Castro Street [between 19th and 20th]

Signature Rebecca Prozan

Date April 13, 2020

Fill Out Only If Applicable:

I live within 300 feet of LYRIC's facility. **maybe like 400 - I'm one block away**

I have been part of the Castro Community for **15+** years.

I care about this issue because

LYRIC is a much needed organization serving LGBTQ+ youth and it's important to the institution of the Castro neighborhood that they remain here. I had the pleasure of serving on the LYRIC Board and have first hand knowledge of the work they do, and am happy to support their project.

CAPITOL OFFICE
STATE CAPITOL, ROOM 5100
SACRAMENTO, CA 95814
TEL (916) 651-4011
FAX (916) 651-4911

DISTRICT OFFICE
455 GOLDEN GATE AVENUE
SUITE 14800
SAN FRANCISCO, CA 94102
TEL (415) 557-1300
FAX (415) 557-1252

SENATOR.WIENER@SENATE.CA.GOV

California State Senate

SENATOR
SCOTT WIENER

威善高

ELEVENTH SENATE DISTRICT



ASSISTANT MAJORITY WHIP
CHAIR, LEGISLATIVE LGBT CAUCUS
COMMITTEES
HOUSING
CHAIR
ENERGY, UTILITIES
& COMMUNICATIONS
GOVERNANCE & FINANCE
GOVERNMENTAL ORGANIZATION
HUMAN SERVICES
PUBLIC SAFETY
JOINT LEGISLATIVE
AUDIT COMMITTEE
JOINT RULES COMMITTEE

April 13, 2020

San Francisco Planning Commissioners
San Francisco Planning Department
1650 Mission Street, #400
San Francisco, CA 94103-4279

Re: A letter of support for the Lavender Youth Recreation and Information Center (LYRIC)'s proposed Capitol Renovation Project in San Francisco

Dear San Francisco Planning Commissioners,

I am writing in support of the Lavender Youth Recreation and Information Center (LYRIC)'s proposed Capitol Renovation Project in San Francisco. Their proposed project will enhance LYRIC's existing space to accommodate their growing demand for supportive services.

LYRIC's mission to build a healthy community and develop meaningful relationships has been a part of the Castro neighborhood since 1993. LYRIC provides crucial services to the LGBTQ+ youth in our community and they continuously inspire positive social change. LYRIC's staff has doubled in size and extended their services to accommodate their expanding group programs and individual sessions.

I respectfully ask that the San Francisco Planning Commission please consider LYRICs' request to expand their existing space at their Collingwood location. Thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Scott Wiener".

Scott Wiener
Senator



March 3, 2020

President Joel Koppel
San Francisco Planning Commission 1650 Mission Street, 4th Floor
San Francisco CA 94103

Re: LYRIC facility remodel at 127 Collingwood Street

Dear President Koppel,

On behalf of Tipping Point Community and the All In campaign, I write to you to express unequivocal support for the proposed remodel of the Lavender Youth Recreation and Information Center (LYRIC) on Collingwood Street, which will help advance their admirable mission build community and inspire positive social change with LGBTQQ+ youth and their allies. Since 1993, LYRIC have been good Castro neighbors, providing counseling, health care, housing assistance, and employment opportunities to LGBTQQ+ young people, especially those who are homeless, marginally housed, and/or in need of behavioral health services. By remodeling their facility to provide these intensive services in a more comfortable, accessible setting, the LYRIC can more effectively help vulnerable young people exit homelessness for good.

The All In campaign aims to secure homes with services for 1,100 San Franciscans to exit homelessness by 2021 by mobilizing public support for solutions to homelessness. All In represents a coalition of San Francisco advocates, businesses, service providers (including LYRIC) and residents committed to helping our neighbors get - and stay - housed.

We know that 45% of chronically homeless adults first experienced homelessness before they turned 25 – we also know that LGBTQ+ San Franciscans make up 14% of our community, but 27% of our homeless population. Among young people, this disparity is even more pronounced; 46% of homeless young people identify as LGBTQ, and many report losing their housing due to discrimination and/or abuse. LYRIC provides a safe harbor for youth in their most vulnerable moments, and help them chart a course towards security and autonomy.

By expanding their facility within the existing footprint, LYRIC will be able to more intensively serve the over 2,400 young people who pass through its doors, while making those doors much more accessible and appealing from the street. We are proud to voice our support for their proposed remodel, and look forward to the flourishing it will bring to LYRIC, to Collingwood Street, and to San Francisco.

Kind Regards,



Sam Cobbs
President + CEO, Tipping Point Community



Dear San Francisco Planning Commissioners,

I am writing to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993.

Their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

Youth in our community deserve access to the services LYRIC provides. LYRIC's current capacity is strained as it strives to keep pace with the growing demand for supports greatly needed by the predominantly low-income LGBTQQ+ youth it serves. The proposed changes will address this challenge. I strongly encourage you to approve the proposed project for LYRIC's facility.

Sincerely,
Joe Hollendonner

San Francisco AIDS Foundation
1035 Market Street
Suite 400
San Francisco, CA 94103

A handwritten signature in black ink, appearing to be "Joe Hollendonner", written in a cursive style.

September 14, 2020



September 14, 2020

Gabriela Pantoja
SF Planning Department
1650 Mission St., #400
San Francisco, CA 94103-4279
gabriela.pantoja@sfgov.org

Dear San Francisco Planning Commissioners,

I am the executive director of the GLBT Historical Society, which maintains a museum around the corner from LYRIC on 18th Street, and a longtime resident of the Castro. I have lived a block away from LYRIC for 13 years. My organization has had the pleasure of collaborating with LYRIC staff and clients on many occasions, including the recent formation of the Castro LGBTQ Cultural District.

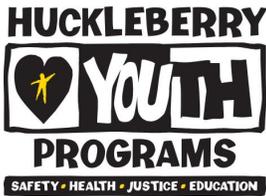
I am writing to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993. Their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Terry Beswick', with a large, sweeping flourish at the end.

Terry Beswick
4060 18th Street
San Francisco, CA 94114



September 10, 2020

ADMINISTRATIVE OFFICES

3450 Geary Blvd. #107
San Francisco, CA 94118
(415) 668-2622
1-800-735-2929 (TTY)
Fax (415) 668-0631
www.huckleberryyouth.org

Gabriela Pantoja
SF Planning Department
1650 Mission St., #400
SF, Ca. 94103-4279

SAN FRANCISCO

Huckleberry House

1292 Page Street
San Francisco, CA 94117
(415) 621-2929
1-800-735-2929 (TTY)
Fax (415) 621-4758

Huckleberry Youth Health Center

555 Cole Street
San Francisco, CA 94117
(415) 386-9398
1-800-735-2929 (TTY)
Fax (415) 386-8212

Huckleberry Wellness Academy-San Francisco

3310 Geary Blvd.
San Francisco, CA 94118
(415) 386-9398
1-800-735-2929 (TTY)
Fax (415) 386-8212

Huckleberry Community Assessment & Resource Center (CARC)

44 Gough Street, Suite 104
San Francisco, CA 94103
(415) 437-2500
Fax (415) 437-2511

MARIN

Huckleberry Youth Multi-Service Center-Marin

361 Third Street, Suite G
San Rafael, CA 94901
(415) 258-4944
1-800-735-2929 (TTY)
Fax (415) 258-4943

Huckleberry Wellness Academy-Marin

361 Third Street, Suite G
San Rafael, CA 94901
(415) 258-4944
1-800-735-2929 (TTY)
Fax (415) 258-4943

Dear San Francisco Planning Commissioners,

I am writing to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993. Their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

LYRIC has partnered with Huckleberry Youth Programs in multiple initiatives and programming services over the years. We have become strong allies in advocating for the young people in our community. Their commitment to developing a diverse society where LGBTQQ+ youth are embraced is unparalleled.

Youth in our community deserve access to the services LYRIC provides. LYRIC's current capacity is strained as it strives to keep pace with the growing demand for supports greatly needed by the predominantly low-income LGBTQQ+ youth it serves. The proposed changes will address this challenge. I strongly encourage you to approve the proposed project for LYRIC's facility.

Sincerely,

Douglas Styles, PsyD
Executive Director
Huckleberry Youth Programs
3450 Geary Blvd. #107
San Francisco, CA 94118



September 10, 2020

Gabriela Pantoja
SF Planning Department
1650 Mission ST #400
San Francisco, CA 94103-4279

Dear San Francisco Planning Commissioners,

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Sincerely,

DocuSigned by:
Brian Basinger
465669B336524B7...

Brian Basinger
Q Foundation
350 Golden Gate STE A
San Francisco, CA 94102

Gabriela Pantoja | SF Planning Department | 1650 Mission St., #400 | SF, Ca. 94103-4279
415-575-8741 | gabriela.pantoja@sfgov.org

September 13, 2020

Dear San Francisco Planning Commissioners,

I write to support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street.

My husband and I live directly beside Lyric, at 131 Collingwood Street. LYRIC has been a good neighbor to us since at least 2013, when we purchased our home. LYRIC's mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is a mission we support. We support their desire to expand and improve their facility in for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

The proposed changes will not significantly impact our enjoyment of our home in any meaningful way. In fact, we believe it may improve our enjoyment of our home by better helping to address the needs of the community and those who live on its margins. I encourage you to approve the proposed project for LYRIC's facility.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Vera Ranieri and Billy Vong', is positioned above the typed name.

Vera Ranieri and Billy Vong
131 Collingwood Street
San Francisco, CA
94114



Exhibit G

SAN FRANCISCO PLANNING DEPARTMENT

PROJECT APPLICATION (PRJ)

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address	Block/Lot(s)
	2695030
Record No.	Building Permit No.
2019-023428PRJ	

Property Owner's Information

Name:
Lavender Youth Recreation & Infmation Ctr

Address:
127 COLLINGWOOD ST, 2695030, SAN FRANCISCO, CA 94114

Applicant Information

Name:
Gladstone, Brett

Company/Organization:
Hanson Bridgett LLP

Address:
425 Market Street, 26th Floor, San Francisco, CA 94105

Email:
bgladstone@hansonbridgett.com

Phone:
4159955065

Billing Contact

Name:
Brett Gladstone

Company/Organization:
Hanson Bridgett LLP

Address:
425 Market Street, 26th Floor, San Francisco, CA 94105

Email:
bgladstone@hansonbridgett.com

Phone:
4159955065

Related Building Permit

Building Permit Application No:

Related Preliminary Project Assessment (PPA)

PPA Application No:

Project Information

Project Description:

Conditional Use Authorization request to amend the existing conditions as set forth in Planning Commission Motion No. 15038 and Planning Commission Motion No. 13536. The proposed project will renovate the existing facade, demolish and re-construct the rear yard structure for programming use, and change the use of the outdoor space in the rear yard to an "Outdoor Activity Area".

Project Details:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Change of Use | <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Demolition |
| <input checked="" type="checkbox"/> Facade Alterations | <input type="checkbox"/> ROW Improvements | <input type="checkbox"/> Additions |
| <input type="checkbox"/> Legislative/Zoning Changes | <input type="checkbox"/> Lot Line Adjustment-Subdivision | <input type="checkbox"/> Other: |
-

Estimated Construction Cost:

0.00

Residential:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Senior Housing | <input type="checkbox"/> 100% Affordable | <input type="checkbox"/> Student Housing | <input type="checkbox"/> Dwelling Unit Legalization |
| <input type="checkbox"/> Inclusionary Housing Required | <input type="checkbox"/> State Density Bonus | <input type="checkbox"/> Accessory Dwelling Unit | |
| <input type="checkbox"/> Rental Units | <input type="checkbox"/> Ownership Units | <input type="checkbox"/> Unknown Units | |

Non-Residential:

- | | | |
|--|--|---|
| <input type="checkbox"/> Formula Retail | <input type="checkbox"/> Cannabis | <input type="checkbox"/> Tobacco Paraphernalia Establishment |
| <input type="checkbox"/> Financial Service | <input type="checkbox"/> Massage Establishment | <input checked="" type="checkbox"/> Other: Community Facility |

General Land Use

	Existing	Proposed
Parking GSF	0	0
Residential GSF	0	0
Retail/Commercial GSF	0	0
Office GSF	0	0
Industrial-PDR	0	0
Medical GSF	0	0
Visitor GSF	0	0
CIE (Cultural, Institutional, Educational)	3496	3900
Usable Open Space GSF	837	622
Public Open Space GSF	0	0

Project Features

	Existing	Proposed
Dwelling Units - Affordable	0	0
Dwelling Units - Market Rate	3	3
Dwelling Units - Total	3	3
Hotel Rooms	0	0
Number of Buildings	1	1
Number of Stories	3	0
Parking Spaces	0	0
Loading Spaces	0	0
Bicycle Spaces	0	0
Car Share Spaces	0	0
Other:	0	0

Land Use - Residential

	Existing	Proposed
Studio Units	0	0
One Bedroom Units	0	0
Two Bedroom Units	0	0
Three Bedroom (or +) Units	0	0
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0

Environmental Evaluation Screening

1a. Estimated construction duration (months):

1b. Does the project involve replacement or repair of a building foundation?
If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc):

Yes No

Foundation Design Type:

1c. Does the project involve a change of use of 10,000 sq ft or greater?

Yes No

2. Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?

Yes No

3. Would the project result in any construction over 40 feet in height?

Yes No

4a. Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?

Yes No

4b. Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?

Yes No

5. Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?

Yes No

Depth:

6a. Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater?

Yes No

Area:
Amount:

6b. Does the project involve a lot split located on a slope equal to or greater than 20 percent?

Yes No

7. Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?

Yes No

8a. Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?

Yes No

8b. Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an

Yes No

Filed By:	File Date:
Victoria Lewis	12/20/2019



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 123-127 Collingwood Street

Block/Lot(s): 2695-030

Action(s) Requested

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

See attached.

Conditional Use Findings

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

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

See attached.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

See attached.

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

See attached.

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

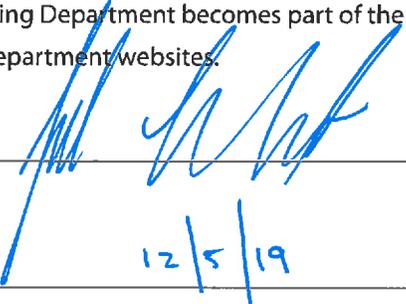
Applicant's use/feature is not listed in Planning Code Section 303(g), et seq.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Signature



12/5/19

Date

Jodi Schwartz

Name (Printed)

Executive Director

(415) 703-6150 x 119

jodi@lyric.org

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Actions Requested

The original conditional use permit ("CUP") issued to the Lavender Youth Recreation and Information Center, Inc. ("LYRIC") contained many restrictions on the use of its property as the residential neighbors were concerned with how well the use would fit in. Now that there has been a positive track record of fitting well into the neighborhood since the CUP was issued 20 years ago, LYRIC feels that most of the restrictions are no longer necessary, and, in fact, prevent LYRIC from growing to respond to community needs.

Amendments to Existing Conditions of Approval:

1. **Maximum Number of Clients** – LYRIC requests that Condition #1 be revised to remove the per floor restriction and increase the maximum number of clients to be served at any one time to seventy-five (75).

Under Condition #1 of the existing CUP, LYRIC may serve no more than twelve (12) clients per floor in the building, with a maximum of thirty-six (36) clients at one time. Over the years, the number of youth seeking LYRIC's services has grown significantly, and in response, LYRIC has continued to expand its programs to accommodate the needs of the LGBTQ+ community's youth.

Due to the current per floor and total client number restriction, LYRIC is unable to make space within the building for additional program sessions and therefore clients who are waiting for sessions are pushed out to the curb. By removing the per floor restrictions and adding the additional programmable space in the rear yard structure, LYRIC will have greater flexibility to run concurrent but separate sessions across multiple age groups and/or topics (e.g., middle school students on summer break building community, high school students working on career development skills, and 18+ young adults running a healthy relationships group). The requested amendment would as a result reduce the number of youth waiting out on the sidewalk or elsewhere nearby in the neighborhood.

2. **Age Restriction** – LYRIC requests that Condition #2 be removed.

Under Condition #2 of the existing CUP, LYRIC is authorized to serve only clients who are of the age 23 and younger. LYRIC believes that this age restriction may have been imposed in response to adult neighbors being initially concerned about the presence of more youth persons coming to the neighborhood. Since LYRIC's establishment at the current location, LYRIC has not received complaints from the neighbors regarding the coming and going of LYRIC's youth clients.

In addition to the youth that are served, LYRIC desires to periodically invite parents of LGBTQ+ youth to participate in LYRIC's programs. The existing age restriction prevents LYRIC from allowing the parents to get involved in the programs that benefit their children in significant ways.

3. **Organized Activities** – LYRIC requests that Condition #6 be modified to increase the number of organized activities to 10 per year.

Under Condition #6 of the existing CUP, LYRIC may plan up to 5 organized activities per year. LYRIC would like to increase the number of permitted organized activities per year

to 10. In addition to the one large "Open House" event, LYRIC would like to host other events to celebrate the accomplishments of the youth and to engage members of their circles to share in the celebration with them (e.g. intern graduations). A few events will be opened up to a slightly larger audience for the purpose of educating members of the public on certain issues (e.g. the realities faced by queer/trans youth who are also undocumented). LYRIC will continue to follow its practice of notifying residential neighbors anytime a larger group event is planned, where rear yard outside space will be utilized. Immediate neighbors on both sides of LYRIC on Collingwood Street as well as rear yard adjacent neighbors on Castro Street are notified of the type of event, the hours of the event and a phone number is provided if any questions or concerns arise.

4. **Rear Yard Use** – LYRIC also requests that Condition #6 be modified to remove the restrictions on use of the rear yard space and expressly permit the rear yard space to be used as an Outdoor Activity Area, as defined under the Planning Code¹.

Under Condition #6, any organized activities shall not allow more than 5 persons in the rear yard. Generally, no more than 3 persons are permitted to use the rear yard space between 6:00pm and 9:00pm. On Sundays, no activities are permitted in the rear yard before 12:00pm and after 6:00pm. The existing CUP does, however, permit a community facility use by which the property is primarily used for purposes of recreation, culture, social interaction or education². LYRIC believes its staff members as well as its clients will benefit from the access to and use of the rear yard space for individual staff work, relaxation space, and small group meetings. LYRIC acknowledges the sensitivity to any noise that may result from the use of the rear yard space during business hours. LYRIC has prepared and proposes the implementation of certain rules and policies, which will incorporate relevant provisions of the San Francisco Noise Ordinance, that all clients and staff of LYRIC must comply.

LYRIC requires a minimum of two (2) staff persons to be present in any space (within the building or in the outdoor area) when any youth are present. LYRIC has also established certain noise levels for different spaces depending on the primary purpose of that space. With the exception of "organized activities," use of the rear yard space would be supplemental to the spaces used inside the building and would be limited to highly structured group sessions or individual sessions.

5. **Neighborhood Advisory Council** – LYRIC requests that Condition #9 be modified to remove the requirement to hold regular meetings by a Neighborhood Advisory Council.

Under the existing CUP, the community liaison officer is required to meet with a Neighborhood Advisory Council made up of neighbors, neighborhood community groups, local merchants and associations, LYRIC staff and clients, and anyone else interested on a regular basis. The Neighborhood Advisory Council has ceased to hold meetings due to lack of attendance by persons in the neighborhood. The current community liaison officer

¹ "Outdoor Activity Area" is a commercial use characteristic defined as an area associated with a legally established use, not including primary circulation space or any public street, located outside of a building or in a courtyard, which is provided for the use or convenience of patrons of a commercial establishment, including, but not limited to, sitting, eating, drinking, dancing, and food-service activities. See *Planning Code §102*.

² See *Findings 3 in Planning Commission Motion No. 13536, 1993*.

is the Executive Director of LYRIC and is a member of the Merchants of Upper Market and Castro (MUMC) (also referred to as "Castro Merchants") as well as the new Castro Cultural District. The community liaison officer attends regular meetings with the District Supervisor and his/her staff and with partner nonprofit organizations, such as the SF AIDS Foundation and GLBT Historical Society. The community liaison officer also maintains direct relationships with its adjacent residential and business neighbors, and has otherwise caused LYRIC to integrate well into the neighborhood. LYRIC agrees to continue to satisfy the requirements under Condition #10 (and Condition #5 of CUA No. 99.624C), that there be an appointed community liaison officer to handle issues related to the operation of LYRIC's programs. LYRIC will provide to the Zoning Administrator the full name, business address, and telephone number of the community liaison officer. Should the contact information of the community liaison officer ever change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change.

6. **Hours of Operation** – LYRIC requests that Condition #12 (as amended by Condition #3 of CUA No. 99.624C) be modified to permit the following operation hours:

Reception/Programs: 10:00am – 6:00pm
Evening Programs/Board Meetings: 6:00pm – 9:00pm

Under the existing CUP, clients services are required to be provided between the hours of 9:00am and 5:00pm only, with the exception of hotline services. LYRIC no longer provides hotline services, so this reference should be removed. LYRIC currently hold its monthly board meetings from 6:30pm to 8:30pm at the property, and desires to occasionally provide services and programs in the evening to its clients.

For example, LYRIC's current schedule for high school internship programs require attendance for three (3) days of the week, two of which are on week days and one day on Saturdays. These programs take place from 4:00pm to 7:00pm.

7. **Organized Meal Programs** – LYRIC requests that Condition #17 be modified to remove the second sentence.

Under the existing CUP, organized meal programs are not permitted. LYRIC's understanding of the term "organized meal programs" is to mean formal meal service by which LYRIC and its staff prepare cooked meals on site and serve them to its clients. There is no operation of a kitchen at the property, nor does LYRIC intend to provide such meal services. Rather, LYRIC is the recipient of donated food items from the SF Food Bank, which provides snacks on-site for youth clients, and provides food bags "to go" as part of providing basic needs support to the youth. Additionally, meals – prepared outside LYRIC – are offered as part of structured group sessions.

Additional Conditional Use Approval:

1. **Change of Use for Garage** – LYRIC requests that the garage structure in the rear yard be expressly permitted for use for LYRIC's programs and services.

Condition #21 was removed by the Planning Commission in its CUA No. 99.624C. At that time, LYRIC was no longer using the garage structure for purposes of parking vehicles. Instead, the garage structure was being used as storage, and the Planning Department

Attachment No. 1 to Conditional Use Authorization Application
123-127 Collingwood Street
Applicant: Lavender Youth Recreation and Information Center, Inc.

did not determine there would be any significant problems with the lack of off-street parking and use of the garage for storage use. Today, as the demand of LYRIC's services has grown, as described above, the need for additional space to hold its programming has become increasingly significant. LYRIC desires to convert the use of the garage structure for administrative and programming uses.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below.

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

The proposed modifications to the existing conditional use permit issued to LYRIC's property at 123-127 Collingwood Street are being requested in part in response to the growing demand for LYRIC's services to San Francisco's LGBTQQ+ youth community, and also in part to allow LYRIC as an organization to upgrade its existing space to reflect the more sophisticated organization it has become over the years.

LYRIC provides essential services for LGBTQQ+ youth in the Castro neighborhood and Citywide, and has been recognized for its efforts for some time. Its location in the Castro District is essential because convenience and accessibility to this population is a key factor in ensuring LYRIC's clients are provided the services and support they need. Commercial rents have gotten extremely high in this neighborhood in the past several years, which has been demonstrated by an increasingly high number of chain stores and boutique retail operators. Many organizations that provide services to the LGBTQQ+ community are no longer able to afford rents in the Castro. Therefore, it is essential that LYRIC stay in the Castro, a neighborhood sought out by LGBTQQ+ youth seeking community and connection, to ensure that the Castro neighborhood has a safe community space specifically for youth.

Permitting the renovation of the garage structure for LYRIC's programming and administrative use will create additional space so that more programs and services may be provided simultaneously during LYRIC's peak hours, thereby reducing the number of youth clients waiting in the reception area or outside the premises. This will also eliminate the need for LYRIC to search for an alternative off-site space to provide the much-needed additional programming and services. Due to the high cost of real estate in San Francisco, there are few places where a nonprofit organization such as LYRIC can relocate, and thus a minor expansion on-site, proposed by this application, is a necessity for the organization and will benefit the community which surrounds it and which uses its services.

The cost to rent 743 square feet of office space (the amount proposed to be created in the current garage structure) would be approximately \$2000 a month off-site in the same neighborhood, which would be close to \$24,000 a year in rent alone, and then an additional \$5,000 a year in additional expenses. A large portion of LYRIC's funding comes from the City, so the cost to the City of running LGBTQQ+ youth programs would be increased. As City funding sources are very limited, this additional rent would have to come from money the City would otherwise be giving to LYRIC's programs for youth. Thus, inevitably the community would have less funding for these programs (as the need for these programs increase) and the community would suffer.

Another important reason for converting the garage structure for administrative use is to provide additional space for the existing staff of LYRIC who often find themselves without adequate desk space to perform their duties. Better physical working conditions will help with staff retention and allow LYRIC to continue to attract new talent. LYRIC's ability to retain staff members for long-term periods will also help the organization provide a higher quality of services to its clients as stability is an important characteristic in gaining the trust of its clients.

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

a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures.

The size and shape of the existing building will only be minimally modified. One of the proposed improvements to the property involve the closure of the existing space at the entrance of the driveway at the street level, creating a continuous front façade and removing the deep overhang of the existing driveway entrance. Currently, the third floor of the building is primarily used as the reception area, but the first and second floors, which are accessible only by exterior stairs, are where the programming spaces are located. LYRIC desires to close up the undesirable street level space at the front of the building, and relocation the reception desk to that space. In addition to eliminating unused space, this also creates a primary entry to the building that is compliant with the ADA.

The more substantial construction work for the property involves the demolition of the existing garage structure at the rear yard space and replacing it with a new structure that will serve as the additional programming and administrative space. The new proposed structure will be approximately twelve inches taller and otherwise primarily the same size as the existing garage structure, situated in the same location, and once built, adjacent neighbors will find no material change to its existing light and view from their respective properties.

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

Section 151 of the Code does not require any off-street parking for a community facility which, like this one, does not have 5,000 square feet in occupied floor area. Nearly all of LYRIC's clients use public transportation or bicycles when traveling to and from the subject property. This means that even with the increasing number of clients, off-street parking and the volume of traffic is not noticeably impacted.

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

LYRIC's reception hours will operate from 10:00am to 6:00pm daily, with evening programs and Board meetings taking place during the hours between 6:00pm and 9:00pm. Any use of the outdoor rear yard space in the evening will be for

organized activities with advance notification to neighbors or overflow programming, but will not take place later than 8:00pm. The exterior lights on set on a timer, and lights in the rear yard will be facing in a downward direction and motion sensor lights or manually turned off at 9:00pm. The exterior lights in the front will remain lit to maintain safety.

The adjacent neighbors with residential zoning have never had strong expectations of having moved into a quiet residential zone, as Collingwood Street for many decades has been a center of youth activity (given its facing a City recreational building and recreation fields). Two lots away from these neighbors is the extremely busy commercial district on 18th Street including two very active bars at the corner nearest LYRIC, and behind these two residential lots is the extremely busy Castro Street, both with many bars and restaurants and traffic. Currently three of the four areas surrounding this block of Collingwood Street are either in Public Use or Neighborhood Commercial Use; thus this has never been a quiet residential street notwithstanding its zoning as residential.

Because the renovation of the garage will bring the garage up to existing Building Code and seismic standards, it will be constructed of more durable and sound-proof materials than the current structure. During the construction process, LYRIC will make sure that its contractors comply with all San Francisco ordinances concerning permitted construction times, and keep construction dust to a minimum.

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

As discussed above, the exterior lights are controlled to prevent any glare outside of the property lines that may disturb adjacent neighbors. Removal of the driveway space will allow LYRIC to fill in the curb cut and additional street parking. There will be no additions to the structure which would create a need for additional landscaping.

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

The following is a quote from the Case Report 93.213C for approval of a conditional use permit for locating the LYRIC facility on this site:

“While the Residence Element of the Master Plan discourages the conversion of sound rental housing to other activities, the Department believes that the establishment of a gay and lesbian youth center across the street from and in association with the Eureka Valley Recreation Center is in keeping with the Objectives and Policies of the Community Facilities Element of the Master Plan and is responsive to the direction of the Mayor’s Office of Housing and Community Development and the Board of Supervisors”.

This same reasoning applies today, with the exception that this new conditional use permit will not result in the removal of any housing from the site.



GOLDSTEIN, GELLMAN, MELBOSTAD, HARRIS & McSPARRAN LLP

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**STATEMENT OF LYRIC/Lavender Youth Recreation and
Information Center, Inc.**

**123-127 Collingwood Street, in Support of Amendment to
Conditional Use Permit
For October 8, 2020 Hearing**

Sept 28, 2020

DELIVERED BY EMAIL

Joel Koppel Commission President
San Francisco Planning Department
49 South Van Ness Avenue, Ste. 1400
San Francisco, CA 94103

**RE: LYRIC/Lavender Youth Recreation and Information Center, Inc.
123-127 Collingwood Street
October 8, 2020 Hearing**

Dear President Koppel and Commissioners:

We represent LYRIC (Lavender Youth Recreation and Information Center, Inc.) a nonprofit organization whose Executive Director for the past 15 years has been Jodi L. Schwartz. Since 1993 LYRIC has served at-risk LGBTQQ+ youth at the organization's current facility at 123-127 Collingwood St. near 18th St.

Twenty-seven years ago, the Planning Commission approved a change of use from a three story, three dwelling unit building to a Community Facility for LYRIC's youth programming and organizational administration, under Section 209.4(a) of the Planning Code. We have applied for a Conditional Use Approval to amend the existing Conditional Use Permit to address changed needs of the organization to better serve LGBTQQ+ youth in accordance with its mission. The proposed project will renovate the existing facade of the premises, demolish and reconstruct the rear yard structure to allow additional programming, and change the use of the outdoor space in the rear yard to an "Outdoor Activity Area" as defined under the Planning Code. These changes will have a minimal impact on their facade and footprint, but will add a substantial amount of programmatic space and make existing spaces more accessible to people with disabilities. To accomplish these objectives, LYRIC will need several amendments to the existing conditions as set forth in Planning Commission Motion No. 15038 and Planning Commission Motion No. 13536. The proposed amendments can be found at page 5 of this letter.

LYRIC'S SERVICES, YOUTH PARTICIPANTS & SPACE CONSTRAINTS

Currently, seven San Francisco City and County agencies (Exhibit D - page 28) rely on LYRIC to provide an array of services and support to meet the unique needs of San Francisco's vulnerable LGBTQQ+ youth. A brief snapshot of LYRIC's youth participants:

- 99% Low-Income

- 92% Survivors of Violence
- 79% People of Color
- 47% Transgender
- 45% Have a Disability
- 39% Homeless or Marginally Housed

Over their three decades of operations, LYRIC has established itself as a pillar of the Castro community and an excellent long-term neighbor on Collingwood St. During that time, need for their services has increased substantially and the organization has responded by adding staff and programming to address family and intimate partner violence, sexual health and HIV prevention, and access to gender responsive health care for their youth participants. In addition, older youth need ongoing, intensive help navigating the Bay Area’s increasingly expensive housing market and connecting to job opportunities to support economic self-sufficiency.

The result is that LYRIC is currently bursting at the seams - with insufficient space for one-on-one counseling, group activities and office space for their staff. Their staff of 32 must share only five workspaces, with many staffers required to work from home one or more days per week, even prior to the current Shelter-In-Place order. In addition, LYRIC’s current space is not fully ADA accessible for the nearly half of its youth participants with disabilities. Their building also has insufficient air circulation and filtration, a critical need during the current pandemic and seasonal wildfire affecting Bay Area air quality.

Commercial rents have gotten extremely high in this neighborhood in the past several years, making relocation to a larger facility unfeasible. Many organizations that provide services to the LGBTQQ+ community are no longer able to afford rents in the Castro. Therefore, it is essential that LYRIC stay in the Castro, a neighborhood sought out by LGBTQQ+ youth seeking community and connection, to ensure that the Castro neighborhood has a safe community space specifically for youth.

The cost to rent 743 square feet of office space (the amount proposed to be created in the current garage structure) would be close to \$24,000 a year in rent alone, and then an additional \$5,000 a year in additional expenses. A large portion of LYRIC’s funding comes from the City, so the cost to the City of running LGBTQQ+ youth programs would be increased. As City funding sources are very limited, this additional rent would have to come from money the City would otherwise be giving to LYRIC’s programs for youth. Thus, inevitably the community would have less funding for these programs (as the need for these programs increase) and the community would suffer.

POSITIVE IMPACTS ON THE NEIGHBORHOOD

LYRIC’s proposed changes include several benefits to the neighborhood:

- Removing a ground floor recess area that people not affiliated with LYRIC (bar patrons, unhoused individuals) have occupied, causing problems for other neighbors;
- Removing a curb cut thereby restoring one publicly available curb parking spot;

- Additional foliage to the front of the property;
- Improving the backyard, providing immediate neighbors that look down into the yard with a more attractive space;
- Replacing a party wall with neighbor to the north with two walls on either side of a property line, paid for by LYRIC; and
- Reducing homelessness and needs among neighborhood LGBTQQ+ youth.

NO NEGATIVE IMPACTS ON THE NEIGHBORHOOD

The proposed project has no negative impacts on the neighborhood. Facade changes are minor, and there will be no increase in the building's existing envelope. The project simply makes better use of property's existing footprint. Sound insulation better than what exists today will make the use an even quieter one.

SUBSTANTIAL COMMUNITY SUPPORT

LYRIC's long standing service to the community and track record of being a good neighbor has translated to substantial support for this project, including multiple letters of support (EXHIBIT G page 33).

Letters from close neighbors:

- Amy Lukima-Pivovarnik - Immediate Neighbor at 129 Collingwood St
- Vera Ranieri and Billy Vong - Immediate Neighbor at 131 Collingwood St
- Charles Zukow - Close Neighbor at 267 Diamond St

Letters or Endorsements from neighborhood groups:

- Eureka Valley Neighborhood Association (EVNA)
- Corbett Heights Neighbors
- Castro/Upper Market Community Benefit District's (Castro CBD)
- Castro Merchants (formerly Merchants of Upper Market & Castro "MUMC")
- Rotary Club of San Francisco Castro

Letters from current & past public officials:

- Scott Weiner, California State Senator & Past District 8 Supervisor
- Mark Sanchez, President, San Francisco Board of Education
- Rebecca Prozan, Past Rec & Parks Commissioner

Letters from leaders of community nonprofits:

- Sherilyn Adams, Executive Director, Larkin Street Youth Services
- Brian Basinger, Executive Director, Q Foundation

- Terry Beswick, Executive Director, GLBT Historical Society
- Sam Cobbs, President + CEO, Tipping Point Community
- Joe Hollendoner, CEO, SF AIDS Foundation
- Rebecca Rolfe, Executive Director, SF LGBT Center
- Douglas Styles, Executive Director, Huckleberry Youth Programs

COMMUNITY OUTREACH EFFORTS

As part of LYRIC’s ongoing efforts at being good neighbors it has conducted community outreach efforts for this project beyond the typical and required means, including:

- LYRIC sent mailers (EXHIBIT H - page 53) not required by the Planning Department to residents and owners within 300 feet of the property describing the project, the positive impact the project will have in the lives of marginalized LGBTQQ+ youth, and providing contact information for any neighbor wishing to discuss the project further with LYRIC.
- LYRIC leadership went to individual homes to ask neighbors for their input and suggestions, including close neighbors on Collingwood and Castro Streets.
- LYRIC leadership held in-person meetings with adjacent neighbors to the north and to the south.
- Leadership also made presentations to several neighborhood groups, including:
 - Eureka Valley Neighborhood Association (EVNA)
 - Corbett Heights Neighbors
 - Castro/Upper Market Community Benefit District’s (Castro CBD)
 - Castro Merchants (formerly Merchants of Upper Market & Castro “MUMC”)
 - The Rotary Club of San Francisco – Castro

UPDATING CONDITIONS OF APPROVAL

The original 1993 conditional use permit ("CUP"), along with a later amendment in the year 2000, contained many restrictions on the use of its property as the residential neighbors were concerned with how well the use would fit in. Now that there is a positive track record of fitting well into the neighborhood since the original CUP was issued 27 years ago, LYRIC feels that most of the restrictions are no longer necessary, and, in fact, prevent LYRIC from growing to respond to community needs.

PROPOSED AMENDMENTS TO EXISTING CONDITIONS OF APPROVAL:

1. Maximum Number of Clients – LYRIC requests that Condition #1 from the original CUP be revised to remove the per floor restriction on the number of clients and increase the maximum number of clients to be served at any one time on the lot to seventy-five (75).

Under Condition #1 of the original CUP, LYRIC may serve no more than twelve (12) clients per floor in the building, with a maximum of thirty-six (36) clients at one time. Over the years, the number of youth seeking LYRIC's services has grown significantly, and in response, LYRIC has continued to expand its programs to accommodate the needs of the LGBTQQ+ community's youth.

Due to the current per floor and total client number restriction, LYRIC is unable to make space within the building for additional program sessions and therefore clients who are waiting for sessions are pushed out to the curb. By removing the per floor restrictions, adding a ground level reception area and creating the additional programmable space in a structure which will replace the current rear yard structure with an equal sized structure, LYRIC will have greater flexibility to run concurrent but separate sessions across multiple age groups and/or topics (e.g., middle school students on summer break building community, high school students working on career development skills, and 18+ young adults participating in a healthy relationships group). The requested amendment would as a result reduce the number of youth waiting out on the sidewalk or elsewhere nearby in the neighborhood.

In addition, LYRIC requests that finding #13 of the original CUP be changed to reflect that the organization now serves youth from throughout the city.

2. Age Restriction – LYRIC requests that Condition #2 of the original CUP be removed.

Under Condition #2 of the original CUP, LYRIC is authorized to serve only clients who are 23 and younger. “Transitional aged youth” are now being served on-site and these youth are 16-24 years old.

3. Organized Activities – LYRIC requests that Condition #6 be modified to increase the number of organized activities to 10 per year.

Where rear yard outdoor space will be used for an event, LYRIC will continue to follow its practice of notifying residential neighbors in advance. LYRIC will continue the current practice of notifying immediate neighbors on both sides of LYRIC on Collingwood Street (as well as rear yard adjacent neighbors on Castro Street) as to the type of event, the hours of the event and a phone number for questions or concerns to be discussed.

4. Hours of Operation – LYRIC requests that Condition #12 (as amended by Condition #3 of CUA No. 99.624C) be modified to permit the following operation hours:

Client Services/Receptions/Programs: 10:00am – 6:00pm Evening Programs/Board Meetings:
6:00pm – 9:00pm

Under the existing CUP, client services are limited to the hours of 9:00am and 5:00pm only, with the exception of hotline services. LYRIC no longer provides hotline services, so this reference should be removed. LYRIC currently holds its monthly board meetings in the evening at the property, and desires to occasionally also provide services and programs to its clients during those hours.

5. Rear Yard Use – LYRIC also requests that Condition #6 of the original approval be modified to remove certain restrictions on use of the rear yard space. To do that, the Commission must approve the rear yard space to be used as an “Outdoor Activity Area”, as defined under the

Planning Code.¹

In order to operate within the hours mentioned in section 4 above, we request that certain portions of this rear yard use limitation be changed. This Condition #6 currently says “[e]xcept for up to five organized activities per year, for which at least two weeks prior notice is given to residents of abutting properties, no organized activities for more than five persons shall be conducted within the rear yard area on weekdays, Saturdays and Sundays. On Sundays, no activities shall be conducted in the rear yard before 12:00 p.m. and after 6:00 p.m. Between the hours of 6:00 p.m. and 9:00 p.m. weekdays and weekends, no more than three people shall use the rear yard area.”

LYRIC suggests these two items be changed because LYRIC would like to increase the number of activities/events it holds per year from 5 to 10. The reason for this is because in addition to the one large "Open House" event each year, LYRIC would like to host events (e.g. 15-youth cohort intern graduations) for others to celebrate (or be educated on) the accomplishments of the youth.

The existing CUP does, however, permit a “Community Facility” which allows recreation, culture, social interaction and/or education².

LYRIC believes its staff members as well as its clients will benefit from the access to and use of the rear yard space for individual staff work, relaxation space, and small group meetings, with hours consistent to what is outlined in section 4. LYRIC acknowledges the sensitivity to any noise that may result from the use of the rear yard space during business hours. LYRIC has prepared and proposes the implementation of certain rules and policies, which will incorporate relevant provisions of the San Francisco Noise Ordinance, that all clients and staff of LYRIC must comply with.

LYRIC requires a minimum of two (2) staff persons to be present in any space (within the building or in the outdoor area) when any youth are present. LYRIC has also established certain noise levels for different spaces depending on the primary purpose of that space. In addition to the organized activities mentioned above, the rear yard space would be used for highly structured group sessions or individual sessions.

6. Neighborhood Advisory Council – LYRIC requests that Condition #9 of the original approval be modified to remove the requirement to hold regular meetings with a Neighborhood Advisory Council.

Under the existing CUP, the community liaison officer is required to meet with a Neighborhood Advisory Council made up of neighbors, neighborhood community groups, local merchants and associations, LYRIC staff and clients, and anyone else interested on a regular basis. The Neighborhood Advisory Council has ceased to hold meetings due to lack of attendance by persons in the neighborhood. The current community liaison officer is Jodi Schwarz, the Executive

¹ 1 "Outdoor Activity Area" is defined as an area associated with a legally established use, primary located outside of a building or in a courtyard, which is provided for the use or convenience of patrons of a non-residential establishment. See Planning Code §102.

² 2 See *Findings 3 in Planning Commission Motion No. 13536, 1993*.

Director of LYRIC, who is a member of Castro Merchants (previously the Merchants of Upper Market and Castro “MUMC”) as well as the new Castro Cultural District. The community liaison officer attends regular meetings with the District Supervisor and his/her staff and with partner nonprofit organizations, such as the SF AIDS Foundation and GLBT Historical Society. The community liaison officer also maintains direct relationships with the organization’s adjacent residential and business neighbors. The above activities have caused LYRIC to integrate well into the neighborhood and is the reason, we believe, that neighborhood residents have stopped attending meetings of the Neighbor Advisory Council.

LYRIC agrees to continue to satisfy the requirements under Condition #10 (and Condition #5 of CUA No. 99.624C), that there be an appointed community liaison officer to handle issues related to the operation of LYRIC's programs.

Executive Director Jodi Schwarz will continue to be the community liaison officer and she can be contacted at LYRIC’s Collingwood Street address and be reached at (415) 703-6150 ext. 119. Should the contact information of the community liaison officer ever change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change.

7. Organized Meal Programs – LYRIC requests that Condition #17 of the original CUP be modified to remove the second sentence which states that organized meal programs are not permitted. LYRIC's understanding of the term "organized meal programs" is to mean formal meal service by which LYRIC and its staff prepare cooked meals on site and serve them to its clients. There is no operation of a kitchen at the property, nor does LYRIC intend to provide such meal services. Rather, LYRIC is the recipient of donated food items from the SF Food Bank, which provides snacks on-site for youth clients, and provides food bags “to go” as part of providing basic needs support to the youth. Additionally, meals – prepared outside LYRIC – are offered as part of structured group sessions.

ADDITIONAL CONDITIONAL USE APPROVAL:

1. Change of Use for Garage – LYRIC requests that the garage structure in the rear yard be expressly permitted for use for LYRIC's programs and services.

Condition #21 required that the rear yard garage remain available for parking at all times. The Planning Commission removed that condition in its CUA No. 99.624C because at that time, LYRIC was no longer using the garage structure for parking. Since that time, the garage has been used for storage. Today, as the demand for LYRIC's services has grown, as described above, LYRIC desires to convert the use of the garage structure to programming uses.

CONCERN WITH ONE PLANNING STAFF CONDITION STATED IN YOUR STAFF REPORT.

Your staff report and LYRIC agree that current Condition No. 6 of Motion No. 113536 needs revision. However, we believe that staff’s replacement language is a little unclear and will present problems in enforcement. Also, proposed Staff language would make it difficult for more than 19 members of the staff to use the outdoor area for a staff meeting which is held outdoors in the nicest weather.

WE PROPOSED THAT CONDITION NO. 6 OF MOTION NO. 13536 SHOULD READ AS
FOLLOWS:

There may be ten or fewer organized activities per year, for which at least two weeks prior notice is given to residents of abutting properties. In addition, the rear yard open space may be utilized as an outdoor activity area as long as used by no more than 30 people, two of which will be staff members. The hours of the 10 organized activities will be 10 A.M. to 9 P.M. Monday through Sunday. Outdoor staff meetings will not count as any of the ten organized activities per year. Any indoor and/or outdoor activity shall insure that sound levels emanating from such activity does not exceed acceptable noise levels established for residential uses by the San Francisco Noise Ordinance, as to residential uses located within 100 feet of the site.

CONCLUSION

LYRIC has a long track record of successful operations at the Castro facility. Multiple city agencies depend on them and prominent members of the community and neighborhood associations support their work and this project.

LYRIC has grown and deepened its services to some of our community's most vulnerable citizens. From this, it is clear this project will serve the interests of the neighborhood and the wider community. Your decision to allow this project to move forward will allow these LGBTQQ+ youth to continue receiving support services from a trusted local nonprofit, and successfully transition into adulthood as engaged and productive members of our community.

Very truly yours,



Brett Gladstone

CC:Jodi L. Schwartz
Executive Director
LYRIC

INDEX OF EXHIBITS

- A. Page 11 - Photos of Existing Building
- B. Page 16 - Map & Photos of Surrounding Area
- C. Page 19 - Floor Plan & Facade
- D. Page 27 - List of LYRIC's Contracts with City & State Agencies
- E. Page 29 - Milestones & Awards for LYRIC
- F. Page 31 - LYRIC Success Stories
- G. Page 33 - Letters of Support
- H. Page 51 - Community Outreach

EXHIBIT A - Photos of Existing Building



Subject Building Front Facade - LYRIC - 127 Collingwood Street



Subject Building Rear Facade - LYRIC - 127 Collingwood Street



Shared workspace, third floor.



Staff lockers, second floor.



Shared office, third floor.



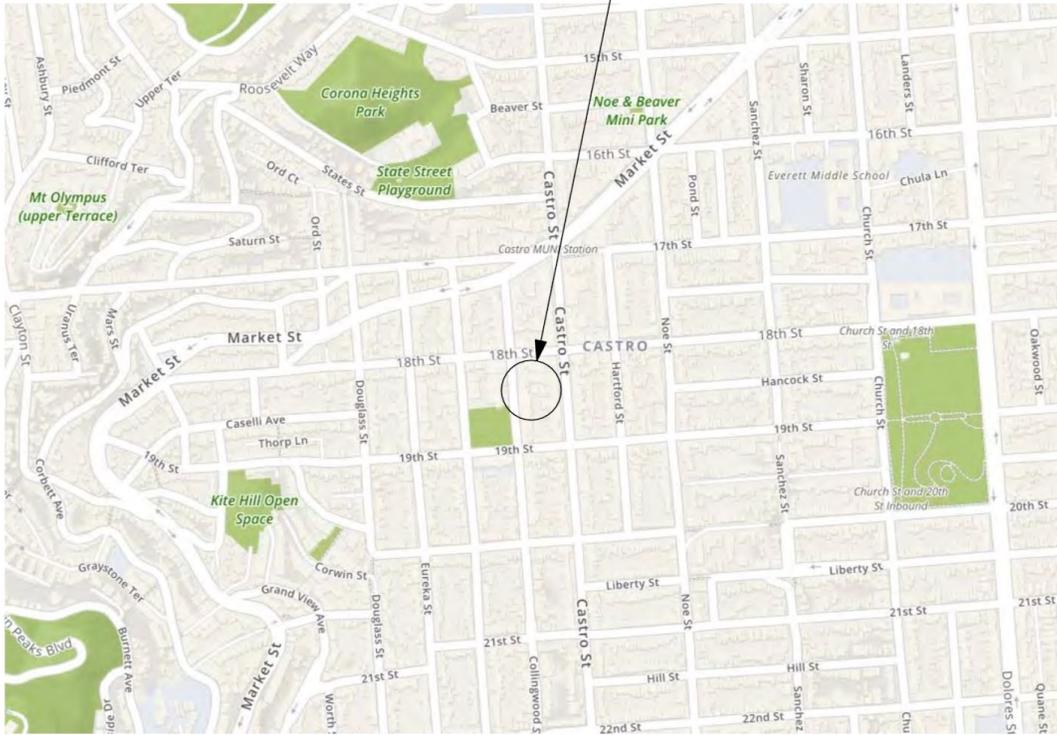
Reception, third floor.



Meeting room, first floor.

EXHIBIT B - Map & Photos of Surrounding Area

127 COLLINGWOOD STREET
SAN FRANCISCO, CA 94114



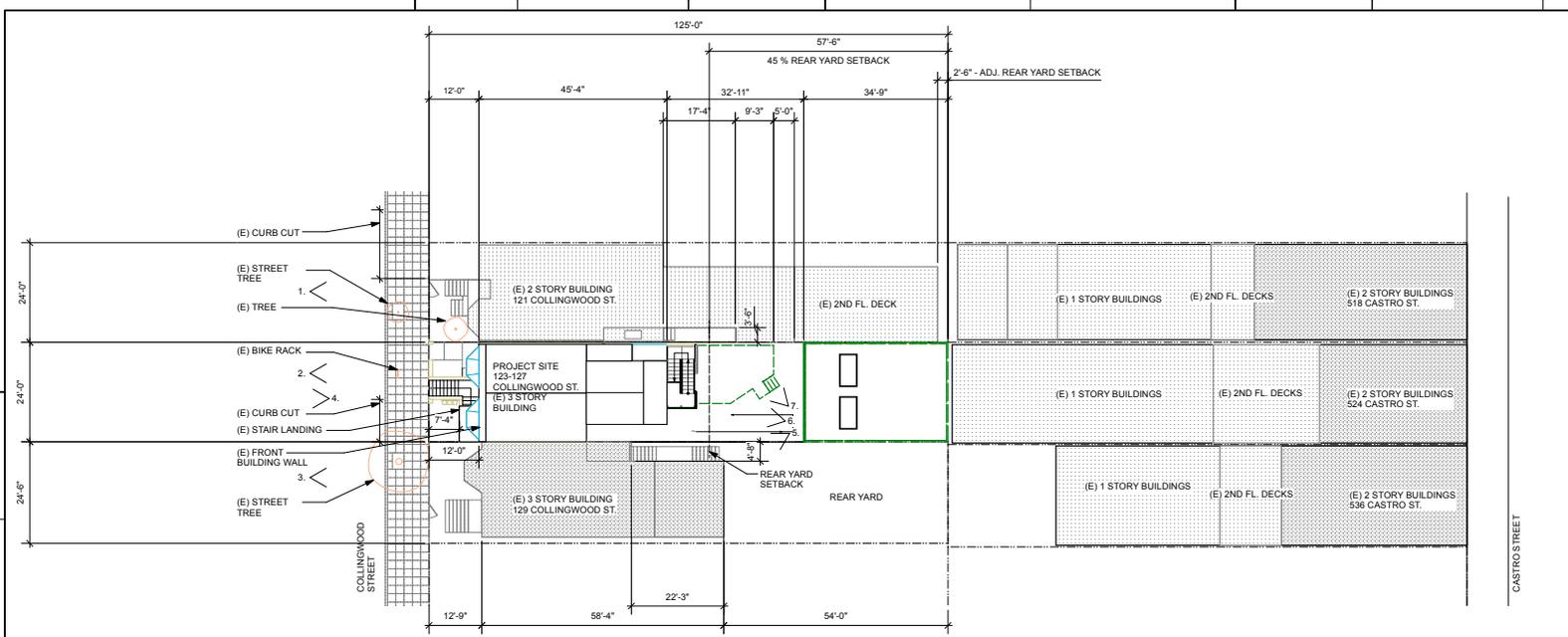
East Facing Side Neighbor - Eureka Valley Recreation Center - 100 Collingwood St.



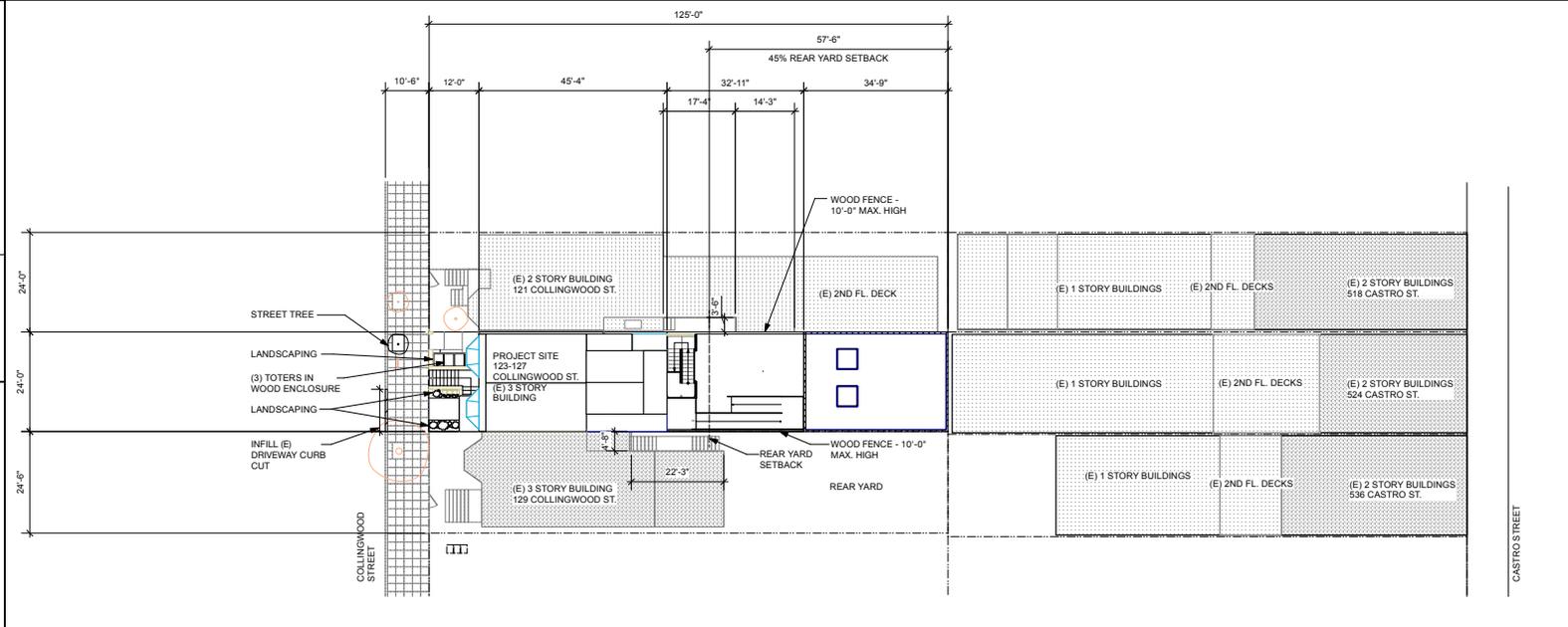
“The Edge” a bar a few doors from LYRIC at the corner of Collingwood & 18th Streets.

EXHIBIT C - Floor Plan & Facade

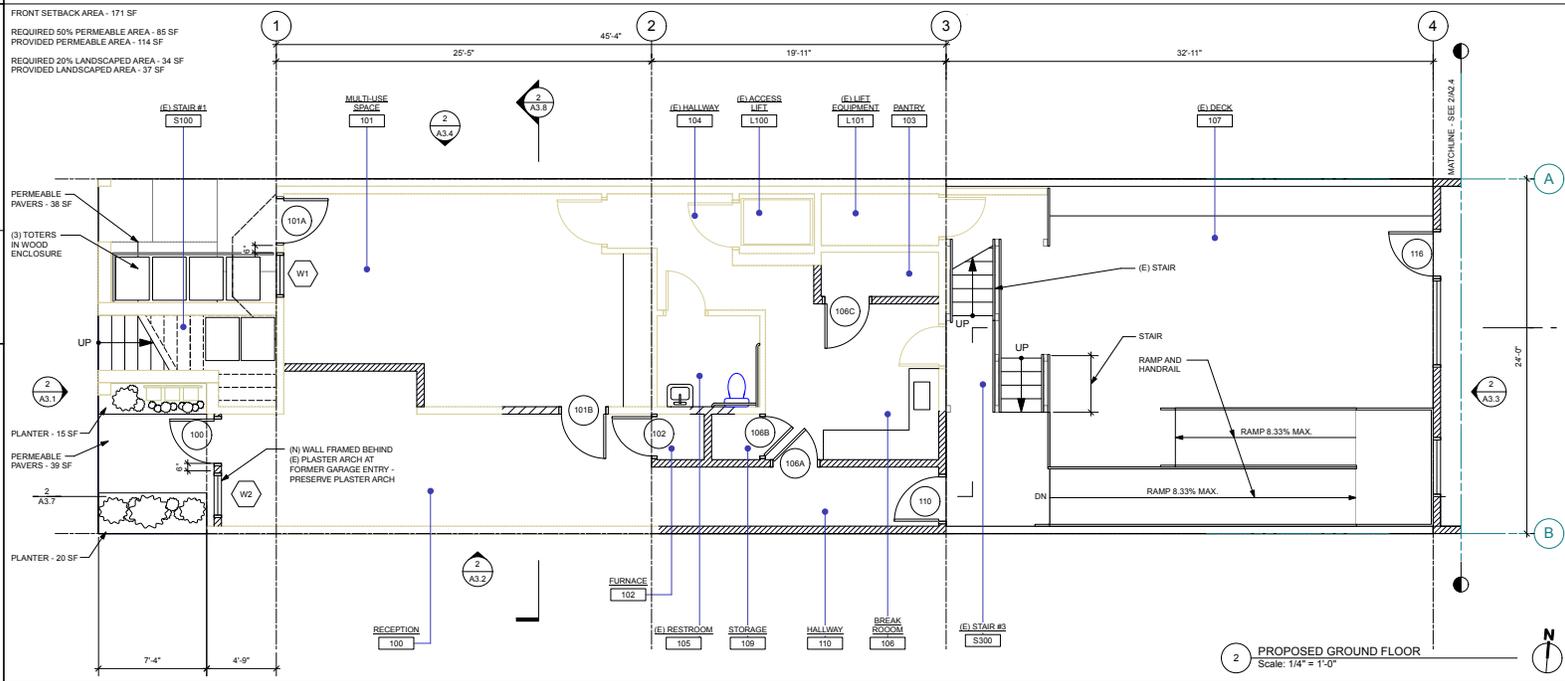
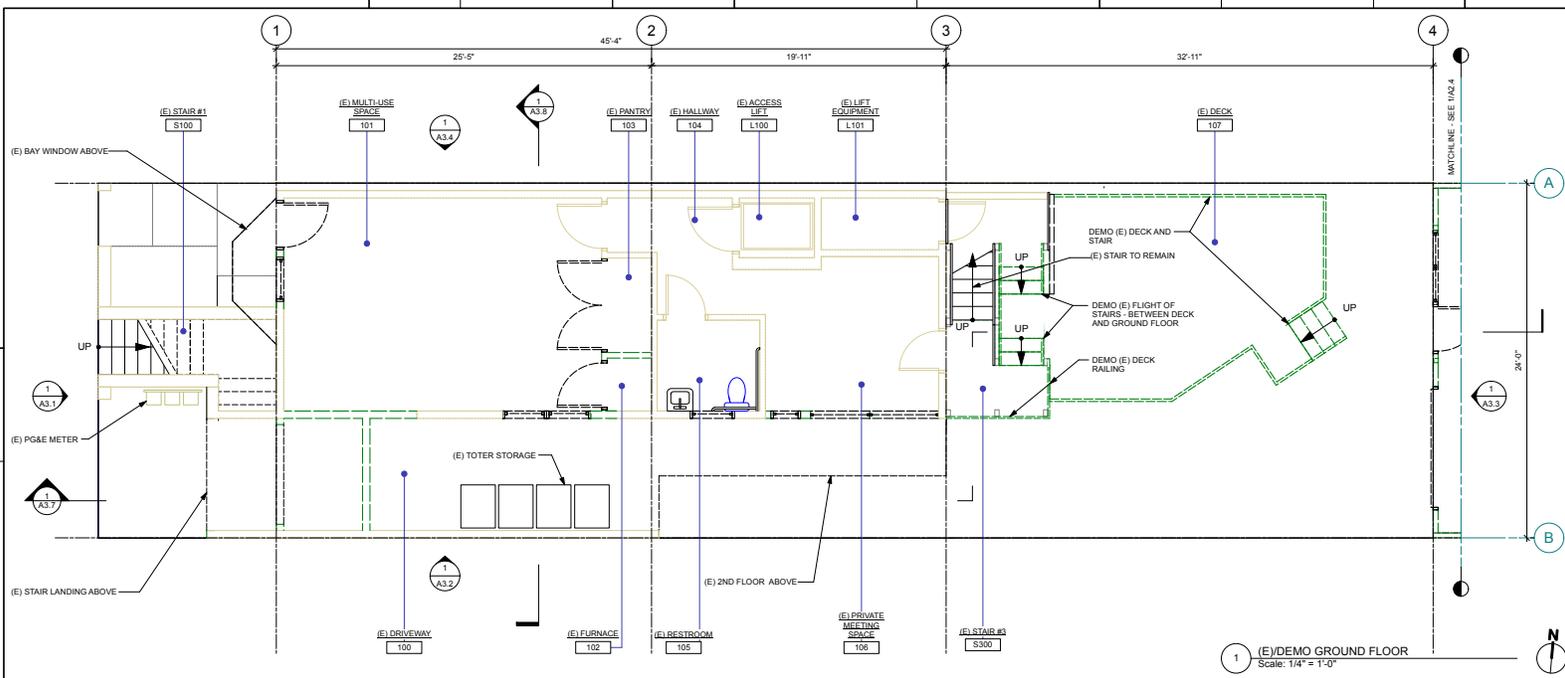
EXHIBIT C - Floor Plans & Facade

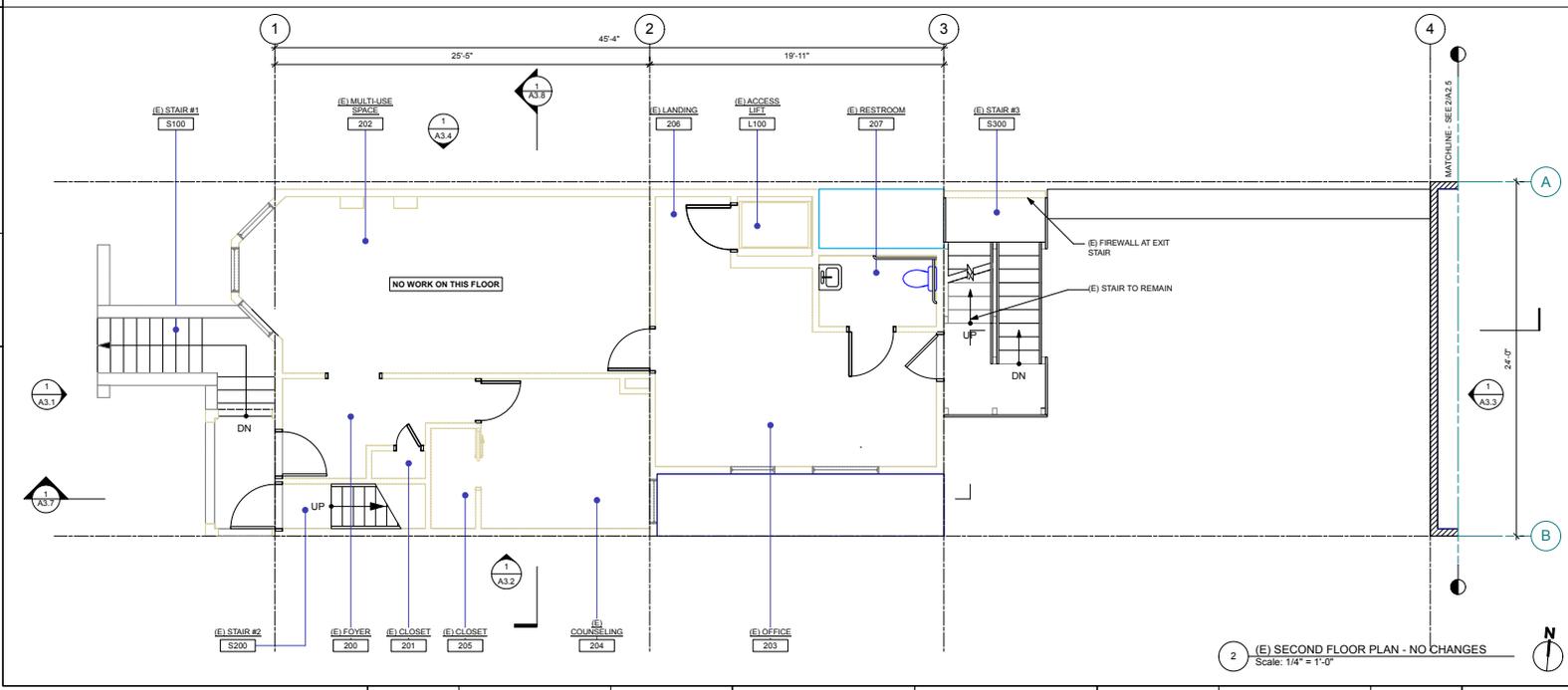
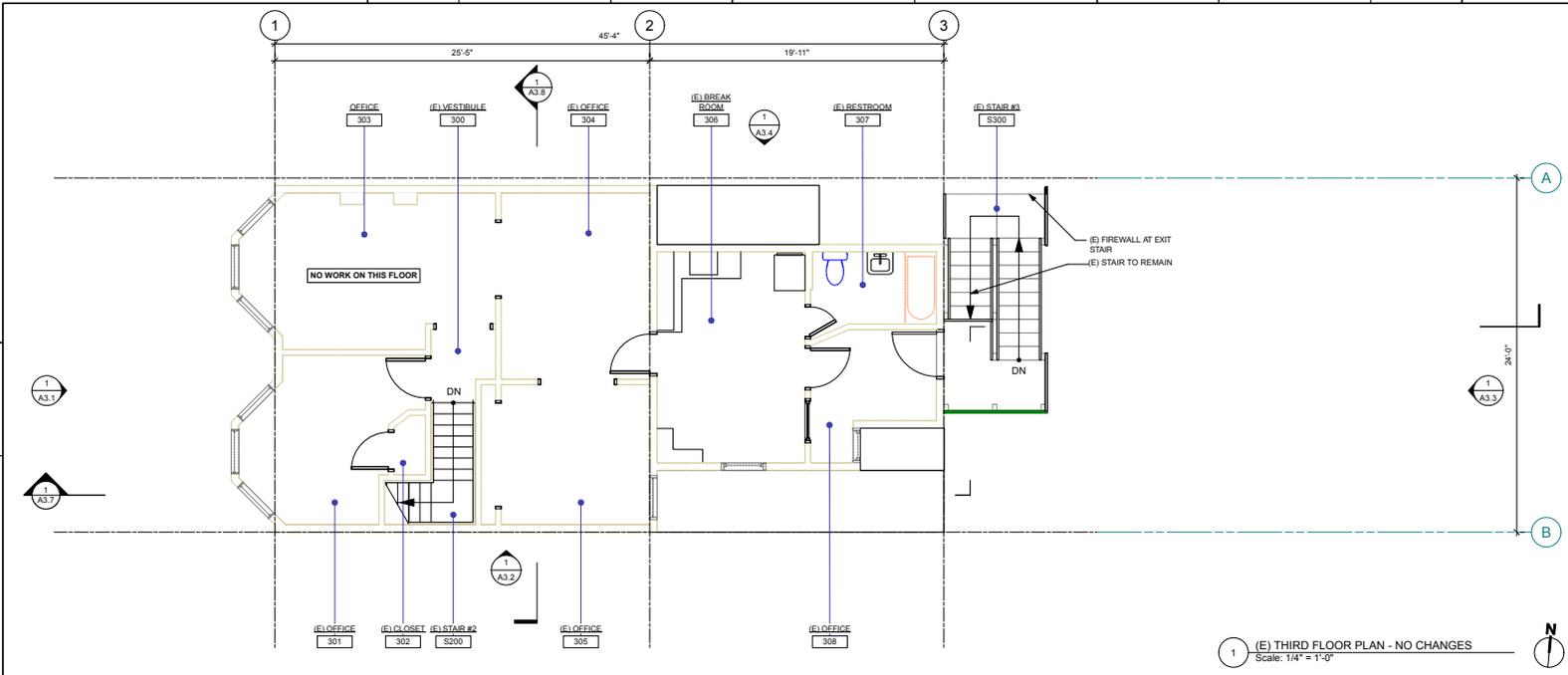


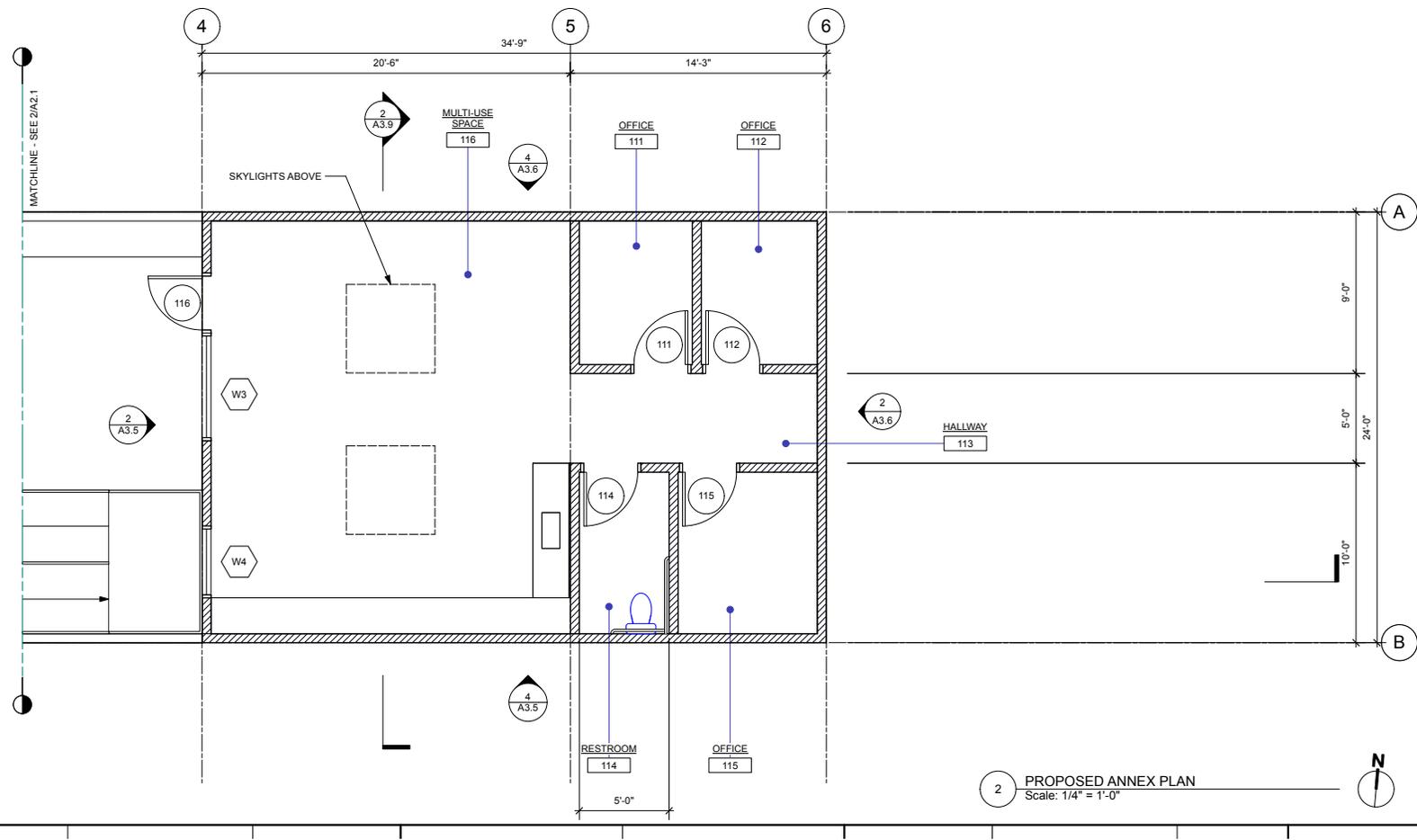
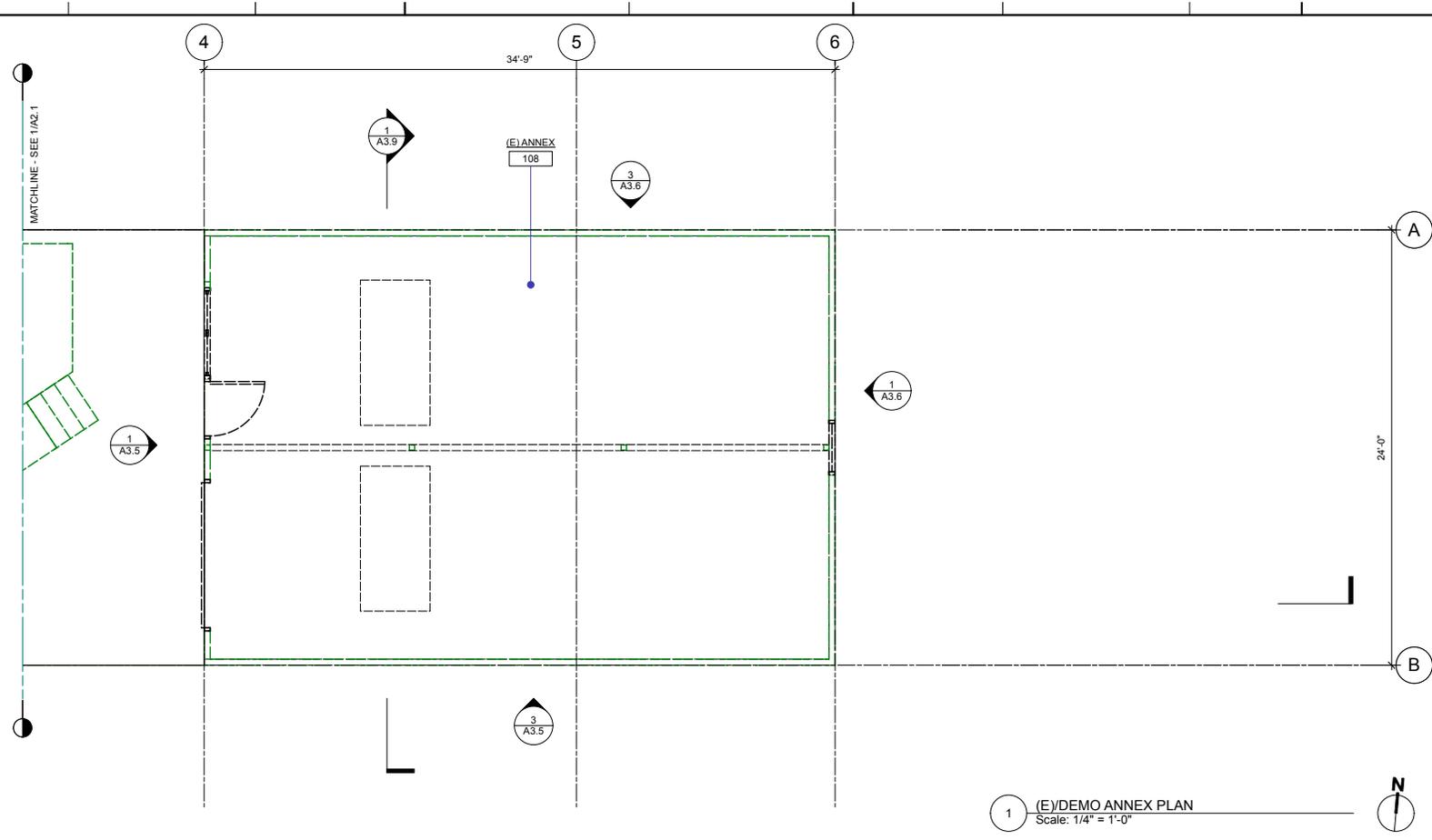
1 (E) SITE PLAN
Scale: 1/16" = 1'-0"

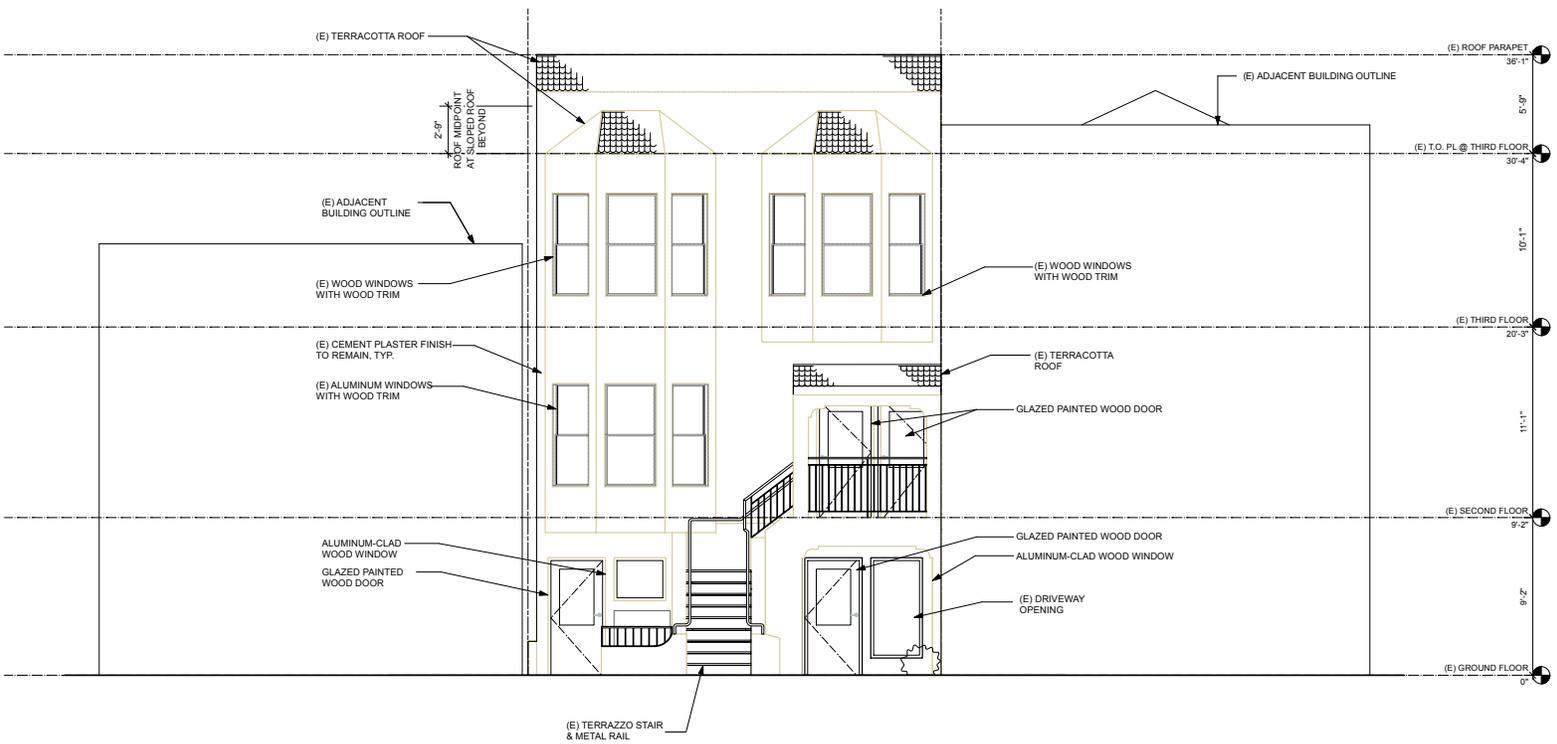


2 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

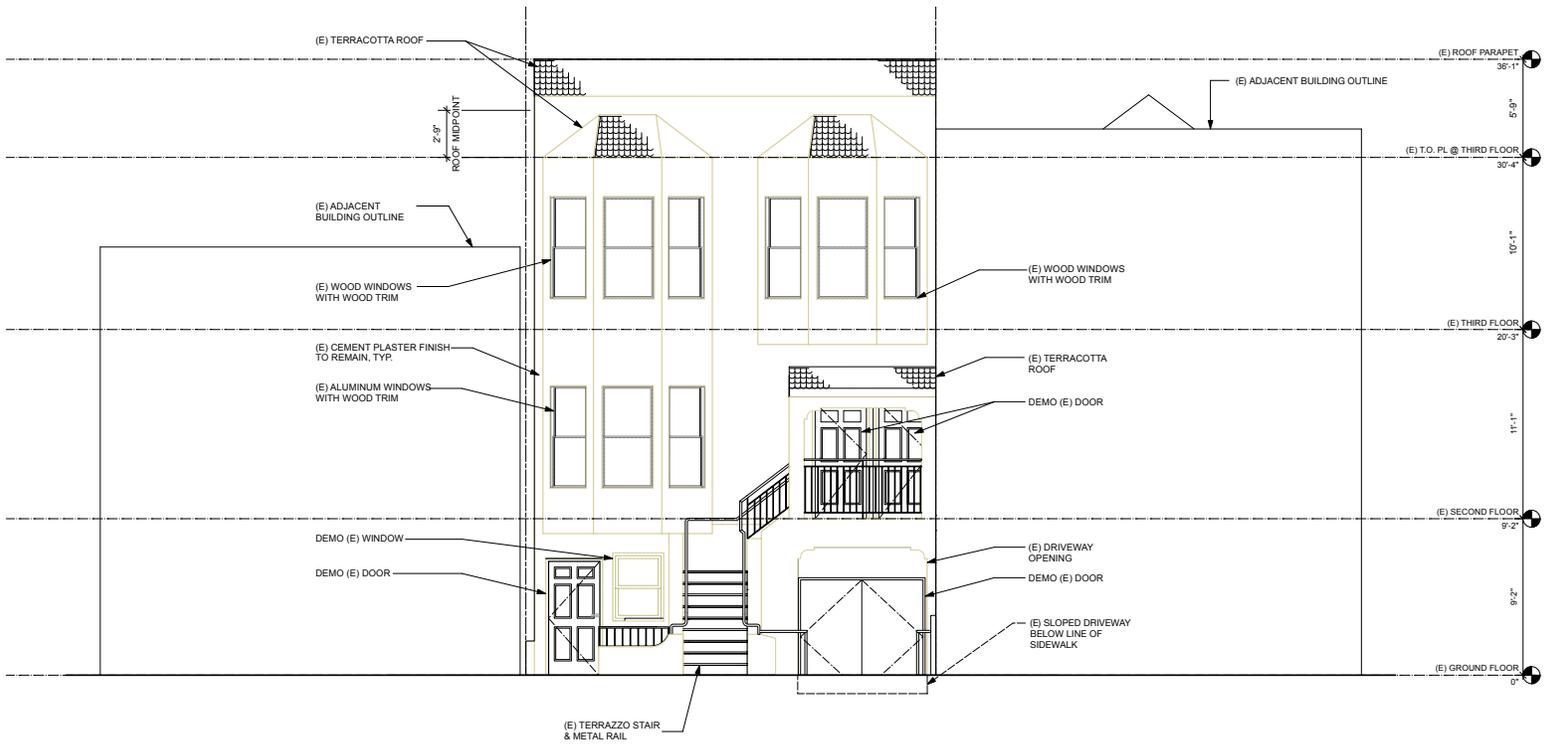








2 PROPOSED WEST ELEVATION
 Scale: 1/4" = 1'-0"



1 (E) WEST ELEVATION
 Scale: 1/4" = 1'-0"

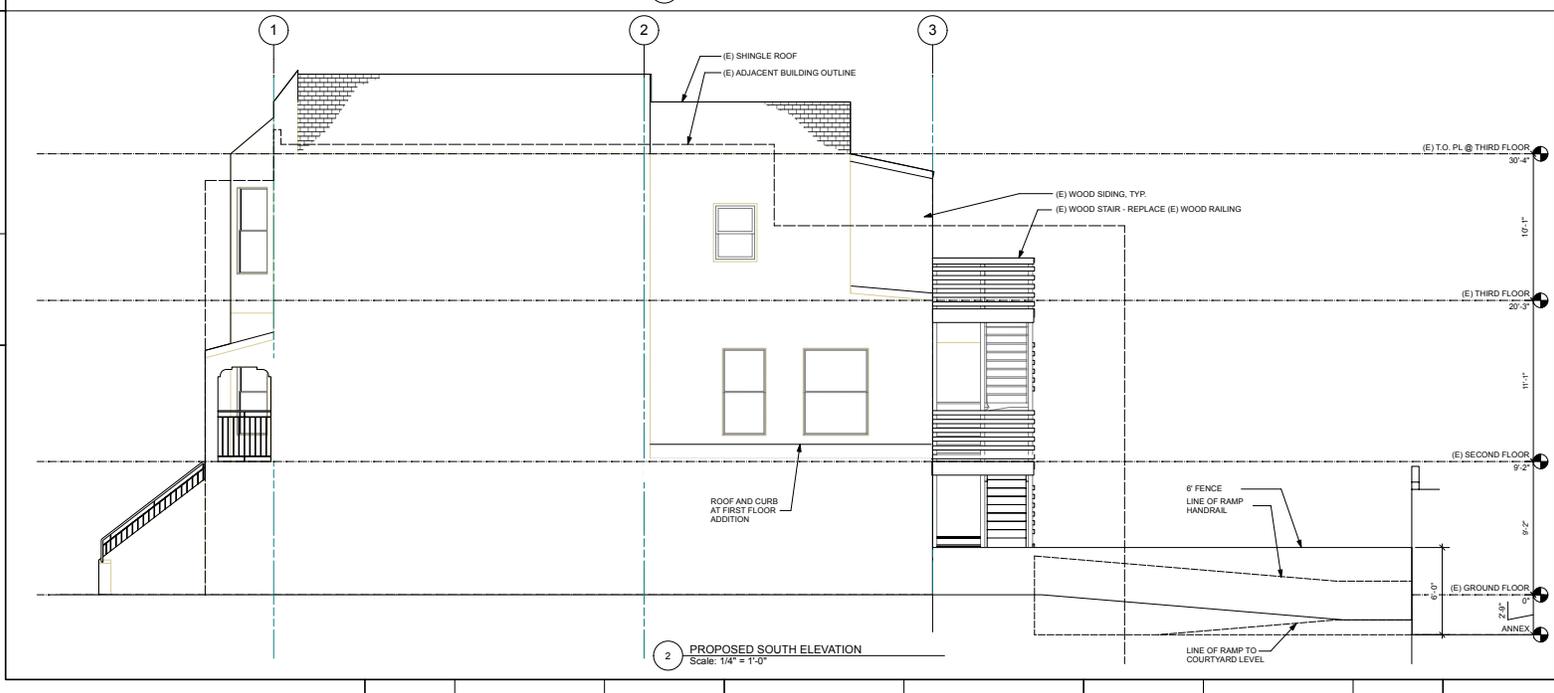
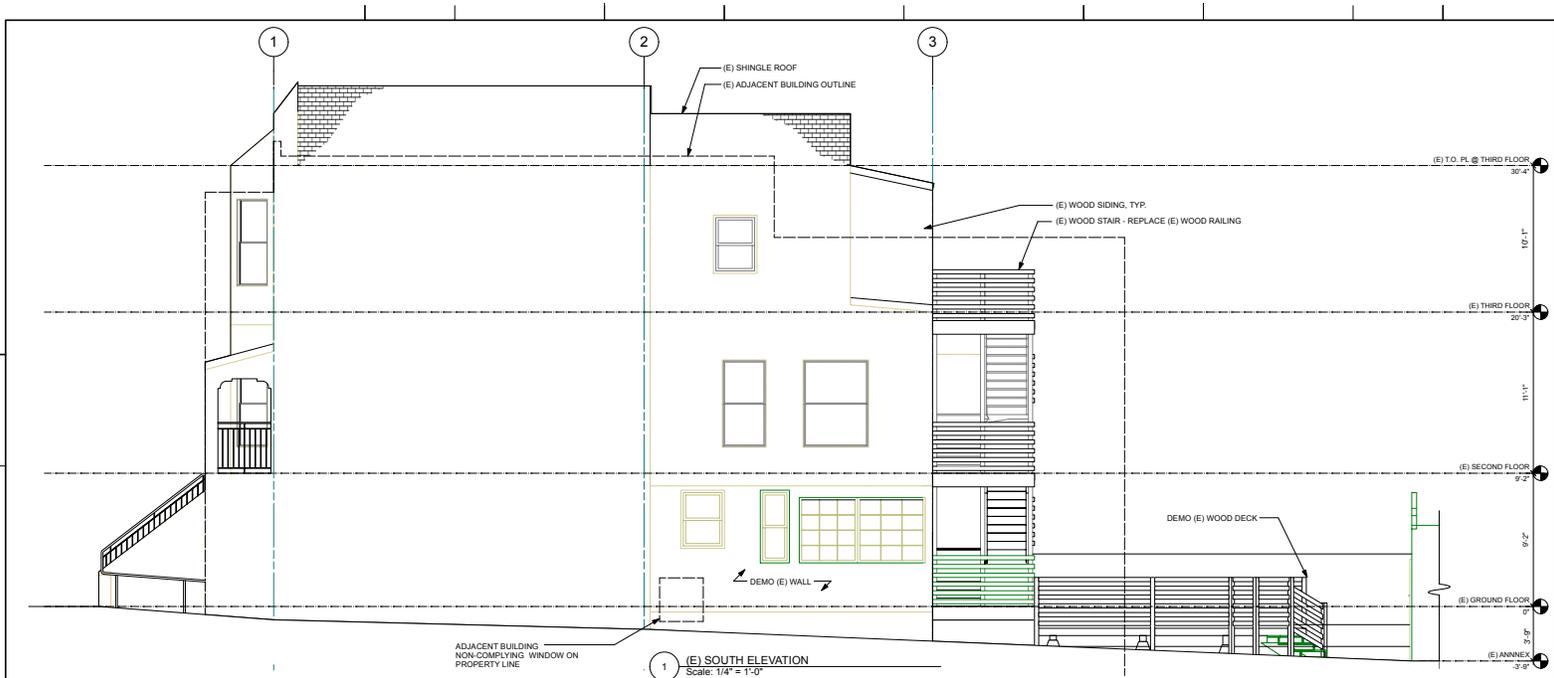


EXHIBIT D - List of LYRIC's Contracts with City & State Agencies

Currently, seven (7) San Francisco City and County agencies rely on LYRIC to provide an array of services and support to meet the unique needs of San Francisco's LGBTQQ+ youth:

1. Department of Children, Youth & Their Families
 - a. Middle and High School Q-Groups
 - b. Sequoia Institute for LGBTQQ+ & Ally Youth—Youth Workforce Development
 - c. UndocuWorkforce—Youth Workforce Development
 - d. NetwerQ – Mentorship for TAY
 - e. Fellowship for T/GNC Group
 - f. EQTY - Service Learning for TAY

2. Department of Public Health
 - a. PrEP for YMSM Collaborative
 - b. Gender Health Services

3. Department on the Status of Women
 - a. Queer and Trans Youth Overcoming Violence
 - b. Safety for Adults and Youth From Trafficking & Exploitation Collaboration

4. Human Rights Commission
 - a. LGBTQI Survivors Overcoming Violence Collaborative

5. Mayor's Office of Housing and Community Development
 - a. LGBTQQ+ TAY Case Management
 - b. LYRIC Capital Renovation Planning

6. Public Utilities Commission
 - a. Project-Based Learning for Youth

7. Department of Supportive Housing and Homelessness
 - a. Youth Homelessness Housing Navigation Access Point

EXHIBIT E - Milestones & Awards for LYRIC

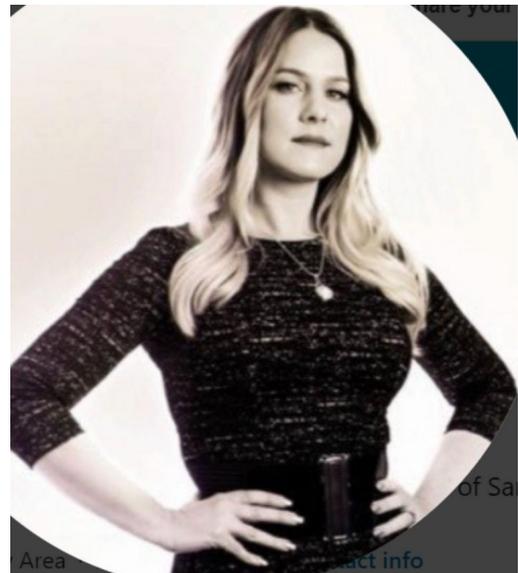
- **1988** – LYRIC founded and holds its first LYRIC Dance for Queer Youth
- **1990** – First office set up at Operation Concern
- **1991** – LYRIC wins city-wide support to launch urgently needed educational programs focused on sexuality/gender
- **1993** – With the aid of the city and a coalition of adult allies, LYRIC purchases house in the Castro on 127 Collingwood Street. LYRIC also launches a national peer youth hotline and its first internship program
- **1995** – LYRIC becomes an independent nonprofit
- **1996** – LYRIC launches the first lobby day in Sacramento advocating for LGBTQQ+ youth protections in public schools
- **1997** – LYRIC co-founds Dimensions, a twice-weekly clinic specifically for LGBTQQ+ youth
- **2001** – LYRIC is recognized by Community Network for Youth Development for its effective youth development model
- **2006** – LYRIC helps found the Community Partnership for LGBTQQ+ Youth
- **2010** – LYRIC receives the CA Adolescent Health Janet Shalwitz Leadership Award
- **2011** – LYRIC receives Bank of America’s Neighborhood Builder Award as part of its nationally acclaimed Neighborhood Excellence Initiative
- **2011** – LYRIC launches the [School-Based Initiative](#) to educate and build allyship among SFUSD students, school staff, and families to create learning environments where LGBTQQ+ youth can be successful and truly thrive.
- **2013** – [Executive Director Jodi Schwartz](#) named LGBT Local Hero by KQED/Union Bank
- **2013** – LYRIC launches [UndocuWorkforce](#), the Bay Area’s first paid leadership program for undocumented LGBTQQ+ (and ally) youth ages 14-24
- **2015** – LYRIC selected as one of only 15 California organizations to participate in the 2015-18 data-driven, PropelNext Partnership, funded by the William & Flora Hewlett Foundation, the David & Lucile Packard Foundation, and the Edna McConnell Clark Foundation
- **2016** – LYRIC launches the LYRIC Fellowship for TGNC TAY
- **2017** – LYRIC launches the [PrEP](#) for YMSM Collaboration
- **2018 and 2020** – LYRIC awarded two major contracts to expand housing navigation services for homeless and unstably housed LGBTQQ+ youth, (2018, SF Dept of Homelessness and Supportive Housing) (2020, California State University)

EXHIBIT F - LYRIC SUCCESS STORIES

Clair Farley - LYRIC Alum

Clair Farley is a human rights and transgender rights advocate who has worked across the county and internationally to promote visibility for underserved communities. Clair served on the LYRIC Board of Directors and was a LYRIC youth intern when she first started her advocacy efforts in San Francisco.

She worked for over a decade at SF LGBT Center leading their economic development and employment programs to support economic equality and justice for low income LGBTQQ+ community members. Today she serves as the Director of the Office of Transgender Initiatives and Senior Advisor to the Mayor of San Francisco.



LYRIC continues to hold a special place in her heart for the support she received as a trans youth. She is inspired to stay involved not only because of LYRIC's impact on her life but also the lives of thousands of queer youth that will go on to be our leaders and change makers of tomorrow.

Tracy Zhu - LYRIC Alum



Tracy Zhu was born and raised in San Francisco, and her first job ever was as a summer intern at LYRIC. Tracy's professional experience early in her career has been shaped by her service on LYRIC's board. Going from youth participant to direct service worker and nonprofit governance has shaped her understanding of what it takes to make meaningful, impactful change in marginalized people's lives.

Over the past dozen years, she has worked in environmental justice organizing and advocacy, environmental education, philanthropy, public utilities and social impact. She currently is the Social Impact Partnership Manager at the San Francisco Public Utilities Commission, the city's water, power and sewer department, specializing in developing public-private-community partnerships. She currently sits on the board of Chinese for Affirmative Action and Rose Foundation's Grassroots Fund.

EXHIBIT G - Letters of Support

*Gabriela Pantoja | SF Planning Department | 1650 Mission St., #400 | SF, Ca. 94103-4279
415-575-8741 | gabriela.pantoja@sfgov.org*

Dear San Francisco Planning Commissioners,

I am writing to support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street.

I live directly beside LYRIC at 129 Collingwood Street. LYRIC is a great neighbor! They are quiet and respectful to their residential neighborhood surroundings. They have always been good communicators -- both about the regular activities and this project. Their executive director, Jodi, has reached out to me to personally talk through the renovation project and how it will benefit the organization. I support their desire to expand and improve their facility to provide services that are essential to the youth in our community.

I care about these issues because supporting one of our most vulnerable populations is what makes San Francisco a community, not just a city. Generations of LGBTQ+ youth have come to San Francisco looking for acceptance and it's essential that they find support services.

The proposed changes will not significantly impact our enjoyment of our home in any way. By improving and increasing access to their facilities we believe LYRIC's project will allow us to enjoy our home and our neighborhood more. I strongly encourage you to approve the proposed project for LYRIC's facility.

Sincerely,

A handwritten signature in cursive script that reads "Amy Pivo".

Amy Lukima-Pivovarnik
129 Collingwood, San Francisco CA 94114

Gabriela Pantoja | SF Planning Department | 1650 Mission St., #400 | SF, Ca. 94103-4279
415-575-8741 | gabriela.pantoja@sfgov.org

September 13, 2020

Dear San Francisco Planning Commissioners,

I write to support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street.

My husband and I live directly beside Lyric, at 131 Collingwood Street. LYRIC has been a good neighbor to us since at least 2013, when we purchased our home. LYRIC's mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is a mission we support. We support their desire to expand and improve their facility in for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

The proposed changes will not significantly impact our enjoyment of our home in any meaningful way. In fact, we believe it may improve our enjoyment of our home by better helping to address the needs of the community and those who live on its margins. I encourage you to approve the proposed project for LYRIC's facility.

Sincerely,



Vera Ranieri and Billy Vong
131 Collingwood Street
San Francisco, CA
94114

Gabriela Pantoja | SF Planning Department | 1650 Mission St., #400 | SF, Ca. 94103-4279
415-575-8741 | gabriela.pantoja@sfgov.org

Dear San Francisco Planning Commissioners,

I am writing to support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street.

I live within 300 feet of LYRIC's facility at 267 Diamond Street. I support their desire to expand and improve their facility to provide services that are essential to the youth in our community. I care about these issues because I wish I had a place like LYRIC when I was younger. Our youth need all the support they can get ... they are tomorrow's leaders.

LYRIC is quiet and respectful to their residential neighborhood surroundings. Jodi, their executive director, has reached out to me to personally talk through the renovation project and how it will benefit the organization. They have always been good communicators both about the regular activities and this project.

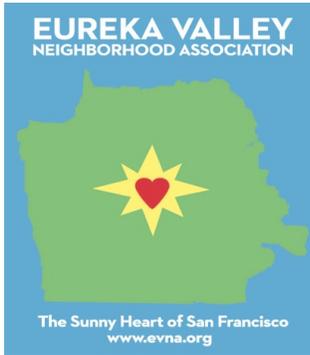
The renovation project will not significantly impact the enjoyment of my home or place in the neighborhood in any way. The improvements and added accessibility to their facilities will allow me to enjoy my home and our neighborhood more. I strongly encourage you to approve the proposed project for LYRIC's facility.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Zukow", with a long horizontal flourish extending to the right.

Charles Zukow
267 Diamond St, San Francisco CA 94114

9/24/20



EVNA
PO Box 14137
San Francisco, CA 94114
www.evna.org
board@evna.org
Individual Emails:
first.last@evna.org

EVNA, a non-profit organization,
Tax ID: 51-0141022

EXECUTIVE COMMITTEE

Alex Lemberg, President

Dan Schulman, Interim VP

Griffin Gaffney, Secretary

Kevin Cureton, Treasurer

DIRECTORS AT LARGE

Desmond Morgan

Mary Edna Harrell

Loïc Olichon

Rob LeVan

Andrew Gabel

PAST PRESIDENT

Mark D McHale

WEBMASTER

Steve Clark Hall

EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1881

May 3, 2020

Gabriela Pantoja
San Francisco Planning Department
1650 Mission St., Ste. 400
San Francisco, CA 94103
via: USPS and Email: gabriela.pantoja@sfgov.org

Dear San Francisco Planning Commissioners,

The Eureka Valley Neighborhood Association (“EVNA”) has represented the interests of the residents of the Castro/Eureka Valley neighborhood since 1881. Our goals include protecting and enhancing the character of the neighborhood, its historic resources, vibrant culture, and open space; and ensuring that growth, development, and public access are compatible with and meet the needs of residents and the business community.

At our meeting of the Board of Directors on April 14, 2020, the EVNA voted unanimously to support the Lavender Youth Recreation and Information Center’s (“LYRIC”) proposed project at 127 Collingwood Street, expanding their space to better suit the needs of the important population it serves. The EVNA enthusiastically supports LYRIC’s capital project and mission.

LGBTQ+ youth in San Francisco deserve a bigger, better space for this nonprofit that has affected countless lives during its nearly 30 years of existence. We urge you to support this project.

Sincerely,

Alex Lemberg
President, Eureka Valley Neighborhood Association

cc: Jodi Schwartz, LYRIC



April 2, 2020

Dear Planning Commission President Koppel,

This letter is written to express the strong support of the Castro/Upper Market Community Benefit District's (Castro CBD) Board of Directors for the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993. Their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. LYRIC provides services that are essential to the youth in our community.

LYRIC's current capacity is strained as it strives to keep pace with the growing demand for supports greatly needed by the predominantly low-income LGBTQQ+ youth it serves. The proposed changes will address this challenge and enable LYRIC to provide services in a more efficient and client centered manner.

If you have any questions about the Castro CBD's support, please contact me at 415-500-1181 or andrea@castrocbd.org

Sincerely,

Andrea Aiello
Executive Director

cc: Gabriela Pantoja, Planner SF Planning Department
Jodi Schwartz, Executive Director LYRIC
Rafael Mandelman, Supervisor District 8
Tom Temprano, Legislative Aide, Supervisor Mandelman
Castro CBD Board of Directors

Castro/Upper Market Community Benefit District
693 14th Street
San Francisco, CA 94114



**584 Castro Street #333
San Francisco CA 94114-2512**

415/431-2359

formerly "Merchants of Upper Market & Castro –
MUMC"

Info@CastroMerchants.com
www.CastroMerchants.com

Masood Samereie, President

May 15, 2020

By Email and USPS Hardcopy

Gabriela Pantoja, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

Re: CUA & Variance Case No. 2019-023428
LYRIC (Lavender Youth Recreation and Information Center, Inc.)
123-127 Collingwood Street, San Francisco

Dear Ms. Pantoja

This confirms that Castro Merchants (formerly "Merchants of Upper Market & Castro – MUMC") **SUPPORTS** the Application of Lyric for remodeling and other improvements at its Castro neighborhood offices, to provide additional necessary space for LYRIC's programs and services for the youth of San Francisco.

Our SUPPORT includes for other, related applications to other San Francisco Departments including Building Inspection, Public Health, Fire and to other City and State jurisdictions at the location and for the Project described above.

Castro Merchants' support is based on information provided by LYRIC's representatives at our December 5, 2019 Castro Merchants Members Meeting. The support communicated in this letter remains in effect until withdrawn in writing. We have asked LYRIC to continue to update us promptly, if there is/are any substantial change(s) in information or Conditions of Approval as LYRIC nears its City entitlement Hearing date(s) and other approval milestones. We have been advised recently that there are no unreported, substantial changes thru this date.

Castro Merchants represents business owners and managers in San Francisco's Castro-Upper Market area, generally along Upper Market Street from Castro Street to Octavia Blvd.; Castro from Market to 19th Streets; and commercially zoned portions of cross streets throughout that area. Castro Merchants has about 300 currently paid Members. LYRIC's location at 123-127 Collingwood Street is within Castro Merchants' primary service area, and LYRIC is a current Castro Merchants Member.

.... continued



CASTRO MERCHANTS

May 15, 2020

Re: San Francisco Planning Department, Re: File No. 2019-023428
LYRIC (Lavender Youth Recreation and Information Center, Inc.)
123-127 Collingwood Street, San Francisco

A hardcopy of this letter is being mailed to you. Please let us know if you have any questions regarding Castro Merchants support for this Application. Please include this letter in the matter's permanent file and any successor files and assure that our support is communicated to all applicable Staff in your Department and to all Commissioners prior to any Hearing on this matter, and to any Appeal panel(s) at the time that this matter is considered by them.

Respectfully,

A handwritten signature in black ink that reads "Masood Samereie". The signature is written in a cursive, flowing style.

Masood Samereie, CASTRO MERCHANTS President

email cc: S.F. District 8 Supervisor Rafael Mandelman, Staff Tom Temprano
SFPD Mission Station Captain Gaetano Caltagirone
Ashton Hamm for Lyric
cc: Jodi Schwartz, Lyric

.... LtrPlanningLyric051520

CAPITOL OFFICE
STATE CAPITOL, ROOM 5100
SACRAMENTO, CA 95814
TEL (916) 651-4011
FAX (916) 651-4911

DISTRICT OFFICE
455 GOLDEN GATE AVENUE
SUITE 14800
SAN FRANCISCO, CA 94102
TEL (415) 557-1300
FAX (415) 557-1252
SENATOR.WIENER@SENATE.CA.GOV



ASSISTANT MAJORITY WHIP
CHAIR, LEGISLATIVE LGBT CAUCUS

COMMITTEES
HOUSING
CHAIR

ENERGY, UTILITIES
& COMMUNICATIONS

GOVERNANCE & FINANCE

GOVERNMENTAL ORGANIZATION

HUMAN SERVICES

PUBLIC SAFETY

JOINT LEGISLATIVE
AUDIT COMMITTEE

JOINT RULES COMMITTEE

April 13, 2020

San Francisco Planning Commissioners
San Francisco Planning Department
1650 Mission Street, #400
San Francisco, CA 94103-4279

Re: A letter of support for the Lavender Youth Recreation and Information Center (LYRIC)'s proposed Capitol Renovation Project in San Francisco

Dear San Francisco Planning Commissioners,

I am writing in support of the Lavender Youth Recreation and Information Center (LYRIC)'s proposed Capitol Renovation Project in San Francisco. Their proposed project will enhance LYRIC's existing space to accommodate their growing demand for supportive services.

LYRIC's mission to build a healthy community and develop meaningful relationships has been a part of the Castro neighborhood since 1993. LYRIC provides crucial services to the LGBTQ+ youth in our community and they continuously inspire positive social change. LYRIC's staff has doubled in size and extended their services to accommodate their expanding group programs and individual sessions.

I respectfully ask that the San Francisco Planning Commission please consider LYRICs' request to expand their existing space at their Collingwood location. Thank you in advance for your consideration.

Sincerely,

Scott Wiener
Senator



April 10, 2020

*Gabriela Pantoja | SF Planning Department | 1650 Mission St., #400 | SF, Ca.
94103-4279
415-575-8741 | gabriela.pantoja@sfgov.org*

Dear San Francisco Planning Commissioners,

I am writing to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993. Their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

Youth in our community deserve access to the services LYRIC provides. LYRIC's current capacity is strained as it strives to keep pace with the growing demand for supports greatly needed by the predominantly low-income LGBTQQ+ youth it serves. The proposed changes will address this challenge. I strongly encourage you to approve the proposed project for LYRIC's facility.

Sincerely,

Mark Sanchez
President
San Francisco Board of Education
555 Franklin
San Francisco, CA 94102

Dear San Francisco Planning Commissioners,

I am writing to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993. Their mission to build community and inspire positive social change with LGBTQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

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Sincerely,

Name (First & Last) Rebecca Prozan

Full Address (Letters without addresses will be ignored) 660 Castro Street [between 19th and 20th]

Signature _____ Rebecca Prozan _____

Date _____ April 13, 2020 _____

Fill Out Only If Applicable:

I live within 300 feet of LYRIC's facility. **maybe like 400 - I'm one block away**

I have been part of the Castro Community for **15+** years.

I care about this issue because

LYRIC is a much needed organization serving LGBTQ+ youth and it's important to the institution of the Castro neighborhood that they remain here. I had the pleasure of serving on the LYRIC Board and have first hand knowledge of the work they do, and am happy to support their project.



YOUTH SERVICES

Larkin Street Youth Services
134 Golden Gate Ave.
San Francisco, CA 94102
Tel (415) 673-0911
Fax (415) 749-3838
larkinstreetyouth.org

Board of Directors
Susan K. Alexander, Chair
Allison Wysocki, Vice-Chair
Adam Moise, Secretary
Willis Newton, Treasurer
Daniel A. Cody, At-Large
Sally Shapiro, At-Large
Blake Grossman, At-Large
Sherilyn Adams, Executive Director

Gabriela Pantoja
San Francisco Planning Department
1650 Mission St., #400
SF, Ca. 94103-4279

Jeremy Avenier
Flora Barnett
Siri Berg
Jennifer Brahm
Cecily Cameron
Matthew Davis
Conor Famulener
Jeff Garelick
John W. Hicks
Anne Hoecker
Eric Johnson
Adamar Kassahun
Richard Kerzic
Patrick Kiss
Natalie Hatvany Kitchen
Eric Roos
Aaron C. Schwartz
D. Kemp Valentine
John Viola

Dear Members of the San Francisco Planning Commissioners,

I am writing on behalf of Larkin Street Youth Services to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street.

Larkin Street has a decades-long relationship with LYRIC, with whom we have worked in partnership with the shared goal of supporting young people who identify as LGBTQQ+ to achieve their full potential. LYRIC has been a cornerstone for youth services in the Castro since 1993, and their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

Youth in our community deserve access to the services LYRIC provides. LYRIC's current capacity is strained as it strives to keep pace with the growing demand for supports greatly needed by the predominantly low-income LGBTQQ+ youth it serves. The proposed changes will address this challenge. I strongly encourage you to approve the proposed project for LYRIC's facility.

Sincerely,

[Handwritten signature of Sherilyn Adams]

Sherilyn Adams
Executive Director
Larkin Street Youth Services
134 Golden Gate Avenue
San Francisco, CA 94102



September 10, 2020

Gabriela Pantoja
SF Planning Department
1650 Mission ST #400
San Francisco, CA 94103-4279

Dear San Francisco Planning Commissioners,

I am writing to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993. Their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

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Sincerely,

DocuSigned by:
Brian Basinger
465669B336524B7...

Brian Basinger
Q Foundation
350 Golden Gate STE A
San Francisco, CA 94102



September 14, 2020

Gabriela Pantoja
SF Planning Department
1650 Mission St., #400
San Francisco, CA 94103-4279
gabriela.pantoja@sfgov.org

Dear San Francisco Planning Commissioners,

I am the executive director of the GLBT Historical Society, which maintains a museum around the corner from LYRIC on 18th Street, and a longtime resident of the Castro. I have lived a block away from LYRIC for 13 years. My organization has had the pleasure of collaborating with LYRIC staff and clients on many occasions, including the recent formation of the Castro LGBTQ Cultural District.

I am writing to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993. Their mission to build community and inspire positive social change with LGBTQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Terry Beswick', with a large, sweeping flourish at the end.

Terry Beswick
4060 18th Street
San Francisco, CA 94114

March 3, 2020

President Joel Koppel
San Francisco Planning Commission 1650 Mission Street, 4th Floor
San Francisco CA 94103

Re: LYRIC facility remodel at 127 Collingwood Street

Dear President Koppel,

On behalf of Tipping Point Community and the All In campaign, I write to you to express unequivocal support for the proposed remodel of the Lavender Youth Recreation and Information Center (LYRIC) on Collingwood Street, which will help advance their admirable mission build community and inspire positive social change with LGBTQQ+ youth and their allies. Since 1993, LYRIC have been good Castro neighbors, providing counseling, health care, housing assistance, and employment opportunities to LGBTQQ+ young people, especially those who are homeless, marginally housed, and/or in need of behavioral health services. By remodeling their facility to provide these intensive services in a more comfortable, accessible setting, the LYRIC can more effectively help vulnerable young people exit homelessness for good.

The All In campaign aims to secure homes with services for 1,100 San Franciscans to exit homelessness by 2021 by mobilizing public support for solutions to homelessness. All In represents a coalition of San Francisco advocates, businesses, service providers (including LYRIC) and residents committed to helping our neighbors get - and stay - housed.

We know that 45% of chronically homeless adults first experienced homelessness before they turned 25 – we also know that LGBTQ+ San Franciscans make up 14% of our community, but 27% of our homeless population. Among young people, this disparity is even more pronounced; 46% of homeless young people identify as LGBTQ, and many report losing their housing due to discrimination and/or abuse. LYRIC provides a safe harbor for youth in their most vulnerable moments, and help them chart a course towards security and autonomy.

By expanding their facility within the existing footprint, LYRIC will be able to more intensively serve the over 2,400 young people who pass through its doors, while making those doors much more accessible and appealing from the street. We are proud to voice our support for their proposed remodel, and look forward to the flourishing it will bring to LYRIC, to Collingwood Street, and to San Francisco.

Kind Regards,



Sam Cobbs
President + CEO, Tipping Point Community



Dear San Francisco Planning Commissioners,

I am writing to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993.

Their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

Youth in our community deserve access to the services LYRIC provides. LYRIC's current capacity is strained as it strives to keep pace with the growing demand for supports greatly needed by the predominantly low-income LGBTQQ+ youth it serves. The proposed changes will address this challenge. I strongly encourage you to approve the proposed project for LYRIC's facility.

Sincerely,
Joe Hollendoner

San Francisco AIDS Foundation
1035 Market Street
Suite 400
San Francisco, CA 94103

A handwritten signature in black ink, appearing to be "Joe Hollendoner", written over a white background.

September 14, 2020



September 15, 2020

Gabriela Pantoja
SF Planning Department
1650 Mission St., #400
SF, Ca. 94103-4279

Dear San Francisco Planning Commissioners:

On behalf of the SF LGBT Center (the Center), I write to express strong support for the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. The SF LGBT Center (the Center) has been both a stakeholder in the Castro since opening our doors in 2002, and a programming partner with LYRIC in serving LGBTQ transitional youth.

The Center's mission is to connect our diverse community to opportunities, resources, and each other in order to create a stronger, healthier, and more equitable world for LGBT people and our allies. In addition to providing community building activities such as arts & culture, volunteerism, civic engagement, and cultural programs, we serve over 12,000 low to moderate income people each year, providing economic development programs (employment, financial literacy and support for small businesses), comprehensive services for houseless and marginally housed transitional youth, service navigation/information and referral services, and access to safety net services. Our programs are tailored to meet the needs of those most marginalized and/or economically challenged, including LGBT seniors, youth, people of color, people living with HIV/AIDS, and transgender individuals.

LYRIC's services are a vital part of the network of services available to support San Francisco young people, and LYRIC and the Center are the only two organizations dedicated to supporting LGBTQ youth. LYRIC's proposed plan to both expand the space available to serve and support LGBTQ young people as well as increase ADA access will create valuable resources for the predominately low income LGBTQ+ youth they serve.

I strongly urge you to support the proposed project.

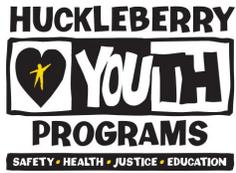
Sincerely,

A handwritten signature in black ink that reads 'Rebecca Rolfe'.

Rebecca Rolfe
Executive Director

The Center has been part of the Castro Community for 18 years.

San Francisco Lesbian Gay Bisexual Transgender Community Center
1800 Market Street • San Francisco, CA 94102 • 415.865.5555 • info@sfcenter.org



ADMINISTRATIVE OFFICES

3450 Geary Blvd. #107
San Francisco, CA 94118
(415) 668-2622
1-800-735-2929 (TTY)
Fax (415) 668-0631
www.huckleberryyouth.org

SAN FRANCISCO

Huckleberry House

1292 Page Street
San Francisco, CA 94117
(415) 621-2929
1-800-735-2929 (TTY)
Fax (415) 621-4758

Huckleberry Youth Health Center

555 Cole Street
San Francisco, CA 94117
(415) 386-9398
1-800-735-2929 (TTY)
Fax (415) 386-8212

Huckleberry Wellness Academy-San Francisco

3310 Geary Blvd.
San Francisco, CA 94118
(415) 386-9398
1-800-735-2929 (TTY)
Fax (415) 386-8212

Huckleberry Community Assessment & Resource Center (CARC)

44 Gough Street, Suite 104
San Francisco, CA 94103
(415) 437-2500
Fax (415) 437-2511

MARIN

Huckleberry Youth Multi-Service Center-Marin

361 Third Street, Suite G
San Rafael, CA 94901
(415) 258-4944
1-800-735-2929 (TTY)
Fax (415) 258-4943

Huckleberry Wellness Academy-Marin

361 Third Street, Suite G
San Rafael, CA 94901
(415) 258-4944
1-800-735-2929 (TTY)
Fax (415) 258-4943

September 10, 2020

Gabriela Pantoja
SF Planning Department
1650 Mission St., #400
SF, Ca. 94103-4279

Dear San Francisco Planning Commissioners,

I am writing to wholeheartedly support the Lavender Youth Recreation and Information Center (LYRIC)'s proposed project at 127 Collingwood Street. In addition to supporting their youth program participants, LYRIC has been a good neighbor in the Castro since 1993. Their mission to build community and inspire positive social change with LGBTQQ+ youth and their allies is admirable. I enthusiastically support their desire to expand and improve their facility for continued service to those in need. LYRIC provides services that are essential to the youth in our community.

LYRIC has partnered with Huckleberry Youth Programs in multiple initiatives and programing services over the years. We have become strong allies in advocating for the young people in our community. Their commitment to developing a diverse society where LGBTQQ+ youth are embraced is unparalleled.

Youth in our community deserve access to the services LYRIC provides. LYRIC's current capacity is strained as it strives to keep pace with the growing demand for supports greatly needed by the predominantly low-income LGBTQQ+ youth it serves. The proposed changes will address this challenge. I strongly encourage you to approve the proposed project for LYRIC's facility.

Sincerely,

Douglas Styles, PsyD
Executive Director
Huckleberry Youth Programs
3450 Geary Blvd. #107
San Francisco, CA 94118

EXHIBIT H - Community Outreach

Presentations to Community Groups & Members of the Public

1. Pre-App meeting at LYRIC 11/15/19
2. Castro Rotary 12/18/19
3. CBD: Land Use Committee Presentation 3/12/20
4. EVNA Presentation 4/14/20
5. Corbett Heights Neighbors Presentation 5/13/20

Dear Neighbor,

My name is Jodi Schwartz, I am the Executive Director of Lavender Youth Recreation and Information Center (LYRIC). We have been your neighbors in the purple house at 127 Collingwood since we purchased the building in 1992. We are a local nonprofit that supports LGBTQ youth as they build healthy and meaningful lives in a society that does not always welcome them. Within our purple house, we have created a space where youth can thrive and become the connected and engaged adult leaders they are meant to be.

Today, I am writing to tell you about a proposed renovation project at our Collingwood location. The goal of the project is to enhance the use of our existing space so we can more effectively support our youth. We also want to make our space more accessible to youth with disabilities. You may recall receiving a copy of a similar letter in Spring 2020, but we wanted to reach out again as delays due to shelter-in-place at the Planning Department temporarily postponed our project progress, but now we are again moving forward.

The renovation will only slightly alter our façade on Collingwood Street and will include additional landscaping for all to enjoy. This renovation will add 44% more usable space. It moves reception to the ground floor level to be accessible to all. The enhanced space will support three concurrent structured youth development groups, five concurrent confidential individual counseling sessions, and more! If you are not familiar with LYRIC, I encourage you to visit our website at LYRIC.org.

As a longtime business owner in the Castro, it is important to me to ensure that everyone in our community has a chance to thrive. That is what community means to me – standing together. LYRIC has been an anchor institution in the Castro working with our most in-need LGBTQ+ youth. They need the community's support to enhance their building to continue serving vulnerable LGBTQ+ youth, and they have mine. - Daniel Bergerac, Castro Business Owner

I live in the Castro. As a gay man I am grateful to have a place to live where I can feel safe and connected to the LGBTQ+ community. I love that our youth have LYRIC, a place where they feel alive and embraced by a community of their peers. I wish I could have had a place like LYRIC when I was growing up. As a Castro resident and LYRIC Board Member, I ask the community to join me in support of LYRIC's request to enhance the use of its space at 127 Collingwood. - Phil Kim, Castro resident and LYRIC Board Member

Please call (415.703.6150 x 119) or email (jodi@lyric.org) me directly with your support, questions or concerns regarding this project. You can learn more about the project at lyricflourishing.org. We also have included a brochure with this letter that explains more about the project and what you can do to get involved.

Thank you,

Jodi L. Schwartz
Executive Director

LYRIC

CENTER FOR LGBTQQ YOUTH

MISSION

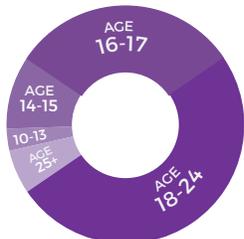
LYRIC's mission is to build community and inspire positive social change through education enhancement, career training, health promotion, and leadership development with lesbian, gay, bisexual, transgender, queer, and questioning (LGBTQQ) youth, their families, and allies of all races, classes, genders, and abilities.

HOW LYRIC'S PROGRAMS ACHIEVE OUR MISSION

Founded in 1988, LYRIC is an anchor institution where vulnerable, predominantly low-income LGBTQQ youth of color collaborate with peers and adult allies to promote social justice in their communities. Combining advocacy efforts with a holistic set of services, LYRIC strives to transform the systems that marginalize LGBTQQ youth and provide them the supports they need to thrive.

AGE

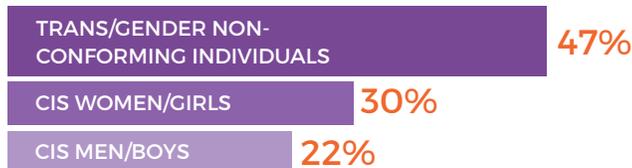
- 10 TO 13 - 3%
- 14 TO 15 - 10%
- 16 TO 17 - 31%
- 18 TO 24 - 50%
- 25+ - 6%



PROGRAMS

LYRIC creates a network of supports for LGBTQQ youth at three levels: **youth advocacy** (individual level); **community building** (interpersonal level); and **workforce development** (community engagement level). In so doing, LYRIC provides stability and a safety net by creating education and economic development opportunities designed for disconnected LGBTQQ youth so they can move beyond merely surviving to flourishing as productive and connected young adults.

GENDER



RACE / ETHNICITY

- NATIVE AMERICAN / NATIVE ALASKAN 1%
- MIDDLE EASTERN 2%
- OTHER 4%
- AFRICAN AMERICAN/ BLACK 13%
- MULTIRACIAL/ MULTIETHNIC 17%
- API 17%
- WHITE 21%
- LATINX 25%



YOUTH OF COLOR



39%
HOMELESS
MARGINALLY HOUSED

92%
HAVE HISTORIES OF EXPERIENCING VIOLENCE

61%
IN URGENT NEED OF MENTAL HEALTH/ SUBSTANCE USE SERVICES



LYRIC'S IMPACT

In this last year alone, LYRIC's impact on the lives of LGBTQQ youth and allies has been significant; we deeply engaged **440 youth** in direct services and connected with **thousands of youth** through our outreach efforts. Every step of the way, youth connect with **LYRIC's Youth Leadership Pipeline**—leading self, leading others, and leading in community.

YOUTH LEADING SELF

Youth engage in **youth advocacy** available on-site at LYRIC, the Castro-Mission Health Center's Dimension Clinic, and at school sites.

YOUTH ADVOCACY

Youth find support through a continuum of case management services that build youths' resiliency by providing access to mental and physical health services, jobs and educational opportunities, housing, and basic needs.

115
INDIVIDUAL
YOUTH

RECEIVING 1-ON-1 YOUTH
ADVOCACY

YOUTH LEADING OTHERS

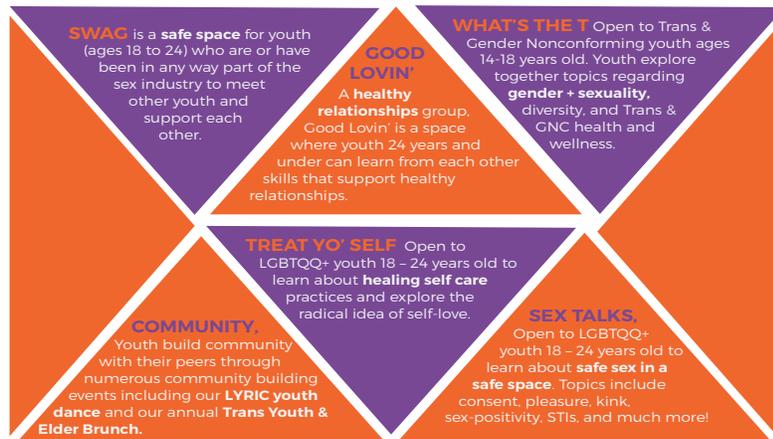
LYRIC youth develop skills and knowledge to build healthy relationships and community while participating in LYRIC's five **community building** groups.

COMMUNITY BUILDING Youth learn to love themselves and be proud of who they are, develop their capacity to build healthy relationships and connect with a supportive community of peers and adult allies.

251
UNDUPLICATED
YOUTH

ATTENDED WEEKLY COMMUNITY-
BUILDING GROUPS

Youth participate in LYRIC's **SCHOOL-BASED Q GROUPS**—leadership and healthy relationship groups for LGBTQ middle school and high school students of all genders in partnership with San Francisco Unified School District, Health Initiatives for Youth, and Huckleberry Youth Programs.



YOUTH LEADING IN COMMUNITY

Youth engage in LYRIC's continuum of paid work-based learning opportunities including specific job training for undocumented youth, our **Mentorship Program**, our **Community Leadership Program** and our **LYRIC Fellowship**, a paid two-year position for trans and gender non-conforming youth ages 18 - 24.

WORKFORCE DEVELOPMENT

Youth engage in a continuum of paid, work-based learning opportunities building their leadership and life skills, with many holding a job for the first time, and earning their first paycheck.

83
YOUTH

PLACED IN LYRIC JOBS

127 Collingwood Street, San Francisco, CA 94114 | p 415.703.6150 | f 415.703.6153

FB: LYRIC.LAVENDERYOUTH

IG: @LYRICSF

LYRIC.ORG

SAN FRANCISCO
PLANNING COMMISSION

MOTION NO. 15038

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER SECTION 303(e) TO CHANGE CONDITIONS PREVIOUSLY IMPOSED IN THE AUTHORIZATION OF A CONDITIONAL USE; AND UNDER SECTION 209.4(a) TO ALLOW THE EXPANSION OF THE EXISTING COMMUNITY FACILITY, IN AN RH-3 DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

Preamble

On September 9, 1999, Brian Cheu, Executive Director of LYRIC (Lavender Youth Recreation and Information Center) (hereinafter "Applicant") made application (hereinafter "Application") for Conditional Use on the property at **123-127 Collingwood Street**, Lot 30 in Assessor's Block 2695 (hereinafter "Property") to change Conditions No. 12 and No. 21 of Motion No. 13536 (Case No. 93.213C), and the expansion of the existing community facility, in general conformity with plans dated July 13, 1999 and labeled "Exhibit B" (hereinafter "Project"), within an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.

On April 27, 2000, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Case No. **99.624C**.

The proposed conditional use application was determined by the San Francisco Planning Department (hereinafter "Department") to be Categorically Exempt from the environmental review process pursuant to Title 14 of the California Administrative Code. The Commission has reviewed and concurs with said determination.

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

Findings

1. Section 206.1: RH-3 Districts: Three-Family. These districts have many similarities to RH-2 Districts, but structures with three units are common in addition to one-family and two-family houses. The predominant form is large flats rather than apartments, with lots 25 feet wide, a fine or moderate scale and separate entrances for each unit. Building styles tend to be varied but complementary to one another. Outdoor space

is available at ground level, and also on decks and balconies for individual units. Nonresidential uses are more common in these areas than in RH-2 Districts.

2. Section 209.4(a): Uses permitted in R Districts; Community Facilities. Conditional Use authorization is required for a community clubhouse, neighborhood center, community cultural center or other community facility not publicly owned but open for public use, in which the chief activity is not carried on as a gainful business and whose chief function is the gathering of persons from the immediate neighborhood in a structure for the purposes of recreation, culture, social interaction or education other than that regulated by Section 209.3 of the Code.
3. Section 151 of the Planning Code contains the schedule of required off-street parking spaces. In conjunction with a community facility use of less than 5,000 square feet of occupied floor area, no off-street parking is required. The facility meets this requirement.
4. Section 204.2 of the Planning Code permits accessory uses to principal or conditional floor uses in R Districts if the accessory use occupies no more than 1/4 of the total area occupied by such use. The area of the garage (approximately 800 square feet) is greater than 1/4 of the total floor area currently occupied by the community facility (approximately 2,452 square feet). Therefore, storage use of the garage is not permitted as an accessory use.
5. Pursuant to Section 303(e), the applicant is applying to change Conditions No. 12 and No. 21 of Motion No. 13536. Condition No. 12 states that "No staff meetings or meetings with clients shall occur on site after 9:00 p.m. Primary client services shall be provided between the hours of 9:00 a.m. and 5:00 p.m." The applicant is asking that hours for primary client services be extended to 6:00 p.m. because general staff hours are from 10:00 a.m. to 6:00 p.m.; the youth center has a men's and women's health education discussion group which meets between 6:00 p.m. and 9:00 p.m.; and one of the center's primary programs is the After School Program, which ends at 6:00 p.m. The Department is not aware of any significant problems associated with the current operation of this facility until 6:00 p.m.
6. Condition No. 21 states: "The Applicant shall provide and maintain the existing off-street parking for employees, clients and other visitors who drive to the Subject Property. Use of the rear yard carport between the hours of 9:00 p.m. and 9:00 a.m. shall be limited to no more than two vehicles. The garage door shall be closed and locked when not in use. The garage shall not be used as a pedestrian entrance or exit except in an emergency or when used in conjunction with parking of an auto. Noise generated by said vehicles when being moved onto or off of the subject property shall be minimized to the greatest extent possible".

The applicant is asking that this condition be removed, in order to permit the garage to be used as storage space for the organization. The garage is currently used for storage and the applicant has stated that while the garage has occasionally been used for parking in the past, required modifications for fire safety have made the garage door opening at the front of the building inaccessible for all but very small cars. The applicant has also stated that off-street parking is not needed by the

organization because clients and staff generally live in the neighborhood or take transit to the site. The Department is not aware of any significant problems associated with the lack of off-street parking and the current use of the garage for storage.

7. The subject property is well-served by public transit. The Castro Street Metro Station is located approximately one block northeast of the site, the 8-Castro bus runs directly in front of the property, the 24-Divisadero bus runs on Castro Street one block east of the subject property and the 33-Ashbury and 35-Eureka bus lines run less than one block from the subject property. Clients to be served by the organization are expected to arrive at the property either by foot or on public transportation.

8. On April 20, 2000, the Project Sponsor presented a proposal to the neighbors containing 22 action items. These items are intended to promote compatibility of the LYRIC organization with neighbors and to ensure compliance with the conditions of approval of Motion 13536. Though not included as conditions of approval, the Planning Commission finds that the proposal is a useful means for LYRIC to achieve neighborhood compatibility and conditional use compliance.

9. Based on supporting documentation submitted to the Planning Department, the Proposal is consistent with the following applicable policies and objectives of the Community Facilities Element of the Master Plan:

OBJECTIVE 3: ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES

POLICY 5: Develop neighborhood centers that are multi-purpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

OBJECTIVE 34: RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICT TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS

POLICY 34.3: Permit minimal or reduced of-street parking for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

10. Under **Section 303**, the Commission may authorize a **Conditional Use** after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will not adversely affect the General Plan.

11. The Proposal meets the provisions of Section 303(c) of the Code for the following reasons:
- (A) The proposal to extend primary client service hours and to eliminate the off-street parking requirement will provide a development that is necessary and desirable for, and compatible with the neighborhood and the community;
 - (B) The project will not be of greater detriment to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (i) The nature of the proposed site, including its size and shape, will not change;
 - (ii) The accessibility and traffic patterns for persons and vehicles and off-street parking and loading will remain unchanged;
 - (iii) There will be no noxious or offensive emissions, such as noise, glare, dust and odor;
 - (iv) No physical modifications are proposed to the site.

The Project meets the criteria in Section 303(c)(3) by complying with applicable provisions of the Code as established in the Findings and affirmatively promoting the objectives and policies of the General Plan.

12. City Planning Code Section 101.1(b) establishes Eight Priority Planning Policies and requires review of permits for consistency with said policies. On balance, the proposal to change Conditions No. 12 and No. 21 of Motion No. 13536 complies with said policies in that:
- a. No neighborhood-serving retail uses would be removed, altered or in any way negatively affected by the Project;
 - b. Existing housing and neighborhood character would not be affected;
 - c. The City's supply of affordable housing will not be affected;
 - d. Automobile traffic and parking congestion would not be significantly increased by the project;
 - e. This project does not displace industrial or service sector businesses;
 - f. Earthquake safety requirements would be considered during review of any building permit applications;

- g. This proposal will have no impacts on existing landmarks or historic buildings;
- h. This project will have no adverse impact on parks or open space areas, or their access to sunlight or views.

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 Application No. **99.624C**.

I hereby certify that the foregoing Motion was adopted by the Planning Commission on April 27, 2000.

Linda Avery
Commission Secretary

AYES: Commissioners Antenore, Chinchilla, Mills, Richardson

NOES: None

ABSENT: Joe, Martin, Theoharis

ADOPTED: April 27, 2000

EXHIBIT A

CONDITIONS OF APPROVAL

1. Conditional Use is authorized to change Conditions No. 12 and 21 of Motion No. 13536, under Planning Code Section 303(e).
2. The conditions contained in this Exhibit A do not supersede the prior conditions of approval of Motion No. 13536, with the exception of Conditions No. 12 and 21. The remaining conditions of approval of Motion No. 13536 remain in effect.
3. Condition No. 12 of Motion No. 13536 is changed to the following: No staff meetings or meetings with clients shall occur on site after 9:00 p.m. Primary client services shall be provided between the hours of 9:00 a.m. and **6:00 p.m.** with the exception of hotline services.
4. Condition No. 21 of Motion No. 13536 is removed.
5. The Project Sponsor shall appoint a community liaison officer to deal with issues of concern to neighbors related to the operation of this Project. The name and telephone number shall be reported to the Zoning Administrator for reference.
6. Within six months of approval of this Motion, the Zoning Administrator shall report to the Commission on the status of LYRIC's compliance with any condition contained in this Exhibit A or in the Conditions of Approval of Motion 13536.
7. Should the operation of this facility result in complaints from interested property owners, residents or commercial lessees, which are not resolved by the Project Sponsor or the Community Liaison Officer, and are subsequently reported to the Zoning Administrator 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 the Motion, the Zoning Administrator shall report such complaints to the Planning Commission, after which the Commission may hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3, and 306.4 of the Code, to consider revocation of this Conditional Use Authorization.
8. Should the monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successor(s) shall pay fees as established in Planning Code Section 351(f)(2).
9. The applicant shall record a copy of these conditions with the Office of the Recorder for the City and County of San Francisco as part of the property records.

SAN FRANCISCO
CITY PLANNING COMMISSION

MOTION NO. 13536

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION TO CONVERT AN EXISTING RESIDENTIAL BUILDING TO A COMMUNITY FACILITY UNDER SECTION 209.4.(a) OF THE PLANNING CODE IN AN RH-3 (HOUSE, THREE-FAMILY) ZONING DISTRICT IN A 40-X HEIGHT AND BULK DISTRICT.

Preamble

On April 13, 1993, Lavender Youth Recreation & Information Center, (hereinafter "Applicant") made application (hereinafter "Application") for Conditional Use on the property at 123-127 Collingwood Street; Lot 30 in Assessor's Block 2695, (hereinafter "Subject Property") to convert the existing three story, three dwelling unit building to administrative and meeting space for a lesbian, gay, bisexual and transgender youth organization to serve no more than twelve (12) persons on site at any one time, and with the maximum number of persons served on any one day not to exceed eighty (80) persons in general conformity with plans filed with the Application and labeled "Exhibit B" (hereinafter "Project") within an RH-3 (House, Three-Family) Zoning District.

On May 20, 1993, the San Francisco City Planning Commission (hereinafter "Commission") conducted duly noticed public hearings at a regularly scheduled meeting on **Conditional Use Application No. 93.213C.**

The proposed Conditional Use application was determined by the San Francisco Department of City Planning (hereinafter "Department") to be categorically exempt from the environmental review process pursuant to Title 14 of the California Administrative Code. The Commission has reviewed and concurs with said determination.

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.

Findings

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

1. The RH-3 Districts have many similarities to RH-2 Districts, but structures with three units are more common in addition to one-family and two-family houses.

The predominant form is large flats rather than apartments, with lots 25 feet wide, a fine or moderate scale and separate entrances for each unit. Building styles tend to be varied, but complementary to one another. Outdoor space is available at ground level, and also on decks and balconies for individual units. Nonresidential uses are more common in these areas than in RH-2 Districts.

2. The proposed project is to convert the existing three-story, three-family residential building (one 3-room, one 4-room and one 5-room apartment) to administrative and meeting space for a lesbian, gay, bisexual and transgender youth organization. The property is to be owned and operated by the Lavender Youth Recreation and Information Center (LYRIC). The organization consists of four programs: the Young Men's HIV Education/Prevention Program; the Lesbian Youth Support Project; the Youth TALKLINE, and the After School Program. Two of the programs are funded through Proposition J (The Children's Fund) monies, and as such would be used to serve youth 18 years of age or younger. Approximately 12 persons would be served on site at any one time. No exterior alterations to the property are proposed. Minor alterations, to provide handicapped accessibility to the ground story, are part of the proposed project.
3. Section 209.4.(a) of the Planning Code requires the granting of Conditional Use authorization for a community clubhouse, neighborhood center, community cultural center or other community facility not publicly owned but open for public use, in which the chief activity is not carried on as a gainful business and whose chief function is the gathering of persons from the immediate neighborhood in a structure for the purposes of recreation, culture, social interaction or education, in an RH-3 District.
4. The proposed project involves relocation of the organization from its current location at 3543 18th Street (The Women's Building) to establish a lesbian/gay youth center to serve youth between the ages of 17 and 21, who are low-income, youth-at-risk for substance abuse, HIV infection and suicidal ideation. Programs sponsored by the Applicant are currently conducted at the Eureka Valley Recreation Center.
5. The subject property is two lots south of the western boundary of the Castro Street Neighborhood Commercial Zoning District. The area is an active commercial district, with a number of late night operations and several major vehicular and pedestrian attractions such as the Castro Theater approximately one block northeast of the subject property, the Eureka Valley Community Center and the Cala Foods Grocery Store at the southwest corner of Collingwood and 18th Streets (almost directly across the Street from the subject property).
6. The subject property is currently occupied by a total of five tenants. The three dwelling units are rented at market rate and as such may not constitute affordable housing. The tenants have indicated their support of the proposed project and have been in negotiations with the project sponsors to reach agreement on

relocation assistance and move out dates. The project sponsors have presented an agreement to permit the occupant of the upper (third floor) unit to remain at the subject property for one more year.

7. The proposed project, including purchase of the subject property, has the support of the Mayor's Office of Community Development and the Board of Supervisors which has passed a resolution requesting that funds be set aside for the purpose of establishing a lesbian/gay youth center.
8. At the rear of the subject property is a garage/carport capable of storing at least six passenger vehicles, with parking for possibly six additional vehicles on site. This number of parking spaces appears adequate to serve the 10-15 staff persons proposed for the use of the property. The majority of the current LYRIC staff commute to and from the organization offices by public transportation.
9. The Applicant has indicated that the kitchens and bathrooms would be retained in order to facilitate reconversion to residential use, should the community facility no longer occupy the property.
10. The predominant land use pattern on the east side of Collingwood Street, between 18th and 19th Streets, is residential. The buildings are a mixture of two and three story buildings, containing one, two, three and eight dwelling units. Behind the subject property, on the east and west sides of Castro Street, are one, two and three story buildings, most of which have ground story retail/commercial uses and residential or office uses above. Across Collingwood Street, to the west, is the Eureka Valley Community Center which occupies approximately 2/3 of the Assessor's Block. Also located on this block is the Cala Foods Grocery store, and the Live Oak School. One block farther to the west of the subject property is the Church of the Most Holy Redeemer, on the west side of Diamond Street, between 18th and 19th Streets. Less than one block south of the subject property is located the Douglass School, on the south side of 19th Street, between Collingwood and Diamond Streets. Approximately four blocks to the northeast of the subject property is District Health Center Number 1, on the north side of 17th Street, east of Noe Street. A variety of commercial uses are located on Castro Street, within the Neighborhood Commercial District, including the Castro Theater, approximately one block northeast of the subject property. The RH-3 (House, Three-Family) District in which the subject property is located, almost completely encircles the Castro Street Neighborhood Commercial District, and is generally within an area bounded by Market and 16th Streets on the north, Sanchez and Church Streets on the east, 19th and 20th Streets on the south, and Eureka Street on the west. The nearby Castro Street Neighborhood Commercial District is located in an area bounded by Market and 17th Streets on the north, Hartford Street on the east, 19th Street on the south, and Diamond Street on the west. The lots on which the Eureka Valley Community Center and the Douglas School are located are zoned P (Public).

11. While the area already contains other commercial and institutional uses in the neighborhood, the proposed project will not add significantly to the vehicular or pedestrian traffic in the area.
12. The limits on the hours of operation contained in this authorization, limiting organized activities off-site and limits on the numbers of persons to be served at any one time will ensure that the use of the subject property will be compatible with the surrounding neighborhood.
13. The youth to be served by the proposed project will primarily come from the immediate neighborhood and as such will substantially comply with the provisions of Section 209.4.(a) which specifies that community facilities for the "gathering of persons from the immediate neighborhood ..."
14. Under the provisions of Code Section 303, the Commission may authorize a Conditional Use after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will not adversely affect the Master Plan. The proposed project will not adversely affect the Master Plan. The proposed project complies with the criteria of Section 303 of the Code in that:
 - a. The proposal, at the size and intensity contemplated, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community;

The subject property is in a neighborhood considered to be supportive to the youth served by the LYRIC organization. The Applicant indicates the neighborhood and community center across Collingwood Street would provide a conducive atmosphere to reduce the feelings of isolation faced by these young people. Other community institutions which now serve the gay and lesbian population are also in the neighborhood. The Applicant has investigated other potential sites for the proposed youth center for nearly two years and believe the subject property is the most suitable location.

While the Residence Element of the Master Plan discourages the conversion of sound rental housing to other activities, the establishment of a gay and lesbian youth center across the Street from and in association with the Eureka Valley Recreation Center is in keeping with the Objectives and Policies of the Community Facilities Element of the Master Plan and is responsive to the direction of the Mayor's Office of Housing and Community Development and the Board of Supervisors.

The LYRIC organization is working with the Department of Recreation and Parks to establish the After School Program at the Eureka Valley Recreation Center. Location of the subject property directly across Collingwood Street would facilitate use of the auditorium, gymnasium, athletic field, tennis courts and other rooms for recreational activities.

The rent currently charged for the three dwelling units does not constitute affordable housing and as such does not require the provision of replacement dwelling units lost as a result of conversion to the proposed use. The establishment of a gay and lesbian youth center is found to outweigh the loss of the three dwelling units, and retention of the kitchens and bathrooms would facilitate restoration of the residential use in the future, should the youth center be relocated.

Limiting the requested authorization to conversion of the ground story (and second story) dwelling(s) would not be desirable or necessary to mitigate the loss of the dwelling unit(s) or to restrict the use of the property. The conditions contained in this authorization will ensure that the use of the property is limited to counseling and administrative functions and that organized recreation activities will be conducted off-site.

- b. The proposal will not be detrimental to the health and general welfare of persons residing or working in the vicinity nor is the proposed use injurious to property, improvements, or potential development in that:
 - i. The concerns expressed by adjacent neighbors, both property owners and tenants, about increased activity in the area are legitimate. The neighbors have expressed concerns about anti-social behavior already occurring at the Eureka Valley Recreation Center including fights, drinking and loud music. The adjacent neighbors report that neighborhood youth congregate on private property across from the Recreation Center. The bars and certain adult-oriented activities in the neighborhood may be unsuitable for the youth to be served, according to some of the nearby residents. However, the designation of a community liaison by the project sponsor and adherence to the "good neighbor" conditions contained in this authorization will adequately control use of the subject property and minimize inappropriate behavior in the immediate vicinity.

No expansion of the building is proposed or permitted under the requested authorization. Minor interior alterations of the building will be necessary to meet legal requirements for handicapped accessibility and to provide necessary counseling and administrative space. Conditions placed on the use of the subject

property will ensure that youth served by the Applicant will not be detrimental to persons residing or working in the vicinity.

- ii. The subject property is well served by public transportation, including the Castro Street Metro Station approximately one block northeast of the subject property, the 8-Castro trolley coach which runs directly in front of the subject property, the 24-Divisadero trolley coach which runs on Castro Street one block to the east of the subject property, and the 33-Ashbury and 35-Eureka bus lines which run less than one block from the subject property. Clients to be served by the organization are expected to arrive at the property either by foot or on public transportation.
- iii. Limits on the hours of operation proposed by the Applicant (no staff meetings or meetings with clients will occur on site after 10:00 p.m.) should reduce potential impacts on surrounding residential occupants. Primary client service will be conducted by LYRIC staff from 9:00 a.m. to 5:00 p.m. weekdays. Telephone hotline service will be staffed by two counselors and one resource supervisor from 7:00 p.m. to 11:30 p.m. The building will be utilized primarily for administrative offices, counseling and a "quiet space." Group activities will be conducted at the Eureka Valley Community Center to reduce noise generation.

Group activities of more than five persons in the rear yard area, however, may create noise which would be detrimental to the quiet and enjoyment of the surrounding neighborhood.

- 15. The proposal is consistent with the following applicable policies and objectives of the Master Plan related to the provision of needed health and educational services and linking of those services with other ongoing programming and recreation centers:

COMMERCE AND INDUSTRY ELEMENT:

OBJECTIVE 7: ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

Policy 2: Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

Policy 3: Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

COMMUNITY FACILITIES ELEMENT:

OBJECTIVE 3: ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 2: Assure that neighborhood centers complement and do not duplicate existing public and private facilities.

Policy 3: Develop centers to serve an identifiable neighborhood.

Policy 5: Develop neighborhood centers that are multi-purpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

Policy 7: Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

Policy 8: Provide neighborhood centers with a network of links to other neighborhood and citywide services.

OBJECTIVE 4: PROVIDE NEIGHBORHOOD CENTERS THAT ARE RESPONSIVE TO THE COMMUNITY SERVED.

Policy 1: Assure effective neighborhood participation in the initial planning, ongoing programming, and activities of multi-purpose neighborhood centers.

Policy 2: Insure continuing responsiveness to neighborhood needs by making clear assignments of responsibility for supervision of center operation and administration.

16. City Planning Code Section 101.1 establishes eight priority planning policies and requires review of permits for consistency with said policies. The project complies with said policies in that:

- a. No neighborhood-serving retail uses would be displaced, altered or in any way be affected by this Project;
- b. The existing residential features such as plumbing, gas and electrical connections will be retained in order to facilitate restoration of residential

use of the property if in the future it is no longer used as a community facility and as such housing and neighborhood character would be preserved;

- c. The supply of affordable housing would not be affected by this Project, since the current rents for the three dwelling units do not constitute affordable housing;
 - d. Municipal transit service would not be impeded and neighborhood parking would not be overburdened due to the number of persons to be served by the proposed project;
 - e. The Project is not a commercial office project and would not displace or alter any elements of the City's industrial or service sectors;
 - f. The subject building has not been identified as historically or architecturally significant nor is it a designated landmark or within a designated historic district;
 - g. The proposed project involves no physical expansion of the building and as such would not affect the Eureka Valley Recreation Center across Collingwood Street from the Subject Property.
17. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearing, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Application No. 93.213C subject to the following conditions attached hereto as EXHIBIT A which is incorporated herein by reference as though fully set forth.

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission at its regular meeting of June 10, 1993.

Linda Avery
Secretary

AYES: Commissioners Fung, Levine, Lowenberg, Prowler and Unobskey
NOES: None
ABSENT: Commissioner Martin
EXCUSED: Commissioner Boldridge
ADOPTED: June 10, 1993

GGG:BNP:bnp/F93-213C.BNP

EXHIBIT A

CONDITIONS OF APPROVAL

AUTHORIZATION

1. This authorization is to convert an existing residential building to a community facility to serve no more than an average of twelve (12) clients per floor in community facility use for a maximum number of thirty-six (36) clients at any one time. The use of this facility is limited to administrative functions counseling, educational programming and related activities.
2. This authorization is for a non-profit and primarily government-funded gay, lesbian, bisexual and transgender youth center to serve youth ages 23 years old or younger.
3. The property is not authorized for use as a residential facility, health clinic or meal provider. Organized recreation activities are not permitted and shall be conducted off-site.
4. No expansion of the existing building envelope (in general conformity with plans submitted with the Application dated May 14, 1993 and labelled Exhibit B), either vertical or horizontal, is authorized without the granting of a future conditional use.
5. The subject authorization including Exhibit A shall not apply to those portions of the subject property which are not used as the community facility and are subject to a residential lease.

PERFORMANCE

6. Except for up to five organized activities per year, for which at least two weeks prior notice is given to residents of abutting properties, no organized activities for more than five persons shall be conducted within the rear yard area on weekdays, Saturdays and Sundays. On Sundays, no activities shall be conducted in the rear yard before 12:00 p.m. and after 6:00 p.m. Between the hours of 6:00 p.m. and 9:00 p.m. weekdays and weekends, no more than three people shall use the rear yard area. Any indoor and/or outdoor activity allowed as a principal or conditional use and located within 100 feet of a residential unit shall, during the period from 9:00 p.m. to 9:00 a.m., insure that sound levels emanating from such activities do not exceed acceptable noise levels established for residential uses by the San Francisco Noise Ordinance.
7. Notices shall be prominently displayed both in the interior and in the rear yard area urging clients who use the rear yard deck to do so in a quiet and peaceful fashion.
8. The basketball hoop attached to the rear yard carport shall be removed.

9. The Applicant shall appoint a community liaison officer to address such issues as parking, noise and inconsiderate behavior and other matters of concern to nearby residents as such concerns may relate to staff members and/or clients of this facility. The Project Sponsor shall report the name and telephone number of said officer to the Zoning Administrator for reference. The community liaison officer will convene on a regular basis a Neighborhood Advisory Council (NAC) consisting of neighbors, neighborhood community groups, local merchants and associations and LYRIC staff and youth and any individual interested in participation. Council members shall serve on a voluntary basis. NAC will assist LYRIC to integrate into the neighborhood, offer neighbors a venue for feedback and comply with LYRIC's obligations as stipulated in Condition No. 10.
10. The Applicant, through its community liaison officer, will participate with existing neighbors and neighborhood groups to work toward resolving current neighborhood problems. The Zoning Administrator shall report to the Commission any unresolved matters brought to his/her attention regarding non compliance with or ineffectiveness of any condition contained in Exhibit A.
11. The Project Sponsor shall provide adequate waiting and congregation areas within the premises for clients and prospective clients such that the stoop and sidewalks are not used.
12. No staff meetings or meetings with clients shall occur on site after 9:00 p.m. Primary client services shall be provided between the hours of 9:00 a.m. and 5:00 p.m. with the exception of Hotline services.
13. The Applicant shall continuously monitor waiting areas to inform prospective clients whether they can be served within a reasonable time. If the clients or prospective clients can not be served by the Applicant because of time or resource constraints, the monitor shall inform the client of alternative programs and locations where s/he may seek similar services.
14. The Applicant shall maintain the sidewalks in the vicinity in a clean and sanitary condition.
15. Notices shall be well-lit and prominently displayed at all entrances to and exits from the establishment urging clients entering or leaving the premises and neighborhood to do so in quiet, peaceful and orderly fashion and not to loiter and litter.
16. Exterior signage shall be limited to one identification sign in compliance with the applicable provisions of Article 6 of the Planning Code for uses in Residential zoning districts.
17. Existing plumbing, gas and/or electrical connections of kitchens and bathrooms at the Subject Property shall be maintained in order to facilitate restoration of

residential use should the Subject Property no longer be used as an authorized youth center. Organized meal programs are not permitted by this authorization.

18. The Applicant shall make a good faith effort to retain the existing dwelling units until such time as program needs require occupancy by the authorized use, then the Applicant shall reach the necessary agreements and when appropriate provide relocation assistance to current residential tenants of the Subject Property. The Applicant shall provide a report to the Zoning Administrator as to the agreed upon relocation schedule and assistance.
19. Authorized use of the property shall be in compliance with all applicable City and State regulations with special attention to standards for fire safety.
20. Final plans for required interior alterations shall be submitted for review and approval by Department staff prior to issuance of the necessary building permit.

PARKING AND TRANSIT

21. The Applicant shall provide and maintain the existing off-street parking for employees, clients and other visitors who drive to the Subject Property. Use of the rear yard carport between the hours of 9:00 p.m. and 9:00 a.m. shall be limited to no more than two vehicles. The garage door shall be closed and locked when not in use. The garage shall not be used as a pedestrian entrance or exit except in an emergency or when used in conjunction with parking of an auto. Noise generated by said vehicles when being moved onto or off of the subject property shall be minimized to the greatest extent possible.
22. The Applicant shall adopt a public transit policy encouraging all clients and staff to use public transportation whenever possible.
23. The Applicant shall execute and record the specified conditions as a Notice of Special Restrictions at the Office of the County Recorder.